



APTUS™

Date: 12th November 2020

To
BSE Limited
Listing department, first floor,
Phiroze Jeejeebhoy Towers,
Dalai Streets, Fort Mumbai - 400 001

Sub: Submission of Financial Results for the half year ended 30th September 2020 under Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref:

Scrip ID's: 10AVHFIL23, 935AVHFIL23, 980AVHFIL23, 10AVHFIL24, 10AVHFIL25, 10AVHFIL25A, 10AVHFIL25B, 10AVHFIL25C and 10AVHFIL25D

Scrip Code: 954484, 955695, 956379, 957247, 957406, 957665, 957996, 958094 and 958171

Dear Sir/ Madam,

The Board of Directors of the Company at their meeting held on 12th November 2020, inter-Alia, considered and approved the Financial Results of the Company for the half year ended 30th September 2020.

In terms of Regulations of the Securities and Exchange Board of India (Listing Obligations and Disclosure requirements), Regulations, 2015 (LODR), please find enclosed herewith the following for the half year ended 30th September 2020:

1. Unaudited Financial Results along with Limited review report as required under regulation 52 of LODR as Annexure I and II respectively.
2. Disclosures in accordance with regulation 52(4) of LODR as Annexure III.
3. Statement with respect to material deviation in use of proceeds of issue of Non- Convertible Debt Security as required under regulation 52(7) of LODR as Annexure IV.

Please take the above on record and acknowledge the receipt of the same.

Thanking you

For Aptus Value Housing Finance India Limited

Sanin Panicker
Company Secretary



Aptus Value Housing Finance India Ltd.

8B, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai-600 010. Tel: 044-45650000, Fax: 044-4555 4170.

CIN : U65922TN2009PLC073881

www.aptusindia.com

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

6th Floor - "A" Block
Tidel Park, No. 4
Rajiv Gandhi Salai
Taramani, Chennai - 600 113, India
Tel : +91 44 6117 9000

Independent Auditor's Review Report on the half yearly Unaudited Standalone Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Aptus Value Housing Finance India Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Aptus Value Housing Finance India Limited (the "Company") for the half year ended September 30, 2020 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

5. We draw attention to Note 3 to the accompanying Statement, which describes the economic impact and social disruption as a result of COVID-19 pandemic, on the Company's estimates of impairment of loans to customers, and the impact of Hon'ble Supreme Court's order of September 3, 2020, on classification of loans and related expected credit loss provisions, both of which are highly dependent on uncertain future developments. Our conclusion is not modified in respect of this matter.

For S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004



per Aniruddh Sankaran

Partner

Membership No.: 211107

UDIN: 20211107AAAAHF7302

Place: Chennai

Date: November 12, 2020



Aptus Value Housing Finance India Limited

Notes to the Statement of Unaudited Standalone Financial Results for the six months ended September 30, 2020:

1. Statement of Assets and Liabilities

Particulars		As at	As at
		September 30, 2020	March 31, 2020
		₹ lakhs	₹ lakhs
		(Unaudited)	(Audited)
ASSETS			
1	Financial Assets		
(a)	Cash and cash equivalents	25,119.87	48,177.90
(b)	Bank Balance other than (a) above	24,788.03	11,660.44
(c)	Loans	299,876.73	274,067.38
(d)	Investments	15,177.78	15,138.29
(e)	Other Financial assets	412.34	264.06
		365,374.75	349,308.07
2	Non-financial Assets		
(a)	Deferred tax assets (Net)	1,270.28	1,089.55
(b)	Property, plant and equipment	283.28	326.71
(c)	Other Intangible assets	23.24	35.35
(d)	Right of use assets	681.38	647.65
(e)	Other non-financial assets	148.30	128.60
		2,406.48	2,227.86
TOTAL ASSETS		367,781.23	351,535.93
LIABILITIES AND EQUITY			
LIABILITIES			
1	Financial Liabilities		
(a)	Payables		
	Trade Payables		
	(i) total outstanding dues of micro enterprises and small enterprises	-	-
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	757.80	102.07
(b)	Debt Securities	60,499.13	60,451.28
(c)	Borrowings (Other than Debt Securities)	127,213.46	121,865.32
(d)	Lease Liabilities	710.58	666.36
(e)	Other financial liabilities	435.71	528.73
		189,616.68	183,613.76
2	Non-Financial Liabilities		
(a)	Current tax liabilities (Net)	732.69	526.68
(b)	Provisions	278.65	252.43
(c)	Deferred tax liabilities (Net)	-	-
(d)	Other non-financial liabilities	214.91	168.55
		1,226.25	947.66
3	EQUITY		
(a)	Equity Share capital	9,451.33	9,451.33
(b)	Other Equity	167,486.97	157,523.18
		176,938.30	166,974.51
TOTAL LIABILITIES AND EQUITY		367,781.23	351,535.93



Aptus Value Housing Finance India Limited

CIN: U65922TN2009PLC073881

8B, 8th Floor, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai - 600 010

Tel: +91 44 4565 0000; Fax: +91 44 45554170

Statement of Unaudited Standalone Financial Results for the six months ended September 30, 2020

Particulars	Six months ended September 30, 2020	Six months ended September 30, 2019	Year ended March 31, 2020
	Unaudited	Unaudited	Audited
	₹ lakhs	₹ lakhs	₹ lakhs
1 Revenue from operations			
Interest Income	24,009.16	18,877.68	40,511.11
Fees and Other charges	318.57	502.71	1,051.23
Total Revenue from operations	24,327.73	19,380.39	41,562.34
2 Other income	1,462.18	1,542.37	3,942.02
3 Total Income (1+2)	25,789.91	20,922.76	45,504.36
4 Expenses			
(a) Finance costs	8,982.51	8,370.25	16,936.07
(b) Employee benefits expense	3,220.48	2,800.18	5,677.90
(c) Depreciation and amortisation expense	279.84	302.20	579.30
(d) Other expenses	445.73	624.62	1,298.89
(e) Impairment of Financial Instruments	183.47	(199.13)	266.31
Total expenses	13,112.03	11,898.12	24,758.47
5 Profit before tax (3-4)	12,677.88	9,024.64	20,745.89
6 Tax expense			
- Current tax	2,900.71	2,023.13	4,983.10
- Deferred tax	(181.63)	18.23	(2,379.06)
Total tax expense	2,719.08	2,041.36	2,604.04
7 Profit for the period / year (5-6)	9,958.80	6,983.28	18,141.85
8 Other Comprehensive Income			
(i) Items that will not be reclassified to profit or loss	3.58	(7.75)	(15.35)
(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.90)	1.95	3.86
Sub-Total	2.68	(5.80)	(11.49)
9 Total Comprehensive Income for the period / year (7+8)	9,961.48	6,977.48	18,130.36
10 Earnings per Share (of ₹ 10/- each) (EPS)			
a) Basic (Not annualised for six months)	10.54	8.63	20.69
b) Diluted (Not annualised for six months)	10.48	8.55	20.57

For and on behalf of the Board of Directors



M Anandan
Chairman & Managing Director

Place : Chennai

Date : November 12, 2020



Notes to the Statement of Unaudited Standalone Financial Results for the six months ended September 30, 2020 (contd.):

2. This statement has been reviewed by the Audit Committee and approved by the Board of Directors of the Company, at its meeting held on November 12, 2020 and subjected to limited review by the Statutory Auditors.
3. In accordance with the board approved policy on extension of moratorium read with the Reserve Bank of India (RBI) guidelines relating to 'COVID-19 - Regulatory Package', the Company has granted moratorium up to six months on the payment of instalments falling due between March 1, 2020 and August 31, 2020. Subsequently the Honourable Supreme Court passed an interim order dated September 3, 2020 not to categorise / declare any asset as Non Performing Asset (NPA) which is not categorised as NPA till August 31, 2020. Basis the said interim order, the Company has not classified any account as NPA, as per RBI norms, after August 31, 2020 which was not NPA as of August 31, 2020. Further, in light of the interim order, even accounts that would have otherwise been classified as NPA post August 31, 2020 have not been and will not be, classified as NPA / Stage 3 till such time the Hon'ble Supreme Court rules finally on the matter. However, the Company has considered such loans as Stage 3 assets for the purpose of determining Expected credit loss as at September 30, 2020.

The Company carries Expected Credit Loss (ECL) on loans of Rs. 9.84 crores including a Management Overlay of Rs. 3.00 crores against Loans of Rs. 3,008.61 crores, as on September 30, 2020, in accordance with Ind AS 109 requirements.

The impact of COVID - 19 on Company's operations and financial metrics still remain uncertain, considering the continued spread of the pandemic. This uncertainty is considered in the Company's assessment of impairment allowance on its loans which are subject to a number of estimates and judgements. Given the dynamic and evolving nature of the pandemic, these estimates are subject to uncertainty and may be affected by the severity, duration of the pandemic and other variables.

4. Further to the moratorium referred in Note 3 above, the disclosures in relation to asset classification and its related provisioning as required by RBI Circular DOR.No.BP.BC.63/21.04.048/2019-20 dated April 17, 2020, is as below:

Particulars	Rs. in lakhs
	September 30, 2020
Amounts in SMA/overdue categories where the moratorium/deferment was extended	8,636.39
Amounts where Asset classification benefits vide above mentioned RBI circular is extended	581.91
Provisions made during Q4 FY 2020 and Q1 & Q2 FY 2021	64.31
Provisions adjusted during the respective accounting periods against slippages	(6.12)
Residual Provisions	58.19

5. The Company is engaged primarily in the business of housing finance and accordingly there are no separate reportable segments as per Ind AS 108 -Operating Segments.
6. Amounts for the comparative periods presented have been reclassified / regrouped, wherever necessary.

For and on behalf of the Board of Directors



M Anandan
Chairman & Managing Director

Place : Chennai

Date : November 12, 2020





Disclosure pursuant to Regulation 52 (4) of the SEBI Listing Obligations and Disclosure Requirements) Regulations, 2015

Particulars	Half Year ended September 30, 2020
(a) credit rating	CARE A+ [Single A plus]; ICRA A+ [Single A plus]
(b) asset cover available, in case of non convertible debt securities;	1.10 times
(c) debt-equity ratio;	1.06 : 1.00
(d) previous due date for the payment of interest / repayment of principal of non convertible debt securities and whether the same has been paid or not; and,	Refer Annexure - I
(e) next due date for the payment of interest/principal along with the amount of interest of non-convertible debt securities payable and the redemption amount;	Refer Annexure - II
(f) debt service coverage ratio*;	1.45 : 1.00
(g) interest service coverage ratio#;	2.41 : 1.00
(h) outstanding redeemable debentures (quantity and value);	Refer Annexure - III
(i) debenture redemption reserve;	Requirement for debenture redemption reserve is not applicable for Housing Finance Companies
(j) net worth;	Rs. 176,938.30 lakhs
(k) net profit after tax;	Rs. 9,958.80 lakhs
(l) earnings per share:	Basic - Rs. 10.54 per share Diluted - Rs. 10.48 per share

Note:

* Debt Service Coverage Ratio - (PBT + Interest Expended + Principal collected from customers)/(Interest Expended + Principal repayment of borrowings)

Interest Service Coverage Ratio - (PBT + Interest Expended)/(Interest Expended)

For Aptus Value Housing Finance India Ltd.

P. Balaji
ED and Chief Financial Officer



Place : Chennai
Date : November 12, 2020

Aptus Value Housing Finance India Ltd.

8B, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai-600 010. Tel: 044-45650000, Fax: 044-4555 4170.

CIN : U65922TN2009PLC073881

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Annexure - I

Details of Previous Due date for Interest Payments / Principal Repayments

S No	ISIN	Due Date	Amount (Rs. In lakhs)	Nature	Payment Date
1	INE852007014	15-May-20	164.64	Interest	13-May-20
2	INE852007022	15-May-20	153.93	Interest	13-May-20
3	INE852007030	15-May-20	155.05	Interest	13-May-20
4	INE852007048	01-Sep-20	46.58	Interest	31-Aug-20
5	INE852007055	01-Sep-20	21.17	Interest	31-Aug-20
6	INE852007063	01-Sep-20	16.94	Interest	31-Aug-20
7	INE852007071	01-Sep-20	42.35	Interest	31-Aug-20
8	INE852007089	01-Sep-20	105.87	Interest	31-Aug-20
9	INE852007097	01-Sep-20	105.87	Interest	31-Aug-20
10	INE852007105	04-May-20	520.78	Interest	02-May-20

Annexure - II

Details of Next Due date for Interest Payments / Principal Repayments

S No	ISIN	Due Date	Amount (Rs. In lakhs)	Nature	Payment Date
1	INE852007014	16-Nov-20	167.81	Interest	12-Nov-20
2	INE852007022	16-Nov-20	156.91	Interest	12-Nov-20
3	INE852007030	16-Nov-20	164.95	Interest	12-Nov-20
4	INE852007048	01-Oct-20	45.08	Interest	30-Sep-20
5	INE852007055	01-Oct-20	20.49	Interest	30-Sep-20
6	INE852007063	01-Oct-20	16.39	Interest	30-Sep-20
7	INE852007071	01-Oct-20	40.98	Interest	30-Sep-20
8	INE852007089	01-Oct-20	102.46	Interest	30-Sep-20
9	INE852007097	01-Oct-20	102.46	Interest	30-Sep-20
10	INE852007105	03-Nov-20	523.18	Interest	02-Nov-20

Annexure - III

Details of Outstanding redeemable debentures (quantity and value)

S No	ISIN	Issue date	Quantity	Face Value	Amount Outstanding (in Rs. Lakhs)	Remarks
1	INE852007014	27-Jul-16	33,20,000	Rs. 100	3,320.00	Secured Rated Listed Redeemable Non-Convertible Debentures
2	INE852007022	08-Feb-17	33,20,000	Rs. 100	3,320.00	
3	INE852007030	18-May-17	33,30,000	Rs. 100	3,330.00	
4	INE852007048	26-Dec-17	5,500	Rs. 100,000	5,500.00	
5	INE852007055	25-Jan-18	2,500	Rs. 100,000	2,500.00	
6	INE852007063	26-Feb-18	2,000	Rs. 100,000	2,000.00	
7	INE852007071	20-Jun-18	5,000	Rs. 100,000	5,000.00	
8	INE852007089	20-Jul-18	12,500	Rs. 100,000	12,500.00	
9	INE852007097	20-Aug-18	12,500	Rs. 100,000	12,500.00	
10	INE852007105	08-Jan-19	101,00,000	Rs. 100	10,100.00	Secured Rated Unlisted Redeemable Non-Convertible Debentures
		Total			60,070.00	





Date: 12th November 2020

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

Sub: Statement with respect to material deviation in use of proceeds of issue of Non-Convertible Debt Security during the half year ended 30th September 2020.

Ref: Scrip Code: 954484, 955695, 956379, 957247, 957406, 957665, 957996, 958094 and 958171

Dear Sir/Madam

Pursuant to Regulation 52 (7) of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015, the Company hereby confirms that there were no deviations in use of proceeds of issue of Non-Convertible Debt Security from the objects stated in respective offer document during the half year ended 30th September 2020.

Please take the above on record.

Thanking you,

Yours faithfully

For Aptus Value Housing Finance India Limited

Sanin Panicker
Company Secretary



Aptus Value Housing Finance India Ltd.

8B, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai-600 010. Tel: 044-45650000, Fax: 044-4555 4170.

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