



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

Statement of Standalone Assets and Liabilities as at September 30, 2022

Rs in crore

PARTICULARS	As at 30-Sep-22 Reviewed	As at 30-Sep-21 Reviewed
ASSETS		
1 Financial Assets		
(a) Cash and cash equivalents	1,284.96	3,472.67
(b) Bank Balance other than (a) above	500.86	355.90
(c) Derivative financial instruments	1,881.50	1,692.03
(d) Receivables		
(I) Trade Receivables	188.15	169.42
(II) Other Receivables	-	-
(e) Loans	582,127.61	507,464.57
(f) Investments	75,048.10	69,504.61
(g) Other Financial assets	9,063.24	3,378.13
Total - Financial Assets	670,094.42	586,037.33
2 Non - Financial Assets		
(a) Current tax assets (Net)	2,671.34	2,374.67
(b) Deferred tax Assets (Net)	1,412.06	1,802.08
(c) Investment Property	2,814.92	2,181.32
(d) Property, Plant and Equipment	1,087.78	1,019.72
(e) Other Intangible assets	363.34	370.17
(f) Other non-financial assets	1,239.26	395.71
(g) Non-Current Assets held for Sale	99.77	58.77
Total - Non - Financial Assets	9,688.47	8,202.44
TOTAL - ASSETS	679,782.89	594,239.77
LIABILITIES		
1 Financial Liabilities		
(a) Derivative financial instruments	8,637.28	1,446.90
(b) Payables		
(I) Trade Payables		
(i) total outstanding dues of micro enterprises and small enterprises	5.59	1.53
(ii) total outstanding dues of creditors other than micro enterprises	320.58	388.43
(II) Other Payables		
(i) total outstanding dues of micro enterprises and small enterprises	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
(c) Debt Securities	219,199.16	185,498.94
(d) Borrowings (Other than Debt Securities)	143,950.98	111,850.59
(e) Deposits	162,883.46	161,387.81
(f) Subordinated Liabilities	3,000.00	4,000.00
(g) Other financial liabilities	16,537.18	15,542.57
Total - Financial Liabilities	554,534.23	480,116.77
2 Non Financial Liabilities		
(a) Current tax liabilities (net)	441.20	588.20
(b) Provisions	302.05	272.13
(c) Other non-financial liabilities	1,064.82	1,445.00
Total - Non Financial Liabilities	1,808.07	2,305.33
3 EQUITY		
(a) Equity Share capital	363.47	361.64
(b) Other Equity	123,077.12	111,456.03
Total - Equity	123,440.59	111,817.67
TOTAL - EQUITY AND LIABILITIES	679,782.89	594,239.77

1 Crore = 10 Million



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE THE HALF-YEAR ENDED SEPTEMBER 30, 2022

Rs in crore

	Half Year ended Sep 30, 2022	Half Year ended Sep 30, 2021	Growth	Quarter ended Sep 30, 2022	Quarter ended Sep 30, 2021	Growth	Quarter ended June 30, 2022	Quarter ended June 30, 2021	Growth
Total Interest Income	25,201.96	21,330.12	18%	13,198.94	10,683.05	24%	12,003.02	10,647.07	13%
Interest and Other Charges	16,115.81	13,095.39	23%	8,559.69	6,573.47	30%	7,556.12	6,521.92	16%
Net Interest Income	9,086.15	8,234.73	10%	4,639.25	4,109.58	13%	4,446.90	4,125.15	8%
Other Operating Income	835.59	1,092.62		468.63	361.64		366.96	730.98	
Less: Non Interest Expenses	9,921.75	9,327.35		5,107.89	4,471.22		4,813.86	4,856.13	
Staff Expenses	405.09	331.48		197.99	158.02		207.10	173.46	
Adjustment due to fair value of stock options	145.13	268.28		69.00	122.09		76.13	146.19	
Establishment Expenses	26.00	24.43		12.94	11.82		13.06	12.61	
Other Expenses	383.17	285.01		199.43	151.81		183.74	133.20	
CSR Expenses	107.00	95.00		52.00	47.50		55.00	47.50	
Depreciation, Amortisation & Impairment	111.64	76.30		57.88	38.61		53.76	37.69	
Total Expenses	1,178.03	1,080.50		589.24	529.85		588.79	550.65	
Other Income	17.20	16.11		8.78	10.44		8.42	5.67	
Profit Before Dividend, Sale of Investments & Provision for Loan Losses	8,760.92	8,262.96	6%	4,527.43	3,951.81	15%	4,233.49	4,311.15	
Dividend Income	2,046.15	1,187.66		1,359.63	1,171.26		686.52	16.40	
Profit on Sale of Investments	183.81	263.02		-	-		183.81	263.02	
Less Impairment on Financial Instruments (Expected Credit Loss)	987.00	1,138.00		473.00	452.00		514.00	686.00	
Profit Before Tax	10,003.88	8,575.64	17%	5,414.06	4,671.07	16%	4,589.82	3,904.57	18%
Tax Expense	1,880.82	1,794.47		959.82	890.57		921.00	903.90	
Profit After Tax	8,123.06	6,781.17	20%	4,454.24	3,780.50	18%	3,668.82	3,000.67	22%
Other Comprehensive Income	(342.97)	(536.86)		105.17	(515.40)		(448.14)	(21.46)	
Total Comprehensive Income	7,780.09	6,244.31	25%	4,559.41	3,265.10	40%	3,220.68	2,979.21	8%

1 Crore = 10 Million



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
STANDALONE SCHEDULES - HALF YEAR ENDED SEPTEMBER 30, 2022

Rs in crore

	Half Year ended Sep 30, 2022	Half Year ended Sep 30, 2021	Growth	Quarter ended Sep 30, 2022	Quarter ended Sep 30, 2021	Growth	Quarter ended June 30, 2022	Quarter ended June 30, 2021	Growth
INCOME FROM OPERATIONS									
Interest on Loans as per EIR	23,645.22	20,173.22		12,372.10	10,054.44		11,273.12	10,118.78	
Other Interest	1,461.31	929.10		770.84	524.52		690.47	404.58	
Surplus on deployment in liquid instruments	95.43	227.80		56.00	104.09		39.43	123.71	
Interest Income	25,201.96	21,330.12		13,198.94	10,683.05		12,003.02	10,647.07	
Other Operating Income									
Income on derecognised (assigned) loans	514.11	395.20		231.63	127.75		282.48	267.45	
Rental Income	38.99	41.28		18.60	20.47		20.39	20.81	
Fees and Commission Income	131.18	112.93		76.17	69.03		55.01	43.90	
Profit/ (Loss) on Sale of Investments in Properties	0.64	(4.76)		(0.07)	(1.45)		0.71	(3.31)	
Net gain on fair value changes	150.67	547.97		142.30	145.84		8.37	402.13	
	835.59	1,092.62		468.63	361.64		366.96	730.98	
	26,037.55	22,422.74		13,667.57	11,044.69		12,369.98	11,378.05	
INTEREST AND OTHER CHARGES									
INTEREST									
Loans	3,813.28	2,595.72		2,052.75	1,314.24		1,760.53	1,281.48	
Deposits	5,273.04	5,035.36		2,670.66	2,546.54		2,602.38	2,488.82	
Bonds and Debentures	6,877.01	5,330.45		3,760.91	2,645.10		3,116.10	2,685.35	
	15,963.33	12,961.53		8,484.32	6,505.88		7,479.01	6,455.65	
Interest Expenses - Lease Rental Properties	9.32	7.36		4.82	3.74		4.50	3.62	
OTHER CHARGES	143.16	126.50		70.55	63.85		72.61	62.65	
	16,115.81	13,095.39		8,559.69	6,573.47		7,556.12	6,521.92	

1 Crore = 10 Million

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

STANDALONE HIGHLIGHTS- SEPTEMBER 30, 2022

	30-Sep-22	31-Mar-22	30-Sep-21
Individual loans sold	93,566	83,880	76,366
Individual loans sold during the last 12 months	34,513	28,455	27,199
Spread on Individual Loans	1.91%	1.93%	1.93%
Spread on Non-Individual Loans	3.65%	3.40%	3.37%
Spread on Loans	2.28%	2.29%	2.29%
Net interest margin	3.4%	3.5%	3.6%
Earnings per Share - Basic (Rs) *	44.73	76.01	37.56
Earnings per Share - Diluted (Rs) *	44.51	75.20	37.16
Risk weighted Assets	461,344	440,314	411,815
Tier 1 Capital	101,398	97,951	89,111
Capital adequacy ratio	22.5%	22.8%	22.4%
of which Tier I	21.9%	22.2%	21.6%
Tier II	0.6%	0.6%	0.8%
Return on Regulatory Capital (Tier I)	16.3%	15.0%	15.5%
<i>Reported NPLs as per November 12 circular #</i>			
Non-performing loans - Individual Loans	0.91%	0.99%	
Non-performing loans - Non-Individual Loans	3.99%	4.76%	
Non-performing loans	1.59%	1.91%	
<i>As per earlier norms on NPLs</i>			
Non-performing loans - Individual Loans	0.73%	0.78%	1.10%
Non-performing loans - Non-Individual Loans	3.99%	4.76%	4.69%
Non-performing loans	1.44%	1.74%	2.00%
Provisions Carried	13,146	13,506	13,340
Credit costs	0.31%	0.33%	0.40%
Loan amount restructured under RBI Resolution Framework for COVID-19 Related Stress - 1.0 & 2.0 (% of loan book)	0.7%	0.8%	1.4%
Loans approved under Emergency Credit Line Guarantee Scheme (ECLGS)^	2,309		
Loans disbursed under ECLGS^	1,783		
Unaccounted gains on listed investments in subsidiary and associate companies	224,781		

* Not annualised for Sep22 and Sep21

Pursuant to RBI's circular on "Prudential Norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances - Clarification" dated November 12, 2021, the Corporation has taken necessary steps and complied with the provisions of the aforesaid circular. On February 15, 2022, the RBI allowed deferment of para 10 of the aforesaid circular till September 30, 2022, pertaining to the upgrade of non-performing accounts. However, the Corporation has not opted for the deferment.

^ Net of cancellations and withdrawals from ECLGS

1 Crore = 10 Million



With you, right through

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

Expected Credit Loss (ECL) based on Exposure At Default (EAD)

Rs in crore

As per IND AS	Sep-22	Jun-22	Mar-22	Sep-21
Gross Stage 1	560,028	542,489	529,807	475,219
ECL Provision Stage 1	1,377	1,078	1,375	1,405
Net Stage 1	558,651	541,411	528,432	473,814
Coverage Ratio% Stage 1	0.25%	0.20%	0.26%	0.30%
Gross Stage 2	23,414	25,206	25,252	32,146
ECL Provision Stage 2	5,490	5,766	5,140	4,809
Net Stage 2	17,924	19,440	20,112	27,337
Coverage Ratio% Stage 2	23%	23%	20%	15%
Gross Stage 3	11,346	12,293	12,868	12,993
ECL Provision Stage 3	6,279	6,484	6,991	7,126
Net Stage 3	5,067	5,809	5,877	5,867
Coverage Ratio% Stage 3	55%	53%	54%	55%
EAD	594,788	579,988	567,927	520,358
ECL Provision	13,146	13,328	13,506	13,340
Net	581,642	566,660	554,421	507,018
ECL/EAD	2.21%	2.30%	2.38%	2.56%

As at September 30, 2022

EAD	Individual		Non-Individual		Total	
Stage 1	453,699	97.4%	106,329	82.3%	560,028	94.2%
Stage 2	7,070	1.5%	16,344	12.7%	23,414	3.9%
Stage 3	4,892	1.1%	6,454	5.0%	11,346	1.9%
EAD Total	465,661	100.0%	129,127	100.0%	594,788	100.0%
ECL	Individual		Non-Individual		Total	
Stage 1	981	31.5%	396	3.9%	1,377	10.5%
Stage 2	1,127	36.1%	4,363	43.5%	5,490	41.8%
Stage 3	1,011	32.4%	5,268	52.5%	6,279	47.8%
ECL Total	3,119	100.0%	10,027	100.0%	13,146	100.0%
ECL / EAD	Individual		Non-Individual		Total	
Stage 1	0.2%		0.4%		0.2%	
Stage 2	16%		27%		23%	
Stage 3	21%		82%		55%	
ECL / EAD	0.67%		7.77%		2.21%	



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HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

STANDALONE RECONCILIATIONS

SUMMARISED BALANCE SHEET

Rs in crore

	30-Sep-22	30-Sep-21
Assets		
Loans (net of ECL)	582,128	507,464
Investments	75,048	69,505
Other Assets	22,607	17,271
	679,783	594,240
Liabilities		
Equity Capital	363	362
Other Equity	123,077	111,456
Borrowings	529,034	462,737
Other Liabilities	27,308	19,685
	679,783	594,240

Borrowings

	30-Sep-22	30-Sep-21
Term Loans	143,951	111,850
Bonds, Debentures & Commercial Paper	222,199	189,499
Deposits	162,884	161,388
	529,034	462,737

Loans

	30-Sep-22	30-Sep-21
Individuals	465,752	391,195
Corporate Bodies	123,520	123,647
Others	5,997	5,956
Gross Loan Book	595,269	520,798
Less: Impairment Loss allowance (Expected Credit Loss)	13,141	13,333
	582,128	507,464

Assets Under Management

Loan Book on an AUM Basis	30-Sep-22	30-Sep-21
Assets Under Management	690,285	597,339
Less: Outstanding Loans Sold	95,016	76,541
Loans Outstanding	595,269	520,798

Break-Up of Loans Under Management	%
Individuals	81%
Corporate	4%
Lease Rental Discounting	6%
Construction Finance	9%
Total	100%

1 Crore = 10 Million



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
Statement of Consolidated Assets and Liabilities

Rs in Crore

PARTICULARS	30-Sep-22 Reviewed	30-Sep-21 Reviewed
ASSETS		
Financial assets		
Cash and cash equivalents	2,254.19	4,363.76
Bank Balances other than the above	585.05	372.68
Trade and other Receivables	361.27	192.27
Derivative financial instruments	1,972.75	1,713.86
Loans	594,207.35	514,581.62
Investments in Associates	65,856.32	58,786.42
Other Investments	60,853.39	56,620.61
Assets of Life Insurance Business	231,252.29	202,248.87
Assets of Non-Life Insurance business	27,392.16	25,064.65
Other financial assets	9,291.83	3,793.76
Total Financial assets	994,026.60	867,738.50
Non-Financial assets		
Current Tax Assets (Net)	3,385.29	3,076.76
Deferred tax assets (Net)	1,778.30	2,042.35
Investment property	2,926.34	2,278.34
Property, plant and equipment	1,877.32	1,746.59
Other intangible assets	2,621.23	981.93
Capital work in Progress	4.01	9.46
Intangible assets under development	43.84	40.30
Other non-financial assets	1,690.04	827.95
Goodwill on consolidation	5,289.44	1,600.73
Non - Current assets held for sale	99.77	58.77
Total Non-Financial Assets	19,715.58	12,663.18
TOTAL ASSETS	1,013,742.18	880,401.68
LIABILITIES AND EQUITY		
LIABILITIES		
Financial Liabilities		
Derivative financial instruments	9,122.97	1,543.98
Trade and other Payables	4,545.16	3,536.86
Debt Securities	221,122.37	187,635.34
Borrowings (Other than Debt Securities)	150,931.33	115,339.61
Deposits	162,746.46	161,345.27
Subordinated Liabilities	5,019.70	5,217.76
Liabilities pertaining to Life Insurance Business	218,922.85	193,451.86
Liabilities pertaining to Non Life Insurance Business	23,325.21	20,711.12
Other financial liabilities	17,054.06	15,912.22
Total Financial Liabilities	812,790.11	704,694.02
Non-Financial Liabilities		
Current tax liabilities (Net)	504.74	637.26
Deferred tax liabilities (Net)	339.00	208.71
Provisions	450.40	407.77
Other non-financial liabilities	1,440.75	1,713.75
Total Non-Financial Liabilities	2,734.89	2,967.49
Total liabilities	815,525.00	707,661.51
EQUITY		
Equity Share capital	363.47	361.64
Other equity	184,305.85	163,210.87
Non-controlling interest	13,547.86	9,167.66
Total Equity	198,217.18	172,740.17
TOTAL LIABILITIES AND EQUITY	1,013,742.18	880,401.68

1 Crore = 10 Million



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS
FOR THE HALF-YEAR ENDED SEPTEMBER 30, 2022

Rs in crore

	Half Year Ended Sep 30, 2022	Half Year Ended Sep 30, 2021	Quarter ended Sep 30, 2022	Quarter ended Sep 30, 2021	Quarter ended June 30, 2022	Quarter ended June 30, 2021
1 Revenue from Operations						
- Interest Income	26,171.74	22,004.92	13,713.77	11,048.02	12,457.97	10,956.90
- Surplus from deployment in Cash Management Schemes of Mutual Funds	95.43	227.80	56.00	104.09	39.43	123.71
- Dividend Income	29.29	39.83	17.04	34.14	12.25	5.69
- Rental Income	30.46	30.59	14.39	15.14	16.07	15.45
- Fees and commission Income	1,149.51	1,131.57	586.22	587.96	563.29	543.61
- Net gain / (loss) on fair value changes	226.59	989.86	342.57	346.89	(115.98)	642.97
- Profit on Sale of Investment and Investment Properties	0.64	72.03	(0.07)	5.70	0.71	66.33
- Income on derecognised / assigned loans	481.06	384.45	222.69	124.10	258.37	260.35
- Premium and other operating income from Life Insurance Business - Policyholders' funds	28,783.68	23,957.25	16,228.39	13,899.75	12,555.29	10,057.50
- Net Gain/(loss) on Investments in Life Insurance business - Policyholders' funds	146.23	11,381.64	6,808.91	6,417.62	(6,662.68)	4,964.02
- Income from General Insurance Business - Policyholders' funds	9,985.77	9,361.52	5,927.07	6,007.43	4,058.70	3,354.09
Total Revenue from Operations	67,100.40	69,581.46	43,916.98	38,590.84	23,183.42	30,990.62
2 Other Income	20.21	19.18	10.31	12.67	9.90	6.51
3 Total Income (1+2)	67,120.61	69,600.64	43,927.29	38,603.51	23,193.32	30,997.13
4 Expenses:						
- Finance costs	16,449.73	13,310.44	8,761.89	6,683.84	7,687.84	6,626.60
- Impairment on financial instruments (ECL)	975.74	1,130.63	461.26	444.09	514.48	686.54
- Employee benefit expenses	1,093.93	1,085.61	554.71	536.94	539.22	548.67
- Depreciation, amortisation and impairment	299.25	175.77	149.57	88.37	149.68	87.40
- Claims and other operating expenses of Life Insurance Business - Policyholders' funds	23,900.58	18,181.41	14,549.76	10,584.82	9,350.82	7,596.59
- Changes in Life Insurance contract liabilities and surplus pending transfer	4,430.67	16,961.85	8,135.71	9,574.74	(3,705.04)	7,387.11
- Expense of General Insurance Business - Policyholders' funds	9,630.93	9,178.02	5,680.39	5,787.45	3,950.54	3,390.57
- Establishment and Other Expenses	713.90	563.45	367.03	300.44	346.87	263.01
Total Expenses	57,494.73	60,587.18	38,660.32	34,000.69	18,834.41	26,586.49
5 Share of profit of equity accounted investees (associates)	5,139.31	4,061.25	2,954.26	2,176.64	2,185.05	1,884.61
6 Profit before tax (3-4+5)	14,765.19	13,074.71	8,221.23	6,779.46	6,543.96	6,295.25
7 Tax Expense						
- Current tax	2,371.06	2,192.24	1,111.25	1,160.93	1,259.81	1,031.31
- Deferred tax	(222.77)	(98.92)	67.09	(51.94)	(289.86)	(46.98)
Total Tax expense	2,148.29	2,093.32	1,178.34	1,108.99	969.95	984.33
8 Net Profit After tax (6-7)	12,616.90	10,981.39	7,042.89	5,670.47	5,574.01	5,310.92
9 Other Comprehensive Income	(1,590.27)	(397.61)	579.06	(278.54)	(2,169.33)	(119.07)
10 Total Comprehensive Income (8+9)	11,026.63	10,583.78	7,621.95	5,391.93	3,404.68	5,191.85
11 Profit attributable to:						
Owners of the Corporation	11,862.08	10,299.18	6,553.48	5,258.01	5,308.60	5,041.17
Non-Controlling Interest	754.82	682.21	489.41	412.46	265.41	269.75
12 Other Comprehensive Income attributable to:						
Owners of the Corporation	(1,292.69)	(409.47)	399.50	(321.12)	(1,692.19)	(88.35)
Non-Controlling Interest	(297.58)	11.86	179.56	42.58	(477.14)	(30.72)
13 Total Comprehensive Income attributable to:						
Owners of the Corporation	10,569.39	9,889.71	6,952.98	4,936.89	3,616.41	4,952.82
Non-Controlling Interest	457.24	694.07	668.97	455.04	(211.73)	239.03
Earnings per equity share*						
Basic (Rs)	65.32	57.04	36.06	29.11	29.26	27.93
Diluted (Rs)	64.99	56.44	35.91	28.80	29.09	27.64

1 Crore = 10 Million

* Not annualised