



**Independent Auditors' Review Report on the quarterly and year to date unaudited consolidated quarterly financial results of Aptus Value Housing Finance India Limited pursuant the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosures 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 consolidated Financial Results of **Aptus Value Housing Finance India Limited** (the "Holding Company") and its subsidiary (the Holding Company and its subsidiary together referred to as "the Group"), for the quarter and nine months ended December 31, 2021 ("the Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34- "Interim Financial Reporting" ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Listing Regulations'). Our responsibility is to issue a report 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 is limited primarily to inquiries of the Company's personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.  
We also performed procedures in accordance with the Circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.
4. The Statement includes the results of the Holding Company's subsidiary Aptus Finance India Private Limited.



T R Chadha & Co., a partnership firm converted into T R Chadha & Co LLP  
(A limited liability partnership with LLP Identification No. AAF-3926) with effect from 28<sup>th</sup> December 2015

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5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review of other auditors referred to in paragraph 7 below, 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 there under 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 or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

**6. Emphasis of Matter**

We draw attention to Note 5 of the accompanying consolidated financial results, which describes the business uncertainties due to the outbreak of COVID-19. In view of these uncertainties, the impact on the Company's results is significantly dependent on future developments. Our conclusion is not modified in respect of this matter.

**7. Other Matter**

- a. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of one subsidiary, whose unaudited interim financial results reflects total income of Rs.10544.69 Lakhs, total net profit after tax of Rs.4671.50 Lakhs, total comprehensive income Rs.4671.50 Lakhs, for the period ended December 31, 2021, as considered in the Statement which has been reviewed by the independent auditor of that subsidiary
- b. The independent auditor's reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement in respect of matters stated in paragraph 7 above is not modified with respect to our reliance on the work done and the reports of the other auditors.
- c. The Statement includes comparative financial figures of the Group for the nine months ended December 31, 2020, for the year ended March 31, 2021 and for the quarter ended September 2021 were audited/reviewed by previous auditors vide its report dated May 12, 2021, June 24, 2021 and October 29, 2021, respectively, in which the previous firm of statutory auditor has expressed unmodified conclusions. We have relied upon the said report for the purpose of our report on this statement.



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**T R Chadha & Co LLP**  
Chartered Accountants



- d. The comparative figures for the quarter ended December 31, 2020 included in these consolidated Unaudited Financial Results are the balancing figures between the audited financial statements for the nine-month period ended December 31, 2020 and the financial statements for the six months ended September 30, 2020 which were subjected to the limited review by the previous statutory auditors of the Company in which the previous firm of statutory auditor has expressed an unmodified opinion.

Accordingly, we do not express any conclusion on these statement and results and have relied upon the said reports for the purpose of our report on this statement. Our conclusion is not modified in respect of the above matter.

For **T R Chadha & Co LLP**  
Chartered Accountants  
Firm's Registration No.: 006711N/ N500028

  
**Sheshu Samudrala**  
Partner

Membership No.: 235031  
UDIN: 22235031AAAAAG5114



Place: Chennai  
Date: 28.01.2022

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**Aptus Value Housing Finance India Limited**  
(CIN : L65922TN2009PLC073881)  
Statement of consolidated unaudited financial results for the quarter and nine-months period ended December 31, 2021

(INR In lakhs)

	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
		(Unaudited)	(Unaudited)	(Note 2)	(Unaudited)	(Audited)	(Audited)
I	<b>Revenue from operations</b>						
	Interest Income	20,368.63	19,191.51	15,939.88	57,441.16	45,604.03	62,685.63
	Fees and commission income	518.76	433.14	395.55	1,220.13	782.31	1,196.46
	Net gain on fair value changes	136.81	71.52	-	283.67	-	76.08
	<b>Total revenue from operations</b>	<b>21,024.20</b>	<b>19,696.17</b>	<b>16,335.43</b>	<b>58,944.96</b>	<b>46,386.34</b>	<b>63,958.17</b>
II	Other income	606.92	649.59	612.68	1,642.27	1,215.93	1,862.75
III	<b>Total Income (I+II)</b>	<b>21,631.12</b>	<b>20,345.76</b>	<b>16,948.11</b>	<b>60,587.23</b>	<b>47,602.27</b>	<b>65,820.92</b>
IV	<b>Expenses</b>						
	Finance costs	4,861.43	5,524.85	5,334.13	15,936.78	15,404.27	20,653.39
	Impairment on financial instruments	937.27	746.00	30.83	2,400.48	277.09	581.81
	Employee benefits expense	2,059.37	2,384.69	1,934.70	6,541.16	5,236.75	7,138.34
	Depreciation and amortisation expense	147.86	154.34	153.44	445.87	433.92	568.39
	Other expenses	509.47	596.87	507.30	1,693.68	1,527.26	2,369.84
	<b>Total expenses (IV)</b>	<b>8,515.40</b>	<b>9,406.75</b>	<b>7,960.40</b>	<b>27,017.97</b>	<b>22,879.29</b>	<b>31,311.77</b>
V	<b>Profit before tax (III-IV)</b>	<b>13,115.72</b>	<b>10,939.01</b>	<b>8,987.71</b>	<b>33,569.26</b>	<b>24,722.98</b>	<b>34,509.15</b>
VI	<b>Tax expense</b>						
	(1) Current tax	3,011.47	2,837.83	2,170.46	8,154.57	5,860.18	8,266.66
	(2) Adjustment of tax relating to earlier periods	-	-	(28.74)	-	(28.74)	(28.74)
	(3) Deferred tax	(43.40)	(424.72)	(50.90)	(612.69)	(247.97)	(423.26)
	<b>Total tax expense (VI)</b>	<b>2,968.07</b>	<b>2,413.11</b>	<b>2,090.82</b>	<b>7,541.88</b>	<b>5,583.47</b>	<b>7,814.66</b>
VII	<b>Profit for the period (V-VI)</b>	<b>10,147.65</b>	<b>8,525.90</b>	<b>6,896.89</b>	<b>26,027.38</b>	<b>19,139.51</b>	<b>26,694.49</b>
	<b>Other Comprehensive Income</b>						
	<b>(a) Items that will not be reclassified to profit or loss</b>						
	Remeasurement of defined benefit liability	(4.27)	(4.77)	(16.30)	(12.80)	(12.72)	(15.04)
	Income tax effect	1.08	1.19	4.10	3.22	3.20	3.79
	<b>(b) Items that will be reclassified to profit or loss</b>						
VIII	<b>Other Comprehensive Income, net of income tax</b>	<b>(3.19)</b>	<b>(3.58)</b>	<b>(12.20)</b>	<b>(9.58)</b>	<b>(9.52)</b>	<b>(11.25)</b>
IX	<b>Total comprehensive income for the period (VII+VIII)</b>	<b>10,144.46</b>	<b>8,522.32</b>	<b>6,884.69</b>	<b>26,017.80</b>	<b>19,129.99</b>	<b>26,683.24</b>
X	<b>Earnings per equity share (EPS for the quarters/ nine months are not annualised)</b>						
	Basic (Amount in INR)	2.05	1.75	1.44	5.33	3.99	5.56
	Diluted (Amount in INR)	2.03	1.73	1.43	5.30	3.98	5.55
	Face value per share (Amount in INR)	2.00	2.00	2.00	2.00	2.00	2.00

For and on behalf of the Board of Directors of  
Aptus Value Housing Finance India Limited



**M Anandan**  
Chairman & Managing Director  
DIN: 00033633  
Place : Chennai  
Date : January 28, 2022





## Aptus Value Housing Finance India Limited

Notes to Consolidated Unaudited Financial Results for the quarter and nine-months period ended December 31, 2021

1. The above Statement of Consolidated Unaudited Financial Results and the notes have been reviewed by the Audit Committee at their meeting held on January 27, 2022 and approved by the Board of Directors at their meeting held on January 28, 2022 and have been subjected to a limited review by the statutory auditors of the Company. The financial results for the nine months ended December 31, 2020, for the year ended March 31, 2021 and quarter ended September 2021 were audited/reviewed by previous auditors S R Batliboi & Associates LLP, Chartered Accountants.
2. The comparative figures for the quarter ended December 31, 2020 included in these Consolidated Unaudited Financial Results are the balancing figures between the audited financial statements for the nine month period ended December 31, 2020 and the financial statements for the six months ended September 30, 2020 which were subjected to the limited review by the previous statutory auditors of the Company.
3. These financial results together with the results for the comparative reporting periods have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34-Interim Financial Reporting as prescribed U/s133 of the Companies Act 2013 (the "Act") read with Companies (India Accounting Standards) Rules 2015, amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
4. The Holding Company had completed an Initial Public Offer ("IPO") of 78,755,000 equity shares of face value of Rs 2 each, at an issue price of Rs 353 per equity share, comprising of offer for sale of 6,45,90,695 equity shares by selling shareholders and fresh issue of 1,41,64,305 equity shares. The equity shares of the Company were listed on BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") on 24<sup>th</sup> August 2021.

The total offer expenses of Rs 11,237.16 Lakhs (inclusive of taxes) are proportionately allocated between the selling shareholders and the Holding Company in proportion to their respective offer sizes. The Holding Company's share of these expenses is Rs 2,021.03 lakhs, of which an amount of Rs 1,874.58 lakhs (net of taxes) has been adjusted against securities premium.

The details of utilisation of the net IPO proceeds of Rs 47,978.96 lakhs (net of share issue expenses of Rs 2,021.03 lakhs), is as follows:

Objects of the issue	IPO Proceeds (net) (INR in Lakhs)	Utilization up to September 30, 2021 (INR in Lakhs)	Un-utilized amount as at Sept 30, 2021 (INR in Lakhs)
Augmenting Tier I Capital	47,978.96	47,978.96	-

\* As there has been NIL un-utilized amount as at September 30, 2021, the disclosure for the quarter ended December 31, 2021 is not applicable.

5. The impact of COVID-19, which is still evolving including the current "Third Wave" that has significantly increased number of cases in India. The Group's performance, will depend on ongoing as well as future developments, which are highly uncertain. Management continues to monitor the evolving situation and has considered events up to the date of these Consolidated Unaudited Financial Results to determine the financial implications including in respect of expected credit loss ("ECL") provisioning, as at December 31, 2021 and has made cumulative ECL provision for loans as on December 31, 2021 which aggregates Rs.4,109.65 Lakhs (Rs.1,675.32 Lakhs for March 31, 2021) including a management overlay provision. Given the dynamic and evolving nature of pandemic, these estimates are subject to uncertainty caused by the ongoing COVID- 1 9 pandemic including its severity and duration and other related events.



**Aptus Value Housing Finance India Limited**

Notes to Consolidated Unaudited Financial Results for the quarter and nine-months period ended December 31, 2021

6. The company has not restructured any loans under the Resolution Framework - 2.0: Resolution of Covid-19 related stress of individuals and Small Businesses during the quarter ended December 2021. The restructuring carried out under the Resolution Framework - 2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses till September 2021 are measured and classified as per Ind-AS 109 in the financial results. Provision is also made on such loans as per ECL model followed by the Company, after considering regulatory provision requirements. Disclosure as per format prescribed under notification no. RBI/2021-22/31 DORSTREC.11/21.04.048/2021-22 dated May 5, 2021 for the quarter ended December 31, 2021 for restructured loans are given below;

(INR in Lakhs)

S.no	Description	Individual Borrowers		Small Business
		Personal Loans	Business Loans	
1	Number of requests received for invoking resolution process under Part A	499	815	NIL
2	Number of accounts where resolution plan has been implemented under this window	445	712	NIL
3	Exposure to accounts mentioned at (B) before implementation of the plan (Rs Lakhs)	3798.51	3650.71	NIL
4	Of (3), aggregate amount of debt that was converted into other securities	NIL	NIL	NIL
5	Additional funding sanctioned, if any, including between invocation of the plan and implementation	NIL	NIL	NIL
6	Increase in provisions on account of implementation of resolution plan	375.64	360.22	NIL

7. The Group is engaged primarily in the business of housing finance which is also viewed and monitored by the Chief Operating Decision Maker as a single business segment for the purpose of making decisions about resource allocation and performance assessment. Accordingly, there are no separate reportable segments as per Ind-AS 108 - Operating Segment.
8. On November 12, 2021, Reserve Bank of India issued circular requiring changes to and clarifying certain aspects of Income Recognition and Asset Classification Norms. The management has taken necessary steps to comply with norms/changes as and when they became applicable.
9. During the quarter ended December 31, 2021, the Holding Company has allotted 1,150,000 and 187,500 equity shares to eligible employees under Employee Stock Option Scheme 2015 at exercise price of INR 15 and INR 26 per equity share respectively.
10. The listed Non-Convertible Debentures of the Company aggregating Rs. 29,137 Lakhs as at December 31, 2021 are secured by way of an exclusive charge on identified standard receivables of the Holding Company and Subsidiary and also by a subservient charge over immovable property of Holding Company. The total asset cover is more than one hundred percent of the principal amount of the said debentures.
11. The Board of Directors of the Holding Company at its meeting held on May 05, 2021 and shareholders in the Extra Ordinary General Meeting held on May 6, 2021 approved the sub-division of shares from Rs 10 per share to Rs 2 per share. The number of shares used for the calculation of earnings per share, and the earnings per share have accordingly been adjusted for, including in respect of comparative periods, pursuant to paragraph 64 of Ind AS 33 - "Earnings per share", prescribed under Section 133 of the Companies Act, 2013.
12. The comparatives for previous periods have been regrouped/reclassified wherever necessary to confirm the current period presentation.



**Aptus Value Housing Finance India Limited**

Notes to Consolidated Unaudited Financial Results for the quarter and nine-months period ended December 31, 2021

13. These Consolidated Unaudited Financial Results are also available on the stock exchange websites [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) and on our website [www.apthusindia.com](http://www.apthusindia.com).

For and on behalf of the Board of Directors of  
**Aptus Value Housing Finance India Limited**



**M Anandan**  
**Chairman & Managing Director**  
DIN 00033633







Independent Auditors' Review Report on the quarterly and year to date unaudited standalone financial results of Aptus Value Housing Finance India Limited pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosures 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** (hereinafter referred to as "the Company") for the quarter and nine months ended December 31, 2021 ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34- "Interim Financial Reporting" ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Listing Regulations'). Our responsibility is to issue a report 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 is limited primarily to inquiries of the Company's personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and 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 of Unaudited Financial Results, prepared in accordance with applicable Indian Accounting Standard and other recognized accounting practices and policies, 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 or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.



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**5. Emphasis of Matter**

We draw attention to Note 5 of the accompanying financial results, which describes the business uncertainties due to the outbreak of COVID-19. In view of these uncertainties, the impact on the Company's results is significantly dependent on future developments. Our conclusion is not modified in respect of this matter.

**6. Other Matter**

- a. The Statement includes comparative financial figures of the Company for the nine months ended December 31, 2020, for the year ended March 31, 2021 and for the quarter ended September 2021 which were audited/reviewed by previous auditors vide its report dated May 12, 2021, June 24, 2021 and October 29, 2021, respectively, in which the previous firm of statutory auditor has expressed unmodified opinions/conclusions. We have relied upon the said report for the purpose of our report on this statement.
- b. The comparative figures for the quarter ended December 31, 2020 included in these Standalone Unaudited Financial Results are the balancing figures between the audited financial statements for the nine-month period ended December 31, 2020 and the financial statements for the six months ended September 30, 2020 which were subjected to the limited review by the previous statutory auditors of the Company.

Accordingly, we do not express any conclusion on these statement and results and have relied upon the said reports for the purpose of our report on this statement. Our conclusion is not modified in respect of the above matter.

For **T R Chadha & Co LLP**

Chartered Accountants

Firm's Registration No.: 006711N/ N500028

**Sheshu Samudrala**

Partner

Membership No.: 235031

UDIN: 22235031AAAAAF6098



Place: Chennai

Date: 28.01.2022

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**Aptus Value Housing Finance India Limited**  
(CIN : L65922TN2009PLC073881)  
Statement of standalone financial results for the quarter and nine-months ended December 31, 2021

(INR In lakhs)

	Particulars	Quarter ended			Nine-months ended		Year ended
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
		(Unaudited)	(Unaudited)	(Note 2)	(Unaudited)	(Audited)	(Audited)
I	<b>Revenue from operations</b>						
	Interest Income	16,990.64	15,934.66	13,268.32	47,669.35	38,210.04	52,408.40
	Fees and commission income	418.32	341.39	321.89	979.29	640.46	982.54
	Net gain on fair value changes	136.81	71.52	-	283.67	-	75.22
	<b>Total revenue from operations</b>	<b>17,545.77</b>	<b>16,347.57</b>	<b>13,590.21</b>	<b>48,932.31</b>	<b>38,850.50</b>	<b>53,466.16</b>
II	Other income	566.59	593.42	542.65	1,522.81	1,072.27	1,688.07
III	<b>Total Income (I+II)</b>	<b>18,112.36</b>	<b>16,940.99</b>	<b>14,132.86</b>	<b>50,455.12</b>	<b>39,922.77</b>	<b>55,154.23</b>
IV	<b>Expenses</b>						
	Finance costs	4,223.62	4,749.58	4,660.33	13,687.47	13,642.84	18,208.21
	Impairment on financial instruments	755.65	660.39	16.65	2,032.32	200.12	493.62
	Employee benefits expense	1,781.63	2,182.97	1,639.40	5,840.20	4,859.88	6,540.66
	Depreciation and amortisation expense	147.86	154.34	153.12	445.87	432.96	567.08
	Other expenses	352.08	412.74	407.31	1,103.94	853.04	1,460.25
	<b>Total expenses (IV)</b>	<b>7,260.84</b>	<b>8,160.02</b>	<b>6,876.81</b>	<b>23,109.80</b>	<b>19,988.84</b>	<b>27,269.82</b>
V	<b>Profit before tax (III-IV)</b>	<b>10,851.52</b>	<b>8,780.97</b>	<b>7,256.05</b>	<b>27,345.32</b>	<b>19,933.93</b>	<b>27,884.41</b>
VI	<b>Tax expense</b>						
	(1) Current tax	2,442.93	2,270.65	1,713.56	6,547.00	4,614.27	6,524.32
	(2) Adjustment of tax relating to earlier periods	-	-	(28.74)	-	(28.74)	(28.74)
	(3) Deferred tax	(50.95)	(403.47)	(62.25)	(588.50)	(243.88)	(396.65)
	<b>Total tax expense (VI)</b>	<b>2,391.98</b>	<b>1,867.18</b>	<b>1,622.57</b>	<b>5,958.50</b>	<b>4,341.65</b>	<b>6,098.93</b>
VII	<b>Profit for the period (V-VI)</b>	<b>8,459.54</b>	<b>6,913.79</b>	<b>5,633.48</b>	<b>21,386.82</b>	<b>15,592.28</b>	<b>21,785.48</b>
	<b>Other Comprehensive Income</b>						
	<b>(a) Items that will not be reclassified to profit or loss</b>						
	Remeasurement of defined benefit liability	(4.27)	(4.77)	(16.30)	(12.80)	(12.72)	(15.04)
	Income tax effect	1.08	1.19	4.10	3.22	3.20	3.79
	<b>(b) Items that will be reclassified to profit or loss</b>						
VIII	<b>Other Comprehensive Income, net of income tax</b>	<b>(3.19)</b>	<b>(3.58)</b>	<b>(12.20)</b>	<b>(9.58)</b>	<b>(9.52)</b>	<b>(11.25)</b>
IX	<b>Total comprehensive income for the period (VII+VIII)</b>	<b>8,456.35</b>	<b>6,910.21</b>	<b>5,621.28</b>	<b>21,377.24</b>	<b>15,582.76</b>	<b>21,774.23</b>
X	<b>Earnings per equity share (EPS for the quarters/ nine months is not annualised)</b>						
	Basic (Amount in INR)	1.71	1.42	1.17	4.38	3.25	4.54
	Diluted (Amount in INR)	1.70	1.40	1.17	4.35	3.24	4.53
	Face value per share (Amount in INR)	2.00	2.00	2.00	2.00	2.00	2.00

For and on behalf of the Board of Directors  
Aptus Value Housing Finance India Limited

  
**M Anandan**  
 Chairman & Managing Director  
 DIN: 00033633  
 Place : Chennai  
 Date : January 28, 2022





**Aptus Value Housing Finance India Limited**

Notes to Standalone Unaudited Financial Results for the quarter and nine-months period ended December 31, 2021

1. The above Statement of Standalone Unaudited Financial Results and the notes have been reviewed by the Audit Committee at their meeting held on January 27, 2022 and approved by the Board of Directors at their meeting held on January 28, 2022 and have been subjected to a limited review by the statutory auditors of the Company. The financial results for the nine months ended December 31, 2020, for the year ended March 31, 2021 and quarter ended September 2021 were audited/reviewed by previous auditors.
2. The comparative figures for the quarter ended December 31, 2020 included in these Standalone Unaudited Financial Results are the balancing figures between the audited financial statements for the nine month period ended December 31, 2020 and the financial statements for the six months ended September 30, 2020 which were subjected to the limited review by the previous statutory auditors of the Company.
3. These financial results together with the results for the comparative reporting periods have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34-Interim Financial Reporting as prescribed U/s133 of the Companies Act 2013 (the "Act") read with Companies (India Accounting Standards) Rules 2015, amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
4. The Company had completed an Initial Public Offer ("IPO") of 7,87,55,000 equity shares of face value of Rs 2 each, at an issue price of Rs 353 per equity share, comprising of offer for sale of 6,45,90,695 equity shares by selling shareholders and fresh issue of 1,41,64,305 equity shares. The equity shares of the Company were listed on BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") on 24<sup>th</sup> August 2021.

The total offer expenses of Rs 11,237.16 Lakhs (inclusive of taxes) are proportionately allocated between the selling shareholders and the Company in proportion to their respective offer sizes. The Company's share of these expenses is Rs 2,021.03 lakhs, of which an amount of Rs 1,874.58 lakhs (net of taxes) has been adjusted against securities premium.

The details of utilisation of the net IPO proceeds of Rs 47,978.96 lakhs (net of share issue expenses of Rs 2,021.03 lakhs), is as follows:

Objects of the issue	IPO Proceeds (net) (INR in Lakhs)	Utilization up to September 30, 2021 (INR in Lakhs)	Un-utilized amount as at September 30, 2021 (INR in Lakhs)
Augmenting Tier I Capital	47,978.96	47,978.96	-

\* As there has been NIL un-utilized amount as at September 30, 2021, the disclosure for the quarter ended December 31, 2021 is not applicable.

5. The impact of COVID-19 is still evolving including considering the current "Third Wave" that has significantly increased number of cases in India. The Company's performance, will depend on ongoing as well as future developments, which are highly uncertain. Management continues to monitor the evolving situation and has considered events up to the date of these Standalone Unaudited Financial Results to determine the financial implications including in respect of expected credit loss ("ECL") provisioning, as at December 31, 2021 and has made cumulative ECL provision for loans as on December 31, 2021 which aggregates Rs.3,618.15 Lakhs (Rs.1,552 Lakhs for March 31, 2021) including a management overlay provision. Given the dynamic and evolving nature of pandemic, these estimates are subject to uncertainty caused by the ongoing COVID- 19 pandemic including its severity and duration and other related events.



**Aptus Value Housing Finance India Limited**

Notes to Standalone Unaudited Financial Results for the quarter and nine-months period ended December 31, 2021

6. The company has not restructured any loans under the Resolution Framework - 2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses during the quarter ended December 2021. The restructuring carried out under the Resolution Framework - 2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses till September 2021 are measured and classified as per Ind-AS 109 in the financial results. Provision is also made on such loans as per ECL model followed by the Company, after considering regulatory provision requirements. Disclosure as per format prescribed under notification no. RBI/2021-22/31 DORSTRREC.11/21.04.048/2021-22 dated May 5, 2021 for the quarter ended December 31, 2021 for restructured loans are given below;

**(INR in Lakhs)**

S.no	Description	Individual Borrowers		Small Business
		Personal Loans	Business Loans	
1	Number of requests received for invoking resolution process under Part A	499	615	NIL
2	Number of accounts where resolution plan has been implemented under this window (B)	445	529	NIL
3	Exposure to accounts mentioned at (B) before implementation of the plan (Rs Lakhs)	3798.51	2470.55	NIL
4	Of (3), aggregate amount of debt that was converted into other securities	NIL	NIL	NIL
5	Additional funding sanctioned, if any, including between invocation of the plan and implementation	NIL	NIL	NIL
6	Increase in provisions on account of implementation of resolution plan	375.64	242.61	NIL

7. On November 12, 2021, Reserve Bank of India issued circular requiring changes to and clarifying certain aspects of Income Recognition and Asset Classification Norms. The management has taken necessary steps to comply with norms/changes as and when they became applicable.
8. The Company is engaged primarily in the business of housing finance which is also viewed and monitored by the Chief Operating Decision Maker as a single business segment for the purpose of making decisions about resource allocation and performance assessment. Accordingly, there are no separate reportable segments as per Ind-AS 108 - Operating Segment specified under Section 133 of the Companies Act, 2013.
9. During the quarter ended December 31, 2021, the Company has allotted 1,150,000 and 187,500 equity shares to eligible employees under Employee Stock Option Scheme 2015 at exercise price of INR 15 and INR 26 per equity share respectively.
10. The listed Non-Convertible Debentures of the Company aggregating Rs.27,470 Lakhs as at December 31, 2021 are secured by way of an exclusive charge on identified standard receivables of the Company and also by a subservient charge over immovable property. The total asset cover is more than one hundred percent of the principal amount of the said debentures.
11. The Board of Directors of the Company at its meeting held on May 05, 2021 and shareholders in the Extra Ordinary General Meeting held on May 6, 2021 approved the sub-division of shares from Rs 10 per share to Rs 2 per share. The number of shares used for the calculation of earnings per share, have accordingly been adjusted for, including in respect of comparative periods, pursuant to paragraph 64 of Ind AS 33 - "Earnings per share", prescribed under Section 133 of the Companies Act, 2013.
12. The comparatives for previous periods have been regrouped/reclassified wherever necessary to confirm the current period presentation.





**Aptus Value Housing Finance India Limited**

Notes to Standalone Unaudited Financial Results for the quarter and nine-months period ended December 31, 2021

13. These Standalone Unaudited Financial Results are also available on the stock exchange websites [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) and on our website [www.aptusindia.com](http://www.aptusindia.com).

For and on behalf of the Board of Directors of  
**Aptus Value Housing Finance India Limited**



**M Anandan**  
Chairman & Managing Director  
DIN 00033633

