



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE THE NINE MONTHS ENDED DECEMBER 31, 2022

Rs in crore

	Nine Months Ended Dec 31, 2022	Nine Months Ended Dec 31, 2021	Growth	Quarter ended Dec 31, 2022	Quarter ended Dec 31, 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	39,736.19	32,486.97	22%	14,534.23	11,156.85	30%	13,198.94	10,683.05	24%	12,003.02	10,647.07	13%
Interest and Other Charges	25,809.99	19,968.44	29%	9,694.18	6,873.05	41%	8,559.69	6,573.47	30%	7,556.12	6,521.92	16%
Net Interest Income	13,926.20	12,518.53	11%	4,840.05	4,283.80	13%	4,639.25	4,109.58	13%	4,446.90	4,125.15	8%
Other Operating Income	1,049.22	1,523.97		213.63	431.35		468.63	361.64		366.96	730.98	
	14,975.42	14,042.50		5,053.68	4,715.15		5,107.88	4,471.22		4,813.86	4,856.13	
Less: Non Interest Expenses												
Staff Expenses	609.06	504.97		203.97	173.49		197.99	158.02		207.10	173.46	
Adjustment due to fair value of stock options	175.92	329.27		30.79	60.99		69.00	122.09		76.13	146.19	
Establishment Expenses	37.29	33.59		11.29	9.16		12.94	11.82		13.06	12.61	
Other Expenses	588.15	431.78		204.98	146.77		199.43	151.81		183.74	133.20	
CSR Expenses	160.50	142.50		53.50	47.50		52.00	47.50		55.00	47.50	
Depreciation, Amortisation & Impairment	177.95	116.37		66.31	40.07		57.88	38.61		53.76	37.69	
Total Expenses	1,748.86	1,558.48		570.83	477.98		589.24	529.85		588.79	550.65	
Other Income	33.89	24.66		16.69	8.55		8.78	10.44		8.42	5.67	
Profit Before Dividend, Sale of Investments & Provision for Loan Losses	13,260.45	12,508.68		4,499.53	4,245.72		4,527.43	3,951.81		4,233.49	4,311.15	
Dividend Income	2,528.42	1,383.12		482.27	195.46		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)	1,357.00	1,531.00		370.00	393.00		473.00	452.00		514.00	686.00	
Profit Before Tax	14,615.68	12,623.82	16%	4,611.80	4,048.18	14%	5,414.06	4,671.07	16%	4,589.82	3,904.57	18%
Tax Expense	2,801.82	2,581.96		921.00	787.49		959.82	890.57		921.00	903.90	
Profit After Tax	11,813.86	10,041.86	18%	3,690.80	3,260.69	13%	4,454.24	3,780.50	18%	3,668.82	3,000.67	22%
Other Comprehensive Income	180.02	(729.68)		522.99	(192.82)		105.17	(515.40)		(448.14)	(21.46)	
Total Comprehensive Income	11,993.88	9,312.18	29%	4,213.79	3,067.87	37%	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 - NINE MONTHS ENDED DECEMBER 31, 2022

Rs in crore

	Nine Months Ended Dec 31, 2022	Nine Months Ended Dec 31, 2021	Quarter ended Dec 31, 2022	Quarter ended Dec 31, 2021	Quarter ended Sep 30, 2022	Quarter ended Sep 30, 2021	Quarter ended June 30, 2022	Quarter ended June 30, 2021
INCOME FROM OPERATIONS								
Interest on Loans as per EIR	37,168.59	30,593.39	13,523.37	10,420.17	12,372.10	10,054.44	11,273.12	10,118.78
Other Interest	2,395.76	1,564.08	934.45	634.98	770.84	524.52	690.47	404.58
Surplus on deployment in liquid instruments	171.84	329.50	76.41	101.70	56.00	104.09	39.43	123.71
Interest Income	39,736.19	32,486.97	14,534.23	11,156.85	13,198.94	10,683.05	12,003.02	10,647.07
Other Operating Income								
Income on derecognised (assigned) loans	671.89	619.92	157.78	224.72	231.63	127.75	282.48	267.45
Rental Income	59.37	60.91	20.38	19.63	18.60	20.47	20.39	20.81
Fees and Other Charges	228.04	174.37	96.86	61.44	76.17	69.03	55.01	43.90
Profit/ (Loss) on Sale of Investments in Properties	0.97	(2.76)	0.33	2.00	(0.07)	(1.45)	0.71	(3.31)
Net gain on fair value changes	88.95	671.53	(61.72)	123.56	142.30	145.84	8.37	402.13
	1,049.22	1,523.97	213.63	431.35	468.63	361.64	366.96	730.98
	40,785.41	34,010.94	14,747.86	11,588.20	13,667.57	11,044.69	12,369.98	11,378.05
INTEREST AND OTHER CHARGES								
INTEREST								
Loans	6,292.12	4,146.67	2,478.84	1,550.95	2,052.75	1,314.24	1,760.53	1,281.48
Deposits	7,899.22	7,535.78	2,626.18	2,500.42	2,670.66	2,546.54	2,602.38	2,488.82
Bonds and Debentures	11,389.63	8,078.92	4,512.62	2,748.47	3,760.91	2,645.10	3,116.10	2,685.35
	25,580.97	19,761.37	9,617.64	6,799.84	8,484.32	6,505.88	7,479.01	6,455.65
Interest Expenses - Lease Rental Properties	15.80	11.42	6.48	4.06	4.82	3.74	4.50	3.62
Other Charges	213.22	195.65	70.06	69.15	70.55	63.85	72.61	62.65
	25,809.99	19,968.44	9,694.18	6,873.05	8,559.69	6,573.47	7,556.12	6,521.92

1 Crore = 10 Million

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

STANDALONE HIGHLIGHTS- DECEMBER 31, 2022

	31-Dec-22	31-Dec-21
Individual loans sold	97,700	79,748
Individual loans sold during the last 12 months	35,937	27,591
Spread on Individual Loans	1.91%	1.93%
Spread on Non-Individual Loans	3.69%	3.25%
Spread on Loans	2.29%	2.26%
Net interest margin	3.5%	3.6%
Earnings per Share - Basic (Rs) *	64.95	55.58
Earnings per Share - Diluted (Rs) *	64.50	54.91
Risk weighted Assets	4,61,324	4,28,000
Tier 1 Capital	1,07,046	92,942
Capital adequacy ratio	23.7%	22.4%
of which Tier I	23.2%	21.7%
Tier II	0.5%	0.7%
Return on Regulatory Capital (Tier I)	15.4%	15.0%
<i>Reported NPLs</i> #		
Non-performing loans - Individual Loans	0.86%	1.44%
Non-performing loans - Non-Individual Loans	3.89%	5.04%
Non-performing loans	1.49%	2.32%
Provisions Carried	13,274	13,195
Credit costs	0.28%	0.35%
Loan amount restructured under RBI Resolution Framework for COVID-19 Related Stress - 1.0 & 2.0 (% of loan book)	0.7%	1.2%
Loans approved under Emergency Credit Line Guarantee Scheme (ECLGS)^	2,343	
Loans disbursed under ECLGS^	1,876	
Unaccounted gains on listed investments in subsidiary and associate companies	2,55,883	

* Not annualised for Dec-22 and Dec-21

Based on RBI's circular on "Prudential Norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances - Clarification" dated November 12, 2021.

^ Net of cancellations and withdrawals from ECLGS

1 Crore = 10 Million



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

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

Rs in crore

As per IND AS	Dec-22	Sep-22	Jun-22	Mar-22
Gross Stage 1	5,68,313	5,60,028	5,42,489	5,29,807
ECL Provision Stage 1	1,527	1,377	1,078	1,375
Net Stage 1	5,66,786	5,58,651	5,41,411	5,28,432
Coverage Ratio% Stage 1	0.27%	0.25%	0.20%	0.26%
Gross Stage 2	22,501	23,414	25,206	25,252
ECL Provision Stage 2	5,620	5,490	5,766	5,140
Net Stage 2	16,881	17,924	19,440	20,112
Coverage Ratio% Stage 2	25%	23%	23%	20%
Gross Stage 3	10,951	11,346	12,293	12,868
ECL Provision Stage 3	6,127	6,279	6,484	6,991
Net Stage 3	4,824	5,067	5,809	5,877
Coverage Ratio% Stage 3	56%	55%	53%	54%
EAD	6,01,765	5,94,788	5,79,988	5,67,927
ECL Provision	13,274	13,146	13,328	13,506
Net	5,88,491	5,81,642	5,66,660	5,54,421
ECL/EAD	2.21%	2.21%	2.30%	2.38%

As at December 31, 2022

EAD	Individual		Non-Individual		Total	
Stage 1	4,67,370	97.5%	1,00,943	82.4%	5,68,313	94.5%
Stage 2	7,019	1.5%	15,482	12.6%	22,501	3.7%
Stage 3	4,822	1.0%	6,129	5.0%	10,951	1.8%
EAD Total	4,79,211	100.0%	1,22,554	100.0%	6,01,765	100.0%

ECL	Individual		Non-Individual		Total	
Stage 1	1,131	33.5%	396	4.0%	1,527	11.5%
Stage 2	1,179	35.0%	4,441	44.9%	5,620	42.3%
Stage 3	1,064	31.5%	5,063	51.1%	6,127	46.2%
ECL Total	3,374	100.0%	9,900	100.0%	13,274	100.0%

ECL / EAD	Individual		Non-Individual		Total	
Stage 1	0.2%		0.4%		0.3%	
Stage 2	17%		29%		25%	
Stage 3	22%		83%		56%	
ECL / EAD	0.70%		8.08%		2.21%	



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HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

STANDALONE RECONCILIATIONS

SUMMARISED BALANCE SHEET

Rs in crore

	31-Dec-22	31-Dec-21
Assets		
Loans (net of ECL)	5,89,085	5,25,806
Investments	87,283	81,764
Other Assets	21,179	15,850
	6,97,547	6,23,420
Liabilities		
Equity Capital	365	362
Other Equity	1,28,874	1,15,038
Borrowings	5,43,664	4,87,546
Other Liabilities	24,644	20,474
	6,97,547	6,23,420

Borrowings

	31-Dec-22	31-Dec-21
Term Loans	1,50,689	1,32,052
Bonds, Debentures & Commercial Paper	2,31,454	1,99,687
Deposits	1,61,521	1,55,807
	5,43,664	4,87,546

Loans

	31-Dec-22	31-Dec-21
Individuals	4,79,316	4,08,356
Corporate Bodies	1,17,062	1,24,526
Others	5,977	6,112
Gross Loan Book	6,02,355	5,38,994
Less: Impairment Loss allowance (Expected Credit Loss)	13,269	13,188
	5,89,085	5,25,806

Assets Under Management

Loan Book on an AUM Basis	31-Dec-22	31-Dec-21
Assets Under Management	7,01,485	6,18,917
Less: Outstanding Loans Sold	99,130	79,923
Loans Outstanding	6,02,355	5,38,994

Break-Up of Loans Under Management	%
Individuals	82%
Corporate	4%
Lease Rental Discounting	6%
Construction Finance	8%
Total	100%

1 Crore = 10 Million



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS
FOR THE NINE MONTHS ENDED DECEMBER 31, 2022

Rs in crore

PARTICULARS	Nine Months Ended Dec-31, 2022	Nine Months Ended Dec-31, 2021	Quarter ended Dec 31, 2022	Quarter ended Dec 31, 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	41,318.55	33,463.72	15,146.81	11,458.80	13,713.77	11,048.02	12,457.97	10,956.90
- Surplus from deployment in liquid instruments	171.84	329.50	76.41	101.70	56.00	104.09	39.43	123.71
- Dividend Income	37.67	49.79	8.38	9.96	17.04	34.14	12.25	5.69
- Rental Income	46.57	44.83	16.11	14.24	14.39	15.14	16.07	15.45
- Fees and commission Income	1,771.10	1,717.19	621.59	585.62	586.22	587.96	563.29	543.61
- Net gain / (loss) on fair value changes	315.20	1,280.64	88.61	290.78	342.57	346.89	(115.98)	642.97
- Profit on Sale of Investment and Investment Properties	2.82	66.88	2.18	(5.15)	(0.07)	5.70	0.71	66.33
- Income on derecognised / assigned loans	640.69	597.83	159.63	213.38	222.69	124.10	258.37	260.35
- Premium and other operating income from Life Insurance Business - Policyholders' funds	45,747.81	37,988.56	16,964.13	14,031.31	16,228.39	13,899.75	12,555.29	10,057.50
- Net Gain/(loss) on Investments in Life Insurance business - Policyholders' funds	2,225.57	11,076.15	2,079.34	(305.49)	6,808.91	6,417.62	(6,662.68)	4,964.02
- Income from General Insurance Business - Policyholders' funds	16,028.81	14,264.09	6,043.04	4,902.57	5,927.07	6,007.43	4,058.70	3,354.09
Total Revenue from Operations	1,08,306.63	1,00,879.18	41,206.23	31,297.72	43,916.98	38,590.84	23,183.42	30,990.62
2 Other Income	37.04	29.15	16.83	9.97	10.31	12.67	9.90	6.51
3 Total Income (1+2)	1,08,343.67	1,00,908.33	41,223.06	31,307.69	43,927.29	38,603.51	23,193.32	30,997.13
4 Expenses:								
- Finance costs	26,381.52	20,305.49	9,931.79	6,995.05	8,761.89	6,683.84	7,687.84	6,626.60
- Impairment on financial instruments (ECL)	1,340.69	1,635.41	364.95	504.78	461.26	444.09	514.48	686.54
- Employee benefit expenses	1,600.02	1,563.24	506.09	477.63	554.71	536.94	539.22	548.67
- Depreciation, amortisation and impairment	451.00	265.64	151.75	89.87	149.57	88.37	149.68	87.40
- Claims and other operating expenses of Life Insurance Business - Policyholders' funds	35,527.25	28,160.71	11,626.67	9,979.30	14,549.76	10,584.82	9,350.82	7,596.59
- Changes in Life Insurance contract liabilities and surplus pending transfer	11,812.35	20,520.90	7,381.68	3,559.05	8,135.71	9,574.74	(3,705.04)	7,387.11
- Expense of General Insurance Business - Policyholders' funds	15,494.23	13,917.46	5,863.30	4,739.44	5,680.39	5,787.45	3,950.54	3,390.57
- Establishment and Other Expenses	1,097.74	865.73	383.84	302.28	367.03	300.44	346.87	263.01
Total Expenses	93,704.80	87,234.58	36,210.07	26,647.40	38,660.32	34,000.69	18,834.41	26,586.49
5 Share of profit of equity accounted investees (associates)	8,186.92	6,521.68	3,047.61	2,460.43	2,954.26	2,176.64	2,185.05	1,884.61
6 Profit before tax (3-4+5)	22,825.79	20,195.43	8,060.60	7,120.72	8,221.23	6,779.46	6,543.96	6,295.25
7 Tax Expense								
- Current tax	3,302.32	3,130.66	931.26	938.42	1,111.25	1,160.93	1,259.81	1,031.31
- Deferred tax	(171.34)	(85.20)	51.43	13.72	67.09	(51.94)	(289.86)	(46.98)
Total Tax expense	3,130.98	3,045.46	982.69	952.14	1,178.34	1,108.99	969.95	984.33
8 Net Profit After tax (6-7)	19,694.81	17,149.97	7,077.91	6,168.58	7,042.89	5,670.47	5,574.01	5,310.92
9 Other Comprehensive Income	(816.67)	(1,006.04)	773.60	(608.43)	579.06	(278.54)	(2,169.33)	(119.07)
10 Total Comprehensive Income (8+9)	18,878.14	16,143.93	7,851.51	5,560.15	7,621.95	5,391.93	3,404.68	5,191.85
11 Profit attributable to:								
Owners of the Corporation	18,537.33	16,136.18	6,675.25	5,837.00	6,553.48	5,258.01	5,308.60	5,041.17
Non-Controlling Interest	1,157.48	1,013.79	402.66	331.58	489.41	412.46	265.41	269.75
12 Other Comprehensive Income attributable to:								
Owners of the Corporation	(539.07)	(933.64)	753.62	(524.17)	399.50	(321.12)	(1,692.19)	(88.35)
Non-Controlling Interest	(277.60)	(72.40)	19.98	(84.26)	179.56	42.58	(477.14)	(30.72)
13 Total Comprehensive Income attributable to:								
Owners of the Corporation	17,998.26	15,202.54	7,428.87	5,312.83	6,952.98	4,936.89	3,616.41	4,952.82
Non-Controlling Interest	879.88	941.39	422.64	247.32	668.97	455.04	(211.73)	239.03
Earnings per equity share*								
Basic (Rs)	101.91	89.31	36.59	32.27	36.06	29.11	29.26	27.93
Diluted (Rs)	101.21	88.23	36.22	31.79	35.90	28.80	29.09	27.64

1 Crore = 10 Million

* Not annualised