

# Indiabulls HOME LOANS

Indiabulls Housing Finance Limited  
(CIN: L65922DL2005PLC136029)  
Unaudited Consolidated Financial Results  
for the quarter and six months ended September 30, 2016

(Rupees in Lakhs)

## Statement of Consolidated Unaudited Results for the quarter and six months ended September 30, 2016

Particulars	Quarter ended			Six Months ended		Year ended
	30.09.16	30.06.16	30.09.15	30.09.16	30.09.15	31.03.16
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1 Income from Operations</b>						
a) Income from Operations	239,458.38	226,134.26	187,697.17	465,592.64	364,255.92	784,182.68
b) Other Operating Income	11,521.82	11,063.89	10,803.68	22,585.71	17,141.23	44,810.06
<b>Total Income from operations (net)</b>	<b>250,980.20</b>	<b>237,198.15</b>	<b>198,500.85</b>	<b>488,178.35</b>	<b>381,397.15</b>	<b>828,992.74</b>
<b>2 Expenses</b>						
a) Employee Benefits Expense	13,577.98	11,846.72	10,585.42	25,424.70	19,728.92	41,314.99
b) Depreciation and Amortisation Expense	523.36	502.28	517.78	1,025.64	979.48	2,036.07
c) Other Expenses	18,474.65	18,809.26	14,833.50	37,283.91	24,596.98	69,175.13
<b>Total Expenses</b>	<b>32,575.99</b>	<b>31,158.26</b>	<b>25,936.70</b>	<b>63,734.25</b>	<b>45,305.38</b>	<b>112,526.19</b>
3 Profit from Operations before Other Income, Finance costs & Exceptional Items (1-2)	218,404.21	206,039.89	172,564.15	424,444.10	336,091.77	716,466.55
4 Other Income <small>(Refer Note 3)</small>	36,514.35	22,548.10	26,071.51	59,062.45	45,668.32	93,563.24
5 Profit from ordinary activities before Finance costs & Exceptional Items (3+4)	254,918.56	228,587.99	198,635.66	483,506.55	381,760.09	810,029.79
6 Finance Costs	162,794.36	141,085.55	124,504.31	303,879.91	238,403.60	497,143.22
7 Profit from ordinary activities after Finance costs but before Exceptional Items (5-6)	92,124.20	87,502.44	74,131.35	179,626.64	143,356.49	312,886.57
8 Exceptional Items	-	-	-	-	-	-
<b>9 Profit from Ordinary Activities before Tax (7-8)</b>	<b>92,124.20</b>	<b>87,502.44</b>	<b>74,131.35</b>	<b>179,626.64</b>	<b>143,356.49</b>	<b>312,886.57</b>
10 Tax Expense (including Deferred Tax and MAT credit entitlement)	23,517.75	24,009.80	18,577.70	47,527.55	36,674.07	77,596.78
<b>11 Net Profit from Ordinary Activities after Tax (9-10)</b>	<b>68,606.45</b>	<b>63,492.64</b>	<b>55,553.65</b>	<b>132,099.09</b>	<b>106,682.42</b>	<b>235,289.79</b>
12 Extraordinary Items (net of tax expenses Rs. NIL)	-	-	-	-	-	-
<b>13 Net Profit for the period / year (11-12)</b>	<b>68,606.45</b>	<b>63,492.64</b>	<b>55,553.65</b>	<b>132,099.09</b>	<b>106,682.42</b>	<b>235,289.79</b>
14 Share of (Loss) of Associate	(175.44)	(486.77)	-	(662.21)	-	(815.14)
15 Minority Interest for the period / year	-	-	-	-	1.34	1.34
<b>16 Net Profit after Taxes, Minority Interest and Share of Profit / (Loss) of Associate (13+14-15)</b>	<b>68,431.01</b>	<b>63,005.87</b>	<b>55,553.65</b>	<b>131,436.88</b>	<b>106,681.08</b>	<b>234,473.31</b>

17	Paid-up Equity Share Capital	8,437.92	8,427.43	8,384.70	8,437.92	8,384.70	8,425.84
18	Paid-up Debt Capital (consists of Debentures including Perpetual and Subordinated Debt)	3,693,163.00	2,328,963.00	1,978,393.00	3,693,163.00	1,978,393.00	2,169,643.00
19	Reserves excluding Revaluation Reserves as per Balance Sheet as on March 31, 2016						1,060,966.50
20	Debenture Redemption Reserve	-	-	-	-	-	-
21	Minority Interest	-	-	-	-	-	-
22	Earnings per Share (EPS) before extraordinary items <i>*(EPS for the quarters and six months are not annualised)</i>						
	-Basic (Amount in Rs.)	16.23*	14.95*	15.01*	31.18*	29.39*	59.84
	-Diluted (Amount in Rs.)	16.02*	14.77*	14.69*	30.79*	28.70*	58.75
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00	2.00
	Earnings per Share (EPS) after extraordinary items <i>*(EPS for the quarters and six months are not annualised)</i>						
	-Basic (Amount in Rs.)	16.23*	14.95*	15.01*	31.18*	29.39*	59.84
	-Diluted (Amount in Rs.)	16.02*	14.77*	14.69*	30.79*	28.70*	58.75
	-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00	2.00
23	<b>Items exceeding 10% of Total Expenses</b>						
	-Provision for Loan Assets / Bad Debts Written Off (Net of Recoveries)	8,165.77	12,529.70	8,294.58	20,695.47	14,228.75	39,240.79
	-Contingent Provisions against Standard Assets	6,357.05	2,287.54	3,010.55	8,644.59	3,540.43	11,445.00

**Notes to the Financial Results:**

- Indiabulls Housing Finance Limited (IBHFL) conducts its operations along with its subsidiaries and associate. The Consolidated financial statements are prepared in accordance with the principles and procedures for the preparation and presentation of Consolidated Accounts as set out in the Accounting Standards (AS 21 and AS 23) notified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder. The financial statements of the parent Company and its subsidiaries have been combined on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after eliminating intra-group balances, transactions and resulting unrealized gains / losses. The Investment in associate is accounted on "Equity Method". The consolidated financial statements are prepared by applying uniform accounting policies.
- The consolidated financial results of Indiabulls Housing Finance Limited ('IBHFL', 'the Company') for the quarter and six months ended September 30, 2016 have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on October 21, 2016. The consolidated financial results have been subjected to a limited review by the Statutory Auditors of the Company. Figures for the Quarter and Six months ended September 30, 2015 have not been reviewed by the Statutory Auditors and have been included in the Statement solely based on the financial information compiled by the Management.
- The income received/recognised by the Company from its Cash equivalents and Current investments in the form of Dividend Income on Units of Mutual Funds, Profit on appreciation of Mutual Funds (Unquoted) and Profit on sale of Current Investments, is included in Other Income above.
- Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.

**5 Segment Results:**

(Rupees in Lakhs)

	Particulars	Quarter ended			Six Months ended		Year ended
		30.09.16	30.06.16	30.09.15	30.09.16	30.09.15	31.03.16
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1</b>	<b>Segment Revenue</b>						
	Investing & Financing related activities (Refer Note 3)	277,789.21	254,252.96	221,187.44	532,042.17	421,883.42	908,292.14
	Fee Income	5,852.68	3,193.88	2,575.93	9,046.56	4,262.89	13,015.45
	<b>Total</b>	<b>283,641.89</b>	<b>257,446.84</b>	<b>223,763.37</b>	<b>541,088.73</b>	<b>426,146.31</b>	<b>921,307.59</b>
	Less: Inter Segment Revenue	-	-	-	-	-	-
	<b>Income from Operations</b>	<b>283,641.89</b>	<b>257,446.84</b>	<b>223,763.37</b>	<b>541,088.73</b>	<b>426,146.31</b>	<b>921,307.59</b>
<b>2</b>	<b>Segment Results profit before Tax and after Finance costs</b>						
	Investing & Financing related activities	87,257.49	85,405.39	71,503.13	172,662.88	139,642.54	305,876.99
	Fee Income	5,214.85	2,337.26	2,146.51	7,552.11	3,461.35	11,105.17
	<b>Total</b>	<b>92,472.34</b>	<b>87,742.65</b>	<b>73,649.64</b>	<b>180,214.99</b>	<b>143,103.89</b>	<b>316,982.16</b>
	Less: Other un-allocable expenditure net off unallocable income	348.14	240.21	(481.71)	588.35	(252.60)	4,095.59
	<b>Total Profit Before Tax</b>	<b>92,124.20</b>	<b>87,502.44</b>	<b>74,131.35</b>	<b>179,626.64</b>	<b>143,356.49</b>	<b>312,886.57</b>

<b>3</b>	<b>Segment Assets</b>						
	Investing & Financing related activities	9,082,779.93	8,158,967.33	6,642,664.03	9,082,779.93	6,642,664.03	7,596,613.65
	Fee Income	2,413.24	2,151.59	460.87	2,413.24	460.87	1,429.73
	Unallocable Segment Assets	41,130.09	39,088.94	30,234.97	41,130.09	30,234.97	38,840.58
	<b>Total</b>	<b>9,126,323.26</b>	<b>8,200,207.86</b>	<b>6,673,359.87</b>	<b>9,126,323.26</b>	<b>6,673,359.87</b>	<b>7,636,883.96</b>
<b>4</b>	<b>Segment Liabilities</b>						
	Investing & Financing related activities	7,968,009.32	7,051,034.99	5,565,336.81	7,968,009.32	5,565,336.81	6,554,588.07
	Fee Income	587.26	180.10	2,062.99	587.26	2,062.99	2,047.70
	Unallocable Segment Liabilities	16,957.22	19,480.87	75,967.32	16,957.22	75,967.32	17,570.17
	<b>Total</b>	<b>7,985,553.80</b>	<b>7,070,695.96</b>	<b>5,643,367.12</b>	<b>7,985,553.80</b>	<b>5,643,367.12</b>	<b>6,574,205.94</b>
<b>5</b>	<b>Capital Employed (Segment Assets - Segment Liabilities)</b>						
	Investing & Financing related activities	1,114,770.61	1,107,932.34	1,077,327.22	1,114,770.61	1,077,327.22	1,042,025.58
	Fee Income	1,825.98	1,971.49	(1,602.12)	1,825.98	(1,602.12)	(617.97)
	Unallocable Capital Employed	24,172.87	19,608.07	(45,732.35)	24,172.87	(45,732.35)	21,270.41
	<b>Total</b>	<b>1,140,769.46</b>	<b>1,129,511.90</b>	<b>1,029,992.75</b>	<b>1,140,769.46</b>	<b>1,029,992.75</b>	<b>1,062,678.02</b>

Note: "Fee Income" business segment mainly comprises of Financial Service related fee based advisory services income, selling of Insurance products as a Licensed Corporate Agent; and other related ancillary services.

<b>6 Consolidated Statement of Assets and Liabilities:</b>		<b>(Rupees in Lakhs)</b>	
<b>Particulars</b>	<b>As at 30.09.16 (Unaudited)</b>	<b>As at 31.03.16 (Audited)</b>	
<b>A EQUITY AND LIABILITIES</b>			
<b>1 Shareholders' Funds</b>			
(a) Share Capital	8,437.92	8,425.84	
(b) Reserves and Surplus	1,138,931.31	1,060,966.50	
<b>Sub-total - Shareholders' Funds</b>	<b>1,147,369.23</b>	<b>1,069,392.34</b>	
<b>2 Share application money pending allotment</b>	114.55	-	
<b>3 Non-Current Liabilities</b>			
(a) Long-term borrowings	5,307,661.57	3,552,125.67	
(b) Deferred tax Liabilities (net)	10,367.57	8,124.20	
(c) Other Long term liabilities	148,095.32	15,406.82	
(d) Long term provisions	77,442.69	68,051.07	
<b>Sub-total - Non-Current Liabilities</b>	<b>5,543,567.15</b>	<b>3,643,707.76</b>	
<b>4 Current Liabilities</b>			
(a) Short-term borrowings	1,078,291.04	1,431,081.69	
(b) Trade payables	462.12	900.60	
(c) Other current liabilities	1,342,620.84	1,477,380.45	
(d) Short-term provisions	20,612.65	21,135.43	
<b>Sub-total - Current Liabilities</b>	<b>2,441,986.65</b>	<b>2,930,498.17</b>	
<b>TOTAL- EQUITY AND LIABILITIES</b>	<b>9,133,037.58</b>	<b>7,643,598.27</b>	

<b>B</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-current assets</b>		
	(a) Fixed assets	6,982.12	6,855.77
	(b) Goodwill on Consolidation (Net)	6,714.32	6,714.32
	(c) Non-current investments	77,796.80	72,432.53
	(d) Deferred tax assets (net)	405.92	528.28
	(e) Long term loans and advances	5,984,386.14	5,352,272.41
	(f) Other non-current assets	38,845.04	41,433.77
	<b>Sub-total - Non-current assets</b>	<b>6,115,130.34</b>	<b>5,480,237.08</b>
<b>2</b>	<b>Current assets</b>		
	(a) Current investments	1,792,534.16	996,852.41
	(b) Trade receivables	347.06	278.76
	(c) Cash and cash equivalents	266,712.92	290,170.09
	(d) Short-term loans and advances	866,015.49	809,482.94
	(e) Other current assets	92,297.61	66,576.99
	<b>Sub-total - Current assets</b>	<b>3,017,907.24</b>	<b>2,163,361.19</b>
	<b>TOTAL- ASSETS</b>	<b>9,133,037.58</b>	<b>7,643,598.27</b>



19	<b>Items exceeding 10% of Total Expenses</b> -Provision for Loan Assets / Bad Debts Written Off (Net of Recoveries) -Contingent Provisions against Standard Assets	7,333.77 6,250.00	11,028.93 2,327.91	6,809.42 3,100.00	18,362.70 8,577.91	12,477.06 3,500.00	27,544.12 11,445.00
20	Debt Equity Ratio (Loan Funds / Own Funds)				6.53	5.06	5.71
21	Debt Service Coverage Ratio [(Earnings before Interest and Tax for the period/year) + (Principal collected from Customers during the period/year)] / [(Interest Expense for the period/year) + (Principal repaid of the borrowings during the period/year)]				1.10	2.19	2.24
22	Interest Service Coverage Ratio (Earnings before Interest and Tax / Interest Expense)				1.58	1.62	1.63
<b>Notes to the Financial Results:</b>							
1 The standalone financial results of Indiabulls Housing Finance Limited ('IBHFL', 'the Company') for the quarter and six months ended September 30, 2016 have been reviewed by the Audit Committee and subsequently approved at the meeting of the Board of Directors held on October 21, 2016. The standalone financial results have been subjected to a limited review by the Statutory Auditors of the Company.							
2 The income received/recognised by the Company from its Cash equivalents and Current investments in the form of Dividend Income on Units of Mutual Funds, Dividend from Subsidiaries, Profit on appreciation of Mutual Funds (Unquoted) and Profit on sale of Current Investments, is included in Other Income above.							
3 During the current quarter, upon exercise of Stock options by the eligible employees, the Company had issued an aggregate of 524,270 (Five Lakh Twenty Four Thousand Two Hundred and Seventy) Equity shares of face value Rs. 2/- each. Consequent to the said allotment, the paid-up Equity share capital of the Company stands increased from Rs. 842,743,172/- divided into 421,371,586 Equity shares of face value Rs. 2/- each to Rs. 843,791,712/- divided into 421,895,856 Equity shares of face value Rs. 2/- each.							
4 Subsequent to the quarter end, upon exercise of Stock options by the eligible employees, the Company had issued an aggregate of 31,215 (Thirty One Thousand Two Hundred and Fifteen) Equity shares of face value Rs. 2/- each. Consequent to the said allotment, the paid-up Equity share capital of the Company stands increased from Rs. 843,791,712/- divided into 421,895,856 Equity shares of face value Rs. 2/- each to Rs. 843,854,142/- divided into 421,927,071 Equity shares of face value Rs. 2/- each.							
5 During the current quarter, the Company successfully raised INR 13,300 Million by issue of secured rupee denominated masala bonds bearing a coupon of 8.567% and having a tenor of 3 years and 1 month. These bonds are listed on Singapore Stock Exchange (SGX-ST).							
6 During the current quarter, the Company successfully raised INR 70,000 million by way of public issue of secured and unsecured NCDs having a face value of INR 1,000 each. The said NCDs are listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE).							
7 Subsequent to the quarter end, the Company has disposed off one of its subsidiary namely Indiabulls Asset Reconstruction Company Limited.							
8 <b>During the current quarter, Brickwork has reaffirmed/ assigned the following Ratings:-</b>							
NCD Issue of Rs. 240.00 Billion						BWR AAA (Outlook:Stable)	
Public Issue of Secured NCD and Unsecured Subordinated NCD of Rs. 70.00 Billion						BWR AAA (Outlook:Stable) (Assigned)	
Subordinate Debt Issue Program of Rs. 30.00 Billion						BWR AAA (Outlook:Stable)	
Perpetual Debt Issue of Rs. 1.50 Billion						BWR AA+ (Outlook:Stable)	
9 <b>During the current quarter, CARE has reaffirmed/ assigned the following Ratings:-</b>							
Long-Term Debt of Rs. 353.00 Billion						CARE AAA (Reaffirmed)	
Public Issue of Non-Convertible Debentures / Subordinate Debt of Rs. 70.00 Billion						CARE AAA (Assigned)	
Subordinate Debt of Rs. 40.00 Billion						CARE AAA (Reaffirmed)	
Perpetual Debt of Rs. 2.00 Billion						CARE AA+ (Reaffirmed)	
Long-term / Short-term Bank Facilities of Rs. 525.00 Billion						CARE AAA / CARE A1+ (Reaffirmed)	

- 10 During the current quarter, CRISIL has reaffirmed “CRISIL A1+” (pronounced “CRISIL A one plus”) rating to the Company's Commercial Paper Programme of Rs. 100.0 Billion.
- 11 In respect of Non Convertible Debentures (NCDs) the premium/discount on redemption (accrued but not due) for the six months ended September 30, 2016 amounting to Rs. 6,637.05 Lakhs ((including Rs. 3,198.61 lakhs for the quarter ended September 30, 2016), for the six months ended September 30, 2015 amounting to Rs. 10,582.65 Lakhs, (including Rs. 5,253.83 lakhs for the quarter ended September 30, 2015)) has been adjusted net of tax against the Securities Premium Account.
- 12 Debenture issue expenses for the six months ended September 30, 2016 amounting to Rs. 11,662.99 Lakhs, ((including Rs. 9,386.12 lakhs for the quarter ended September 30, 2016), for the six months ended September 30, 2015 amounting to Rs. 846.08 Lakhs, (including Rs. 669.70 lakhs for the quarter ended September 30, 2015)) has been adjusted net of tax against the Securities Premium Account.
- 13 The first interim dividend of Rs. 9/- per equity share (450% of the face value of Rs. 2/- per equity share) was approved at the meeting of the Board of Directors of the Company held on July 25, 2016 and the Company had transferred Rs. 37,923.44 Lakhs (excluding corporate dividend tax) on July 29, 2016 and Rs. 47.18 Lakhs (excluding corporate dividend tax) on August 01, 2016 into the designated Dividend Account.
- 14 The Board of Directors of the Company at its meeting held on October 21, 2016 has declared second interim dividend of Rs. 9/- per equity share.

15 **Segment Results:**

(Rupees in Lakhs)

	Particulars	Quarter ended			Six Months ended		Year ended
		30.09.16	30.06.16	30.09.15	30.09.16	30.09.15	31.03.16
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1</b>	<b>Segment Revenue</b>						
	Investing & Financing related activities <sup>(Refer Note 2)</sup>	270,780.47	248,964.19	213,853.78	519,744.66	407,101.93	877,203.92
	Fee Income	1,404.41	1,613.05	1,411.40	3,017.46	2,767.47	5,844.88
	<b>Total</b>	<b>272,184.88</b>	<b>250,577.24</b>	<b>215,265.18</b>	<b>522,762.12</b>	<b>409,869.40</b>	<b>883,048.80</b>
	Less: Inter Segment Revenue	-	-	-	-	-	-
	<b>Income from Operations</b>	<b>272,184.88</b>	<b>250,577.24</b>	<b>215,265.18</b>	<b>522,762.12</b>	<b>409,869.40</b>	<b>883,048.80</b>
<b>2</b>	<b>Segment Results profit before Tax and after Finance costs</b>						
	Investing & Financing related activities	84,276.57	85,064.27	70,791.23	169,340.84	137,303.75	303,494.40
	Fee Income	1,394.46	1,603.20	1,401.45	2,997.66	2,747.67	5,805.28
	<b>Total</b>	<b>85,671.03</b>	<b>86,667.47</b>	<b>72,192.68</b>	<b>172,338.50</b>	<b>140,051.42</b>	<b>309,299.68</b>
	Less: Other un-allocable expenditure net off unallocable income	327.80	326.19	(494.17)	653.99	(271.51)	3,977.08
	<b>Total Profit Before Tax</b>	<b>85,343.23</b>	<b>86,341.28</b>	<b>72,686.85</b>	<b>171,684.51</b>	<b>140,322.93</b>	<b>305,322.60</b>
<b>3</b>	<b>Segment Assets</b>						
	Investing & Financing related activities	8,950,369.96	8,044,232.95	6,520,438.19	8,950,369.96	6,520,438.19	7,478,685.37
	Fee Income	264.52	300.24	216.64	264.52	216.64	133.32
	Unallocable Segment Assets	37,276.09	35,068.74	27,010.71	37,276.09	27,010.71	31,279.56
	<b>Total</b>	<b>8,987,910.57</b>	<b>8,079,601.93</b>	<b>6,547,665.54</b>	<b>8,987,910.57</b>	<b>6,547,665.54</b>	<b>7,510,098.25</b>
<b>4</b>	<b>Segment Liabilities</b>						
	Investing & Financing related activities	7,847,907.15	6,943,750.39	5,450,256.96	7,847,907.15	5,450,256.96	6,440,759.53
	Fee Income	-	-	1,920.00	-	1,920.00	1,920.00
	Unallocable Segment Liabilities	16,100.08	18,993.18	75,018.12	16,100.08	75,018.12	17,035.97
	<b>Total</b>	<b>7,864,007.23</b>	<b>6,962,743.57</b>	<b>5,527,195.08</b>	<b>7,864,007.23</b>	<b>5,527,195.08</b>	<b>6,459,715.50</b>
<b>5</b>	<b>Capital Employed (Segment Assets - Segment Liabilities)</b>						
	Investing & Financing related activities	1,102,462.81	1,100,482.56	1,070,181.23	1,102,462.81	1,070,181.23	1,037,925.84
	Fee Income	264.52	300.24	(1,703.36)	264.52	(1,703.36)	(1,786.68)
	Unallocable Capital Employed	21,176.01	16,075.56	(48,007.41)	21,176.01	(48,007.41)	14,243.59
	<b>Total</b>	<b>1,123,903.34</b>	<b>1,116,858.36</b>	<b>1,020,470.46</b>	<b>1,123,903.34</b>	<b>1,020,470.46</b>	<b>1,050,382.75</b>

Note: “Fee Income” business segment mainly comprises of Financial Service related fee based advisory services income, selling of Insurance products as a Licensed Corporate Agent; and other related ancillary services.

16 Statement of Assets and Liabilities:		(Rupees in Lakhs)	
Particulars	As at 30.09.16 (Unaudited)	As at 31.03.16 (Audited)	
<b>A EQUITY AND LIABILITIES</b>			
<b>1 Shareholders' Funds</b>			
(a) Share Capital	8,437.92	8,425.84	
(b) Reserves and Surplus	1,115,350.88	1,041,956.91	
<b>Sub-total - Shareholders' Funds</b>	<b>1,123,788.80</b>	<b>1,050,382.75</b>	
<b>2 Share application money pending allotment</b>	114.55	-	
<b>3 Non-Current Liabilities</b>			
(a) Long-term borrowings	5,268,106.02	3,513,792.34	
(b) Deferred tax liabilities (Net)	10,367.56	8,124.21	
(c) Other Long term liabilities	148,095.32	15,406.82	
(d) Long term provisions	76,472.31	67,260.07	
<b>Sub-total - Non-Current Liabilities</b>	<b>5,503,041.21</b>	<b>3,604,583.44</b>	
<b>4 Current Liabilities</b>			
(a) Short-term borrowings	1,023,291.04	1,366,081.69	
(b) Trade payables	462.12	900.60	
(c) Other current liabilities	1,317,125.39	1,467,564.65	
(d) Short-term provisions	20,087.46	20,585.13	
<b>Sub-total - Current Liabilities</b>	<b>2,360,966.01</b>	<b>2,855,132.07</b>	
<b>TOTAL- EQUITY AND LIABILITIES</b>	<b>8,987,910.57</b>	<b>7,510,098.26</b>	
<b>B ASSETS</b>			
<b>1 Non-current assets</b>			
(a) Fixed assets	6,686.00	6,525.47	
(b) Non-current investments	151,715.21	145,688.73	
(c) Deferred tax assets (net)	-	-	
(c) Long term loans and advances	5,844,713.59	5,230,697.26	
(d) Other non-current assets	37,053.24	39,438.02	
<b>Sub-total - Non-current assets</b>	<b>6,040,168.04</b>	<b>5,422,349.48</b>	
<b>2 Current assets</b>			
(a) Current investments	1,769,787.02	979,107.36	
(b) Trade receivables	264.07	132.87	
(c) Cash and cash equivalents	254,601.34	271,192.53	
(d) Short-term loans and advances	833,671.36	774,563.13	
(e) Other current assets	89,418.74	62,752.89	
<b>Sub-total - Current assets</b>	<b>2,947,742.53</b>	<b>2,087,748.78</b>	
<b>TOTAL- ASSETS</b>	<b>8,987,910.57</b>	<b>7,510,098.26</b>	
17 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.			
Registered Office: M-62&63, First Floor, Connaught Place, New Delhi- 110 001.		For and on behalf of the Board of Directors	
Place : Mumbai		Gagan Banga	
Date : October 21, 2016		Vice Chairman & MD	



**Indiabulls Housing Finance Limited (as standalone entity)**

**(CIN: L65922DL2005PLC136029)**

Unaudited Standalone Financial Results for the six months ended September 30, 2016

Additional Information in Compliance with Chapter V (Obligations of Listed Entity Which has Listed its Non-Convertible Debt Securities) of Securities And Exchange Board Of India (Listing Obligations And Disclosure Requirements) Regulations, 2015

**(a) Details of Credit Rating**

(i) Brickwork has reaffirmed / assigned the following Ratings:-

NCD Issue of Rs. 240.00 Billion	BWR AAA (Outlook:Stable)
Public Issue of Secured NCD and Unsecured Subordinated NCD of Rs. 70.00 Billion	BWR AAA (Outlook:Stable) (Assigned)
Subordinate Debt Issue Program of Rs. 30.00 Billion	BWR AAA (Outlook:Stable)
Perpetual Debt Issue of Rs. 1.50 Billion	BWR AA+ (Outlook:Stable)

(ii) CARE has reaffirmed / assigned the following Ratings:-

Long-Term Debt of Rs. 353.00 Billion	CARE AAA (Reaffirmed)
Public Issue of Non-Convertible Debentures / Subordinate Debt of Rs. 70.00 Billion	CARE AAA (Assigned)
Subordinate Debt of Rs. 40.00 Billion	CARE AAA (Reaffirmed)
Perpetual Debt of Rs. 2.00 Billion	CARE AA+ (Reaffirmed)
Long-term / Short-term Bank Facilities of Rs. 525.00 Billion	CARE AAA / CARE A1+ (Reaffirmed)

(iii) CRISIL has reaffirmed "CRISIL A1+" (pronounced "CRISIL A one plus") rating to the Company's Commercial Paper Programme of Rs. 100.0 Billion.

**(b) Asset Cover available**

The listed Non-Convertible Debentures of the Company aggregating Rs. 34,830.24 Crore as on 30th September 2016 are secured by way of paripassu charge on the Company's current assets (both present and future), current and future loans assets (including monies receivable thereunder) and certain properties. The asset cover thereof exceeds the required cover to be maintained for the said debentures.

	<b>Particulars</b>	<b>As on September 30, 2016</b>
(c)	Debt Equity Ratio (Loan Funds / Own Funds)	6.53
(d)	Previous due dates for the payment of interest / repayment of principal of Non Convertible Debentures	Details as per Annexure 1
(e)	Next due date for the payment of interest/ dividend of Non-Convertible Preference Shares /Principal along with the amount of interest/ dividend of Non-Convertible Preference Shares payable and the redemption amount	N.A.
(f)	Debt Service Coverage Ratio [(Earnings before Interest and Tax for the period/year) + (Principal collected from Customers during the period/year)] / [(Interest Expense for the period/year) + (Principal repaid of the borrowings during the period/year)]	1.10
(g)	Interest Service Coverage Ratio (Earnings before Interest and Tax / Interest Expense)	1.58
(h)	Outstanding Redeemable Preference Shares (quantity and value)	N.A.
(i) 1	Capital Redemption Reserve (Rs. in Lakhs)	36.27
(i) 2	Debenture Redemption Reserve*	-
(j)	Net worth (Rs. in Lakhs)	1,123,903.35
(k)	Net Profit after Tax (Rs. in Lakhs)	126,758.23
(l)	Earnings per Share (EPS) - Basic (Amount in Rs.)	30.07

\*The MCA has vide its notification dated 18th June 2014 amended the Companies (Share Capital and Debentures) Rules, 2014 and has exempted Housing Finance Companies registered with the National Housing Bank from creating a Debenture Redemption Reserve in respect of privately placed debentures.

<b>Detail of Payment of Interest of Non Convertible Debentures from 1st April 2016 to 30th September 2016- Annexure -1 (a)</b>					
<b>S.No.</b>	<b>ISIN No.</b>	<b>Date of issue</b>	<b>Date of Maturity</b>	<b>Principal Amount</b>	<b>Due Date of Interest</b>
1	INE148I07100	03-Apr-12	03-Apr-22	1,250,000,000	3-Apr-16
2	INE148I07118	30-Apr-12	30-Apr-17	5,000,000,000	30-Apr-16
3	INE148I07357	29-Aug-13	29-Aug-23	10,000,000,000	29-Aug-16
4	INE148I07647	05-Jun-14	05-Jun-17	3,000,000,000	5-Jun-16
5	INE148I07639	05-Jun-14	05-Jun-24	250,000,000	5-Jun-16
6	INE148I07654	16-Jun-14	16-Jun-17	250,000,000	16-Jun-16
7	INE148I07696	27-Jun-14	27-Jun-16	2,500,000,000	27-Jun-16
8	INE148I07704	27-Jun-14	27-Jun-17	3,250,000,000	27-Jun-16
9	INE148I07746	30-Jun-14	30-Jun-24	250,000,000	30-Jun-16
10	INE148I07753	30-Jun-14	30-Jun-16	2,000,000,000	30-Jun-16
11	INE148I07738	30-Jun-14	15-Jun-16	2,000,000,000	15-Jun-16
12	INE148I07761	30-Jun-14	30-Dec-16	3,000,000,000	30-Jun-16
13	INE148I07779	20-Aug-14	18-Aug-17	350,000,000	18-Aug-16
14	INE148I07860	23-Sep-14	23-Sep-16	4,000,000,000	23-Sep-16
15	INE148I07951	29-Sep-14	29-Sep-16	1,500,000,000	29-Sep-16
16	INE148I07878	29-Sep-14	29-Sep-16	850,000,000	29-Sep-16
17	INE148I07886	29-Sep-14	29-Sep-17	1,810,000,000	29-Sep-16
18	INE148I07894	29-Sep-14	29-Sep-19	950,000,000	29-Sep-16
19	INE148I07DQ9	15-Jan-16	15-Jul-19	4,500,000,000	14-Jan-17
20	INE148I07BV3	19-May-15	19-May-25	250,000,000	19-May-16
21	INE148I07CC1	11-Jun-15	11-Jun-20	500,000,000	11-Jun-16
22	INE148I07CF4	17-Jun-15	16-Sep-16	4,000,000,000	17-Jun-16
23	INE148I07CF4	17-Jun-15	16-Sep-16	4,000,000,000	16-Sep-16
24	INE148I07CG2	18-Jun-15	20-Jun-16	2,000,000,000	20-Jun-16
25	INE148I07CH0	19-Jun-15	19-Jun-17	3,000,000,000	19-Jun-16
26	INE148I07CI8	19-Jun-15	19-Sep-16	1,000,000,000	19-Jun-16
27	INE148I07CI8	19-Jun-15	19-Sep-16	1,000,000,000	19-Sep-16
28	INE148I07CJ6	22-Jun-15	22-Sep-16	1,000,000,000	22-Jun-16
29	INE148I07CK4	22-Jun-15	22-Dec-16	1,000,000,000	22-Jun-16
30	INE148I07CL2	23-Jun-15	23-Jun-17	4,000,000,000	23-Jun-16
31	INE148I07CN8	26-Jun-15	26-Jun-25	10,000,000,000	26-Jun-16
32	INE148I07CM0	26-Jun-15	26-Jun-18	1,000,000,000	26-Jun-16
33	INE148I07CJ6	22-Jun-15	22-Sep-16	1,000,000,000	22-Sep-16
34	INE148I07CP3	29-Jun-15	20-Sep-16	1,000,000,000	29-Jun-16
35	INE148I07CP3	29-Jun-15	20-Sep-16	1,000,000,000	20-Sep-16
36	INE148I07CQ1	29-Jun-15	20-Dec-16	1,750,000,000	29-Jun-16
37	INE148I07CR9	29-Jun-15	20-Feb-17	750,000,000	29-Jun-16
38	INE148I07CT5	16-Jul-15	16-Jul-17	250,000,000	16-Jul-16
39	INE148I07CW9	03-Aug-15	03-Aug-17	250,000,000	3-Aug-16
40	INE148I07CX7	07-Aug-15	07-Aug-20	150,000,000	7-Aug-16
41	INE148I07CY5	07-Aug-15	24-Oct-16	2,750,000,000	7-Aug-16
42	INE148I07CZ2	13-Aug-15	13-Aug-20	150,000,000	13-Aug-16
43	INE148I07DA3	20-Aug-15	20-Aug-18	250,000,000	20-Aug-16
44	INE148I07DB1	24-Aug-15	20-Aug-18	3,000,000,000	20-Aug-16
45	INE148I07DC9	27-Aug-15	27-Aug-18	700,000,000	27-Aug-16
46	INE148I07DD7	31-Aug-15	31-Aug-18	200,000,000	31-Aug-16
47	INE148I07DE5	04-Sep-15	04-Sep-20	10,000,000,000	4-Sep-16
48	INE148I07DF2	18-Sep-15	18-Sep-20	4,250,000,000	19-Sep-16
49	INE148I07DG0	30-Sep-15	30-Mar-17	300,000,000	30-Sep-16
50	INE894F07360	07-Sep-11	07-Sep-21	5,000,000,000	7-Sep-16
51	INE894F07550	28-Jun-12	28-Jun-22	8,000,000,000	28-Jun-16
52	INE894F07543	06-Jul-12	06-Jul-22	200,000,000	6-Jul-16
			<b>Total</b>	<b>120,410,000,000</b>	

**Details of Repayment of Principal of Non Convertible Debentures from 1st April 2016 to 30th September 2016- Annexure -1 (b)**

<b>S.No.</b>	<b>ISIN No.</b>	<b>Date of Issue</b>	<b>Due Date</b>	<b>Principal Amount</b>
1	INE148I07696	27-Jun-14	27-Jun-16	2,500,000,000
2	INE148I07753	30-Jun-14	30-Jun-16	2,000,000,000
3	INE148I07738	30-Jun-14	15-Jun-16	2,000,000,000
4	INE148I07860	23-Sep-14	23-Sep-16	4,000,000,000
5	INE148I07951	29-Sep-14	29-Sep-16	1,500,000,000
6	INE148I07878	29-Sep-14	29-Sep-16	850,000,000
7	INE148I07CF4	17-Jun-15	16-Sep-16	4,000,000,000
8	INE148I07CG2	18-Jun-15	20-Jun-16	2,000,000,000
9	INE148I07CI8	19-Jun-15	19-Sep-16	1,000,000,000
10	INE148I07CJ6	22-Jun-15	22-Sep-16	1,000,000,000
11	INE148I07CP3	29-Jun-15	20-Sep-16	1,000,000,000
12	INE148I07308	15-Apr-13	05-Apr-16	230,000,000
13	INE148I07456	11-Feb-14	03-May-16	600,000,000
14	INE148I07498	20-Feb-14	17-May-16	500,000,000
15	INE148I07506	10-Mar-14	07-Jun-16	65,000,000
16	INE148I07530	12-Mar-14	04-Apr-16	180,000,000
17	INE148I07571	25-Mar-14	03-Jun-16	650,000,000
18	INE148I07597	05-Jun-14	15-Jun-16	330,000,000
19	INE148I07712	30-Jun-14	28-Jul-16	750,000,000
20	INE148I07829	17-Sep-14	13-Sep-16	190,000,000
21	INE148I07837	17-Sep-14	14-Sep-16	220,000,000
22	INE148I07902	29-Sep-14	21-Sep-16	70,000,000
23	INE148I07761	30-Jun-14	30-Dec-16	2,100,000,000
24	INE148I07DQ9	15-Jan-16	15-Jul-19	4,500,000,000
			<b>Total</b>	<b>32,235,000,000</b>

**Details of Due date of Repayment of Principal of Non Convertible Debentures (Secured) from 1st October 2016 to 31st March 2017- Annexure -1 (C)**

<b>S.No.</b>	<b>ISIN No.</b>	<b>Date of Issue</b>	<b>Date of Maturity</b>	<b>Principal Amount</b>
1	INE148I07514	10-Mar-14	23-Feb-17	85,000,000
2	INE148I07589	25-Mar-14	25-Mar-17	50,000,000
3	INE148I07761	30-Jun-14	30-Dec-16	900,000,000
4	INE148I07985	13-Oct-14	13-Oct-16	50,000,000
5	INE148I07AD3	21-Oct-14	13-Oct-16	50,000,000
6	INE148I07AF8	31-Oct-14	31-Oct-16	50,000,000
7	INE148I07AL6	25-Nov-14	16-Nov-16	100,000,000
8	INE148I07AM4	25-Nov-14	25-Nov-16	75,000,000
9	INE148I07AT9	05-Dec-14	30-Nov-16	180,000,000
10	INE148I07AW3	30-Dec-14	27-Dec-16	100,000,000
11	INE148I07AY9	31-Dec-14	31-Dec-16	1,750,000,000
12	INE148I07BD1	05-Feb-15	05-Feb-17	750,000,000
13	INE148I07BN0	19-Mar-15	07-Mar-17	500,000,000
14	INE148I07BS9	30-Mar-15	30-Mar-17	500,000,000
15	INE148I07BW1	18-May-15	09-Jan-17	170,000,000
16	INE148I07BX9	01-Jun-15	30-Nov-16	1,250,000,000
17	INE148I07CD9	11-Jun-15	13-Dec-16	100,000,000
18	INE148I07CK4	22-Jun-15	22-Dec-16	1,000,000,000
19	INE148I07CQ1	29-Jun-15	20-Dec-16	1,750,000,000
20	INE148I07CR9	29-Jun-15	20-Feb-17	750,000,000
21	INE148I07CY5	07-Aug-15	24-Oct-16	2,750,000,000
22	INE148I07DG0	30-Sep-15	30-Mar-17	300,000,000
23	INE148I07BB5	31-Dec-14	31-Dec-16	500,000,000
24	INE148I07DH8	14-Oct-15	15-Mar-17	1,000,000,000
25	INE148I07DZ0	04-Mar-16	21-Mar-17	4,000,000,000
26	INE148I07EG8	30-Mar-16	31-Mar-17	3,250,000,000
			<b>Total</b>	<b>21,960,000,000</b>

**Details of Due date of Payment of Interest on Non Convertible Debentures (Secured)  
from 1st October 2016 to 31st March 2017- Annexure -1 (d)**

S.No.	ISIN No.	Date of issue	Date of Maturity	Principal Amount	Due Date of Interest
1	INE148I07076	22-Nov-11	22-Nov-21	1,000,000,000	22-Nov-16
2	INE148I07142	06-Nov-12	06-Nov-22	150,000,000	6-Nov-16
3	INE148I07159	19-Nov-12	19-Nov-22	150,000,000	19-Nov-16
4	INE148I07183	18-Dec-12	18-Dec-22	150,000,000	18-Dec-16
5	INE148I07191	31-Dec-12	31-Dec-22	350,000,000	31-Dec-16
6	INE148I07209	26-Feb-13	26-Feb-23	250,000,000	26-Feb-17
7	INE148I07233	19-Mar-13	19-Mar-18	1,000,000,000	19-Mar-17
8	INE148I07241	19-Mar-13	19-Mar-23	1,000,000,000	19-Mar-17
9	INE148I07258	25-Mar-13	25-Mar-18	150,000,000	25-Mar-17
10	INE148I07266	25-Mar-13	25-Mar-23	50,000,000	25-Mar-17
11	INE148I07373	08-Oct-13	08-Oct-23	250,000,000	8-Oct-16
12	INE148I07381	21-Nov-13	21-Nov-23	4,000,000,000	21-Nov-16
13	INE148I07415	24-Dec-13	24-Dec-23	250,000,000	24-Dec-16
14	INE148I07480	18-Feb-14	18-Feb-21	200,000,000	18-Feb-17
15	INE148I07761	30-Jun-14	30-Dec-16	900,000,000	30-Dec-16
16	INE148I07969	13-Oct-14	13-Oct-19	150,000,000	13-Oct-16
17	INE148I07977	13-Oct-14	23-Oct-17	30,000,000	13-Oct-16
18	INE148I07985	13-Oct-14	13-Oct-16	50,000,000	13-Oct-16
19	INE148I07993	21-Oct-14	20-Apr-18	150,000,000	21-Oct-16
20	INE148I07AE1	31-Oct-14	30-Oct-17	50,000,000	31-Oct-16
21	INE148I07AF8	31-Oct-14	31-Oct-16	50,000,000	31-Oct-16
22	INE148I07AG6	31-Oct-14	30-Oct-19	100,000,000	31-Oct-16
23	INE148I07AJ0	14-Nov-14	14-Nov-19	150,000,000	14-Nov-16
24	INE148I07AN2	25-Nov-14	25-Nov-17	250,000,000	25-Nov-16
25	INE148I07AO0	27-Nov-14	27-Nov-19	3,000,000,000	27-Nov-16
26	INE148I07AR3	02-Dec-14	28-Mar-18	1,000,000,000	2-Dec-16
27	INE148I07AQ5	02-Dec-14	02-Dec-19	2,000,000,000	2-Dec-16

**Details of Due date of Payment of Interest on Non Convertible Debentures (Secured)  
from 1st October 2016 to 31st March 2017- Annexure -1 (d) (Continued)**

28	INE148I07AT9	05-Dec-14	30-Nov-16	180,000,000	30-Nov-16
29	INE148I07AU7	08-Dec-14	08-Dec-19	1,000,000,000	8-Dec-16
30	INE148I07AV5	16-Dec-14	16-Dec-24	250,000,000	16-Dec-16
31	INE148I07AX1	30-Dec-14	27-Apr-18	40,000,000	30-Dec-16
32	INE148I07AW3	30-Dec-14	27-Dec-16	100,000,000	27-Dec-16
33	INE148I07AY9	31-Dec-14	31-Dec-16	1,750,000,000	31-Dec-16
34	INE148I07BB5	31-Dec-14	31-Dec-16	500,000,000	31-Dec-16
35	INE148I07BA7	31-Dec-14	31-Dec-24	250,000,000	31-Dec-16
36	INE148I07BD1	05-Feb-15	05-Feb-17	750,000,000	5-Feb-17
37	INE148I07BE9	03-Mar-15	05-Mar-18	100,000,000	3-Mar-17
38	INE148I07BG4	09-Mar-15	09-Mar-18	200,000,000	9-Mar-17
39	INE148I07BO8	19-Mar-15	19-Mar-18	1,000,000,000	19-Mar-17
40	INE148I07BN0	19-Mar-15	07-Mar-17	500,000,000	7-Mar-17
41	INE148I07BP5	27-Mar-15	27-Mar-20	200,000,000	27-Mar-17
42	INE148I07BS9	30-Mar-15	30-Mar-17	500,000,000	30-Mar-17
43	INE148I07BW1	18-May-15	09-Jan-17	170,000,000	9-Jan-17
44	INE148I07BX9	01-Jun-15	30-Nov-16	1,250,000,000	30-Nov-16
45	INE148I07CK4	22-Jun-15	22-Dec-16	1,000,000,000	22-Dec-16
46	INE148I07CQ1	29-Jun-15	20-Dec-16	1,750,000,000	20-Dec-16
47	INE148I07CR9	29-Jun-15	20-Feb-17	750,000,000	20-Feb-17
48	INE148I07CY5	07-Aug-15	24-Oct-16	2,750,000,000	24-Oct-16
49	INE148I07DG0	30-Sep-15	30-Mar-17	300,000,000	30-Mar-17
50	INE148I07DH8	14-Oct-15	15-Mar-17	1,000,000,000	15-Mar-17
51	INE148I07DJ4	20-Nov-15	20-Nov-20	1,200,000,000	21-Nov-16
52	INE148I07DK2	20-Nov-15	20-Nov-22	100,000,000	21-Nov-16
53	INE148I07DL0	20-Nov-15	20-Nov-25	1,700,000,000	21-Nov-16
54	INE148I07DM8	30-Dec-15	30-Dec-20	1,350,000,000	30-Dec-16
55	INE148I07DN6	30-Dec-15	30-Dec-25	950,000,000	30-Dec-16

<b>Details of Due date of Payment of Interest on Non Convertible Debentures (Secured) from 1st October 2016 to 31st March 2017- Annexure -1 (d) (Continued)</b>					
56	INE148I07DO4	31-Dec-15	31-Dec-25	100,000,000	31-Dec-16
57	INE148I07DP1	07-Jan-16	07-Jan-21	3,000,000,000	7-Jan-17
58	INE148I07DQ9	15-Jan-16	15-Jul-19	500,000,000	14-Jan-17
59	INE148I07DS5	19-Jan-16	19-Jan-19	1,000,000,000	19-Jan-17
60	INE148I07DT3	19-Jan-16	19-Jan-21	1,000,000,000	19-Jan-17
61	INE148I07DR7	19-Jan-16	19-Jan-18	500,000,000	19-Jan-17
62	INE148I07DV9	08-Feb-16	07-Feb-26	500,000,000	8-Feb-17
63	INE148I07DU1	08-Feb-16	08-Feb-21	750,000,000	8-Feb-17
64	INE148I07DX5	23-Feb-16	22-Feb-19	500,000,000	23-Feb-17
65	INE148I07DY3	24-Feb-16	22-Feb-19	500,000,000	24-Feb-17
66	INE148I07DZ0	04-Mar-16	21-Mar-17	4,000,000,000	4-Mar-17
67	INE148I07EA1	14-Mar-16	13-Mar-26	250,000,000	14-Mar-17
68	INE148I07EE3	28-Mar-16	28-Mar-18	500,000,000	28-Mar-17
69	INE148I07EF0	29-Mar-16	30-Mar-20	2,500,000,000	29-Mar-17
70	INE148I07EG8	30-Mar-16	31-Mar-17	3,250,000,000	30-Mar-17
71	INE148I07EH6	31-Mar-16	29-Mar-19	1,000,000,000	31-Mar-17
			<b>Total</b>	<b>58,270,000,000</b>	