



WITH YOU, RIGHT THROUGH

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2019

PART I – STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2019

₹ in Crore

PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Nine Months ended	Nine Months ended	Year ended
	31-Dec-19	30-Sep-19	31-Dec-18	31-Dec-19	31-Dec-18	31-Mar-19
	Reviewed	Reviewed	Reviewed*	Reviewed	Reviewed*	Audited
1 Revenue from Operations						
- Interest Income	12,603.31	12,643.16	11,575.65	37,981.29	33,774.64	45,827.48
- Surplus from deployment in Cash Management Schemes of Mutual Funds	255.35	310.90	294.53	877.51	663.32	997.71
- Dividend Income	89.40	254.10	109.39	481.72	447.78	511.14
- Rental Income	12.35	11.95	10.76	31.89	27.63	68.05
- Fees and commission Income	552.17	533.38	800.40	1,627.13	1,842.73	2,475.11
- Fair Value gain consequent to merger of GRUH, an associate, with Bandhan Bank [Refer Note 6])						
Realised gain	-	1,473.75	-	1,473.75	-	-
Gain on fair valuation	1,798.81	6,526.54	-	8,325.35	-	-
- Net gain/(loss) on fair value changes	2,174.97	(985.07)	1,088.80	1,391.83	1,704.85	750.59
- Profit/(loss) on Sale of Investment properties	7.40	(0.05)	(0.70)	20.80	28.49	21.63
- Income on derecognised / assigned loans	170.25	263.88	255.06	730.30	793.82	859.99
- Income pertaining to Life Insurance Business	7,844.09	7,381.74	6,838.38	21,714.67	18,549.83	32,252.60
- Income pertaining to Non Life Insurance Business	3,488.07	4,382.22	3,615.08	10,261.16	9,317.44	11,929.22
Total Revenue from Operations	28,996.17	32,796.50	24,587.35	84,917.40	67,150.53	95,693.52
2 Other Income	77.02	54.39	65.80	246.50	226.71	501.35
3 Total Income (1+2)	29,073.19	32,850.89	24,653.15	85,163.90	67,377.24	96,194.87
4 Expenses:						
- Finance costs	7,896.00	8,217.33	7,745.07	24,319.88	21,870.51	29,525.33
- Impairment on financial instruments (Expected Credit Loss)	2,997.73	748.47	151.68	4,641.82	630.18	1,165.70
- Employee benefit expenses	876.30	885.06	754.97	2,591.98	2,436.23	2,967.37
- Depreciation, amortisation and impairment	81.70	68.00	45.97	212.26	108.93	141.47
- Establishment Expenses	41.78	48.83	96.66	150.96	250.26	321.11
- Expenses pertaining to Life Insurance Business	10,234.00	7,124.21	8,019.69	24,401.44	20,511.14	32,777.09
- Expenses pertaining to Non Life Insurance Business	3,237.66	4,151.87	3,360.66	9,585.55	8,690.96	11,474.85
- Other Expenses	758.97	745.95	770.37	2,146.08	2,186.13	3,112.81
Total Expenses	26,124.14	21,989.72	20,945.07	68,049.97	56,684.34	81,485.73
5 Share of profit of Associates (Equity Method)	1,651.74	1,201.00	613.13	4,128.39	5,300.37	7,389.82
6 Profit before tax (3-4+5)	4,600.79	12,062.17	4,321.21	21,242.32	15,993.27	22,098.96
7 Tax Expense						
- Current tax	873.52	576.24	1,034.34	2,606.34	3,027.70	4,370.02
- Deferred tax	(469.21)	737.24	(90.18)	151.09	196.34	148.43
Total Tax expense	404.31	1,313.48	944.16	2,757.43	3,224.04	4,518.45
8 Net Profit (before adjustment for minority interest) (6-7)	4,196.48	10,748.69	3,377.05	18,484.89	12,769.23	17,580.51
9 Other Comprehensive Income	(937.30)	136.66	588.12	(257.36)	(49.74)	81.72
10 Total Comprehensive Income (8+9)	3,259.18	10,885.35	3,965.17	18,227.53	12,719.49	17,662.23
11 Profit Attributable to:						
Owners of the Corporation	3,835.38	10,388.61	3,038.33	17,318.37	11,739.78	16,231.76
Non-Controlling Interest	361.10	360.08	338.72	1,166.52	1,029.45	1,348.75
12 Other Comprehensive Income attributable to:						
Owners of the Corporation	(940.40)	108.61	488.52	(343.58)	(37.94)	119.49
Non-Controlling Interest	3.10	28.05	99.60	86.22	(11.80)	(37.77)
13 Total Comprehensive Income attributable to:						
Owners of the Corporation	2,894.98	10,497.22	3,526.85	16,974.79	11,701.84	16,351.25
Non-Controlling Interest	364.20	388.13	438.32	1,252.74	1,017.65	1,310.98
Earnings per Share (Face value ₹ 2)#						
- Basic	22.16	60.24	17.59	100.37	69.16	95.40
- Diluted	21.95	59.80	17.52	99.61	68.57	94.66
Paid-up Equity Share Capital (Face value ₹ 2)	345.81	345.34	343.89	345.81	343.89	344.29
Reserves excluding Revaluation Reserves as at March 31						1,11,388.85

Not annualised

* Includes share of profits of unreviewed results of an associate.

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2 The disclosure in terms of Ind AS 108 dealing with "Operating Segment" as specified under Section 133 of the Companies Act, 2013

₹ in Crore

PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Nine Months ended	Nine Months ended	Year ended
	31-Dec-19	30-Sep-19	31-Dec-18	31-Dec-19	31-Dec-18	31-Mar-19
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
Segment Revenues						
- Loans	20,475.59	14,052.75	11,284.96	48,224.88	33,701.18	44,802.57
- Life Insurance	11,606.97	8,407.02	9,258.02	28,371.15	24,065.90	38,248.74
- General Insurance	3,536.15	4,426.36	3,665.56	10,395.27	9,472.84	12,094.72
- Asset Management	578.11	540.26	505.04	1,710.62	1,556.52	2,254.72
- Others	136.01	439.89	119.69	698.28	539.73	687.93
Total Segment Revenues	36,332.83	27,866.28	24,833.27	89,400.20	69,336.17	98,088.68
Add : Unallocated Revenues	51.91	57.47	65.06	111.54	113.26	0.17
Less: Inter-segment Adjustments	(7,311.55)	4,927.14	(245.18)	(4,347.84)	(2,072.19)	(1,893.98)
Total Revenues	29,073.19	32,850.89	24,653.15	85,163.90	67,377.24	96,194.87
Segment Results						
- Loans	2,817.26	11,032.36	3,043.25	18,029.00	9,978.26	12,685.20
- Life Insurance	345.86	268.41	279.01	1,057.32	974.25	1,495.00
- General Insurance	154.68	145.02	154.29	416.55	384.59	421.64
- Asset Management	473.10	450.64	266.41	1,367.48	860.53	1,396.22
- Others	(48.59)	247.12	51.29	190.94	202.19	219.89
Total Segment Results	3,742.31	12,143.55	3,794.25	21,061.29	12,399.82	16,217.95
Add / (Less) : Unallocated	51.91	57.47	65.06	111.54	113.26	0.15
Add: Share of Profit from Associates	1,651.74	1,201.00	613.13	4,128.39	5,300.37	7,389.82
Less: Inter-segment Adjustments	(845.17)	(1,339.85)	(151.23)	(4,058.90)	(1,820.18)	(1,508.96)
Profit before Tax	4,600.79	12,062.17	4,321.21	21,242.32	15,993.27	22,098.96
Segment Assets						
- Loans	4,86,645.92	4,82,392.99	4,45,619.81	4,86,645.92	4,45,619.81	4,61,218.46
- Life Insurance	1,45,249.46	1,40,527.55	1,23,939.37	1,45,249.46	1,23,939.37	1,32,902.91
- General Insurance	17,961.09	17,140.67	14,372.65	17,961.09	14,372.65	14,029.66
- Asset Management	4,938.35	4,473.98	4,106.27	4,938.35	4,106.27	4,095.57
- Others	947.25	968.69	710.55	947.25	710.55	554.77
Total Segment Assets	6,55,742.07	6,45,503.88	5,88,748.65	6,55,742.07	5,88,748.65	6,12,801.37
Unallocated						
- Banking	47,155.52	45,616.56	42,524.08	47,155.52	42,524.08	43,874.69
- Others	4,561.50	4,592.19	4,821.90	4,561.50	4,821.90	4,199.06
Total Assets	7,07,459.09	6,95,712.63	6,36,094.63	7,07,459.09	6,36,094.63	6,60,875.12
Segment Liabilities						
- Loans	4,18,084.72	4,14,402.04	3,90,361.69	4,18,084.72	3,90,361.69	4,02,742.63
- Life Insurance	1,38,840.38	1,34,438.57	1,18,550.11	1,38,840.38	1,18,550.11	1,27,488.36
- General Insurance	15,535.27	14,881.13	12,169.28	15,535.27	12,169.28	12,108.55
- Asset Management	292.25	339.94	189.79	292.25	189.79	167.34
- Others	145.52	140.62	68.54	145.52	68.54	87.27
Total Segment Liabilities	5,72,898.14	5,64,202.30	5,21,339.41	5,72,898.14	5,21,339.41	5,42,594.15
Unallocated						
- Others	195.14	200.85	326.22	195.14	326.22	302.45
Total Liabilities	5,73,093.28	5,64,403.15	5,21,665.63	5,73,093.28	5,21,665.63	5,42,896.60
Capital Employed						
- Loans	68,561.20	67,990.95	55,258.12	68,561.20	55,258.12	58,475.83
- Life Insurance	6,409.08	6,088.98	5,389.26	6,409.08	5,389.26	5,414.55
- General Insurance	2,425.82	2,259.54	2,203.37	2,425.82	2,203.37	1,921.11
- Asset Management	4,646.10	4,134.04	3,916.48	4,646.10	3,916.48	3,928.23
- Others	801.73	828.07	642.01	801.73	642.01	467.50
Total Segment Capital Employed	82,843.93	81,301.58	67,409.24	82,843.93	67,409.24	70,207.22
Unallocated						
- Banking	47,155.52	45,616.56	42,524.08	47,155.52	42,524.08	43,874.69
- Others	4,366.36	4,391.34	4,495.68	4,366.36	4,495.68	3,896.61
Total Capital Employed	1,34,365.81	1,31,309.48	1,14,429.00	1,34,365.81	1,14,429.00	1,17,978.52

- The Group identifies primary segments based on the dominant source, nature of risks and returns, the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit / loss amounts are evaluated regularly by the Chief Operating Decision Maker in deciding how to allocate resources and in assessing performance.
- Loans segment mainly comprises of Group's financing activities for housing and also includes financing of commercial real estate and others through the Corporation and its subsidiaries GRUH Finance Limited [GRUH] (till 30 August 2019) and HDFC Credila Financial Services Private Limited.
- Asset Management segment includes portfolio management, mutual fund and property investment management.
- Others include project management and investment consultancy.
- The Group does not have any material operations outside India and hence disclosure of geographic segments is not given.

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3 The key data relating to standalone results of Housing Development Finance Corporation Limited is as under:

₹ in Crore

PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Nine months ended	Nine months ended	Year ended
	31-Dec-19	30-Sep-19	31-Dec-18	31-Dec-19	31-Dec-18	31-Mar-19
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
Total Income	20,291.45	13,494.12	10,582.49	46,781.68	31,791.43	43,378.01
Profit Before Tax	9,142.99	4,530.38	2,868.80	17,658.48	9,427.88	13,118.77
Tax Expense	770.50	568.85	755.00	2,121.36	2,657.00	3,486.31
Net Profit After Tax	8,372.49	3,961.53	2,113.80	15,537.12	6,770.88	9,632.46
Other Comprehensive Income	(806.68)	(95.43)	25.26	(640.13)	(92.84)	(131.53)
Total Comprehensive Income	7,565.81	3,866.10	2,139.06	14,896.99	6,678.04	9,500.93
Earnings per Share (₹)*						
- Basic	48.51	22.94	12.29	90.05	39.85	56.53
- Diluted	48.11	22.77	12.23	89.36	39.51	56.08
Equity Share Capital	345.81	345.34	343.89	345.81	343.89	344.29
Reserves excluding Revaluation Reserves as at March 31						77,011.18

* Not annualised

- 4 The financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India.
- 5 Effective April 1, 2019 the Corporation has adopted Ind AS 116 - Leases, which requires any lease arrangement to be recognised in the balance sheet of the lessee as a 'right-of-use' asset with a corresponding lease liability. The 'right-of-use' asset has been included under the line 'Property, Plant and Equipment' and lease liability has been included under 'Other Financial Liabilities'. Accordingly depreciation has been charged on such assets as against lease rental expenses in the previous year. Similarly interest expense has been recognised on lease liabilities under finance costs. As permitted by the standard, the Group has applied this standard w.e.f. April 1, 2019 and comparatives for the previous period / year have not been restated. The effect of this adoption is insignificant on the profit for the period.
- 6 In view of the directive by Reserve Bank of India to the Corporation to hold not more than 9.9% of the share capital of Bandhan post effectiveness of the said merger, during the previous quarter ended September 30, 2019, the Corporation, further, sold 6,74,00,000 equity shares of ₹ 2 each of GRUH. Post this sale, the Corporation retained 38% of the GRUH and has classified the investment as an Associate. This has resulted in a pre-tax adjusted gain of ₹ 8,000.29 crore in the consolidated financial results in accordance with Ind AS 110 Consolidated Financial Statements. The Corporation has recognised such gains as realised gain of ₹ 1,473.75 crore on sale of shares and the net unrealised gain of ₹ 6,526.54 crore being fair value of the retained investment in GRUH.

During the quarter ended December 31, 2019, GRUH, a subsidiary of the Corporation has been amalgamated into and with Bandhan Bank Limited ("Bandhan") on receipt of approval of scheme of amalgamation from the National Company Law Tribunal, Ahmedabad and Kolkata benches. In accordance with para 22 of "Ind AS 28 - Investments in Associates and Joint Ventures", on derecognition of investment in GRUH, the Corporation has recognised a fair value gain of ₹ 1,798.81 crore through the Statement of Profit and Loss.

- 7 Pursuant to receipt of approvals from Reserve Bank of India, Insurance Regulatory and Development Authority of India and Competition Commission of India, the Corporation has, on January 9, 2020, acquired 51.16% of the equity share capital of HDFC ERGO Health Insurance Company Limited (formerly Apollo Munich Health Insurance Company Limited). The impact of this transaction will be effected in the subsequent quarter.
- 8 During the quarter ended December 31, 2019, the Corporation has allotted 23,32,555 equity shares of ₹ 2 each pursuant to exercise of stock options by certain employees/ directors.
- 9 Figures for the previous period have been regrouped wherever necessary, in order to make them comparable.

The above results for the quarter and nine months ended December 31, 2019 were reviewed by the Audit and Governance Committee of Directors and subsequently approved by the Board of Directors at its meeting held on January 27, 2020, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The above results for the quarter and nine months ended December 31, 2019 have been subjected to a Limited Review by the Auditors of the Corporation.

For and on behalf of the Board of Directors

Place: Mumbai
Date: January 27, 2020

Keki M. Mistry
Vice Chairman & CEO