

CFHRO SE CS LODR 115/2018
22/10/2018

ONLINE SUBMISSION

National Stock Exchange of India Ltd., Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: CANFINHOME	BSE Limited Corporate Relationship Department 25th Floor, P J Towers Dalal Street, Fort, Mumbai - 400 001 BSE Scrip Code: 511196
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Dear Sirs,

Sub: Outcome of the Board meeting held on 22/10/2018

Ref: Our letter CFHRO SE CS LODR 103/2018 dated 27/09/2018

We wish to inform the outcome of the meeting of the Board of Directors of the Company held today i.e., 22/10/2018, Monday at Bengaluru.

Pursuant to Reg.33 of the said Regulations, we enclose the following:

- i. Statement of Standalone Un-audited Financial Results (Annexure-1) of our Company for the 2nd quarter and 6 months ended 30/09/2018, which are prepared in accordance with the Indian Accounting Standards (Ind AS), duly signed by the Managing Director.
- ii. Limited Review Report for the said period issued by M/s. Varma & Varma, Chartered Accountants, the Statutory Auditors of the Company (Annexure-2).
- iii. Additional Information in compliance with Chapter V of LODR Regulations, 2015 (Annexure -3).
- iv. Certificate u/r 52(5) of the said Regulations by M/s. SBICAP Trustee Company Ltd., the Debenture Trustee of the Company for the half year ended 31/03/2018 will be sent separately as (Annexure -4).

The above results, duly reviewed and recommended by the Audit Committee, has been approved by the Board of Directors of the Company at the above meeting.

The meeting of the Board of Directors commenced at 10:00 a.m. and concluded at 4:25 p.m.

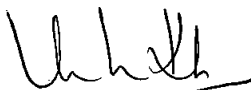
This may please be treated as compliance made under Regulations 30, 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The above intimation letter with annexures will be made available on the Company's website www.canfinhomes.com today.

Kindly take the above intimation and documents on record.

Thanking you,

Yours faithfully,
For Can Fin Homes Ltd.,



Veena G Kamath
Company Secretary

Encl: As above.

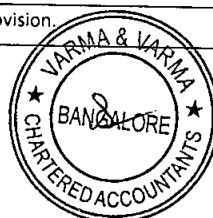




PART 1

Rs. in lakhs

Statement of Un-Audited Results for the Quarter and Six months ended 30/09/2018						
Sl.No.	Particulars	Quarter Ended			Six Months Ended	
		(30/09/2018)	(30/06/2018)	(30/09/2017)	(30/09/2018)	(30/09/2017)
		Un-audited & reviewed	Un-audited & reviewed	Un-audited & not subjected to review	Un-audited & reviewed	Un-audited & not subjected to review
1	Income from Operations:					
	- Interest Income	41,419.60	39,635.94	36,924.12	81,055.55	72,583.48
	- Fees and Commission Income	676.45	618.50	907.77	1,294.95	1,748.84
	- Other Income	208.36	159.55	21.98	367.92	41.43
	Total Income from Operations	42,304.42	40,413.99	37,853.88	82,718.41	74,373.75
2	Expenditure:					
	- Finance Costs	28,380.66	27,006.10	24,138.56	55,386.77	47,480.09
	- Fees and Commission Expense	269.12	193.77	270.94	462.89	464.70
	- Employee Benefit expense	603.08	1,057.03	1,019.93	1,660.11	2,068.31
	- Depreciation and Amortisation	62.37	58.42	76.29	120.79	141.63
	- Provisions for Expected Credit Loss and Write offs	-	-	796.50	-	1,211.47
	- Other Expenses	829.72	685.16	688.80	1,514.88	1,432.73
	Total Expenditure	30,144.96	29,000.48	26,991.02	59,145.43	52,798.94
3	Profit Before Tax	12,159.46	11,413.52	10,862.86	23,572.97	21,574.81
4	Tax Expenses					
	- Current Tax	3,670.00	3,439.00	3,210.00	7,109.00	6,539.00
	- Deferred Tax	806.53	449.26	510.22	1,255.79	1,035.71
	Total Tax Expenses	4,476.53	3,888.26	3,720.22	8,364.79	7,574.71
5	Net Profit after Tax	7,682.93	7,525.26	7,142.64	15,208.18	14,000.10
	Other Comprehensive Income (net of tax)	(76.03)	(10.50)	0.00	(86.52)	(10.49)
6	Total Comprehensive Income	7,758.96	7,535.75	7,142.64	15,294.71	14,010.59
7	Paid-up equity share capital (Face value of ₹2/- per share)	2,663.31	2,663.31	2,662.25	2,663.31	2,662.25
8	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	1,31,986.37	1,31,986.37	1,04,967.64	1,31,986.37	1,04,967.64
9	Earnings Per Share (EPS) (of ₹2/-each)					
	(a) Basic	5.83	5.66	5.36	11.48	10.52
	(b) Diluted	5.83	5.66	5.36	11.48	10.52
	NOTES:					
1	The Company has adopted Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015 from April 1, 2018 and the effective date of such transition is April 1, 2017. Such transition has been carried out from the erstwhile Accounting Standards notified under the Act, read with relevant rules issued thereunder and guidelines issued by the Reserve Bank of India ('RBI') and National Housing Bank ('NHB') (Collectively referred to as lithe Previous GAAP").					
2	As required by Ind AS 109, the company has developed a preliminary model to calculate expected credit losses (ECL). Summary results from this model indicate that the company is carrying provisions in excess of its requirements. However, as a matter of prudence and abundant caution, the Company has decided not to withdraw any provisions in excess of requirements.					
3	The Ministry of Corporate Affairs has notified Ind AS 115- Revenue from Contracts with Customers with effect from 1st April 2018. Considering the nature of business of the Company, the impact of Ind AS 115 is expected to be insignificant					
4	The Company's main business is to provide loans for the purchase and construction of residential houses. The Company is also involved in the corporate insurance agency business activity; however it is not a separate reportable segment as per the Ind AS 108 "Operating Segments", specified under Section 133 of the Companies Act, 2013. As such there is no reportable segment(s), as per the IND AS "Operating Segments" specified under section 133 of the Companies Act, 2013.					
5	Tax expense for the quarter/ year to date is after adjusting the Deferred Tax provision.					



6	The Company in its Annual General Meeting, held on 18/07/2018 has approved the payment of dividend towards financial year ended 31/03/2018 of Rs 2/- per Equity share of face value of Rs 2/- each which was proposed by the board of directors on 28/04/2018.
7	The Company has maintained 100% Asset Cover on its secured redeemable non-convertible debentures as on 30/09/2018 (floating charge on hypothecation of book debts and receivables). That proceeds of the NCDs are used for the objects that were stated in the offer document(s).
8	The above financial results have been reviewed and recommended by the Audit Committee of Directors and subsequently approved by the Board of Directors at its meeting held on 22/10/2018. The Statutory Auditors of the Company have carried out a limited review of the financial results for the quarter ended 30/09/2018 in compliance of Reg.33 of SEBI (LODR) Regulations, 2015
9	The Ind AS financial results including the reconciliation of total comprehensive income for the quarter ended 30 th September 2017 have not been subjected to a limited review or audit. However, management has exercised necessary diligence to ensure that the financial results provide true and fair view of the results in accordance with Ind AS
10	The financial results do not include figures for the previous year ended 31 st March, 2018 as per SEBI's Circular No. CIR/CFD/FAC/2016 dated 5 th July 2016
11	The figures have been re-grouped wherever necessary
12	On 11th October 2018, the Ministry of Corporate Affairs notified Schedule III for non-banking financial companies. The Company has followed this format for the presentation of the quarterly financial statements for the period ended 30th September 2018
13	For the quarter ended 30th September 2018, the company amended their model for recognition of Expected Credit Losses. Due to this amendment, interest income of Rs.312.93 Lakh, that was recognised in the quarter ended 30th June 2018 has been derecognised
14	The reconciliation between net profit as per IGAAP and as per Ind AS is presented below

		Rs. in lakhs	
Particulars		Quarter ended	Half Year ended
		September 30, 2017	September 30, 2017
	Net Profit as per previous GAAP	7,499.05	14,620.98
1	Impact due to amortisation of processing fee over term of loan	(535.11)	(902.93)
2	Deemed Interest Income due to fair valuation of Security Deposits	3.01	8.50
3	Lease Expenses due to straightlining of Lease Expenses	0.32	(9.47)
4	Reversal of Lease Rent due to discounting of Security Deposits	(12.08)	(18.00)
5	Reversal of transaction costs on non-convertible debentures	(12.66)	(25.01)
6	Recognition of interest on non-convertible debentures as per EIR	-	-
7	Reclassification of actuarial gains and losses to OCI	0.01	(16.12)
8	Deferred tax on Ind AS Adjustments	200.10	342.16
		(356.40)	(620.87)
	Net Profit as per Ind AS	7,142.64	14,000.11
	Other Comprehensive Income		
1	Reclassification of actuarial gains and losses to OCI	0.00	16.13
2	Deferred Tax on OCI	(0.00)	(5.64)
	Total Comprehensive Income	7,142.65	14,010.60

Balance Sheet as at 30/09/2018

		Rs. in lakhs
Particulars		As at (Current half year end) 30/09/2018 (Un-audited)
	ASSETS	
I	Financial Assets	
a)	Cash and Cash equivalents	82.18
b)	Bank Balances other than (a)	3,735.36
c)	Loans	16,93,982.17
d)	Investments	1,593.50
e)	Other Financial Assets (to be specified)	978.46
		17,00,371.67
II	Non-Financial Assets	
a)	Property, Plant and Equipment	890.19
b)	Other non-financial assets (to be specified)	7,680.59
		8,570.78
	TOTAL	17,08,942.45
	LIABILITIES AND EQUITY	
	LIABILITIES	
I	Financial Liabilities	
a)	Borrowings (Other than debt securities)	12,88,761.51



b)	Deposits	11,835.16
c)	Other Financial Liabilities (to be specified)	2,12,555.09
		15,13,151.76
II	Non-Financial Liabilities	
a)	Provisions	20,445.20
b)	Deferred tax liabilities (Net)	14,939.47
c)	Other non-financial liabilities (to be specified)	13,861.95
		49,246.62
III	EQUITY	
a)	Equity Share Capital	2,663.31
b)	Other Equity	1,43,880.76
		1,46,544.07
	TOTAL	17,08,942.45

In terms of our report attached,
For Varma & Varma,
Chartered Accountants
FRN:- 0045325



R. Kesavadas
Partner
Membership No: 23862

Place: Bengaluru
Date: 22/10/2018



For and on behalf of the Board of Directors
of Can Fin Homes Ltd.,




S.K.HOTA
MANAGING DIRECTOR

LIMITED REVIEW REPORT

To,
The Board of Directors,
Can Fin Homes Limited,
Basavanagudi
Bengaluru -560 004.

We have reviewed the accompanying statement of unaudited financial results of Can Fin Homes Limited ('the Company') for the quarter ended 30th September 2018 and year to date from 1st April 2018 to 30th September 2018 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on this statement based on our review.

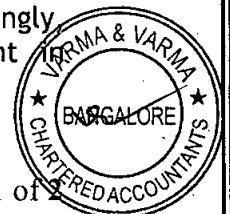
We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review is limited primarily to inquiries of Company 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.

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 Indian accounting standards specified in section 133 of the Companies Act 2013 read with relevant rules issued thereunder and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with circular number CIR/CFD/FAC/62/2016 dated July 05, 2016 of SEBI including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

We draw attention to the following matters:

1. Note 1 to the Statement which states that the Company has adopted the Indian Accounting Standard ("Ind AS") for the financial year commencing from April 1, 2018 with a transition date of April 1, 2017 and accordingly the statement has been prepared by the Company's Management in compliance with Ind AS.

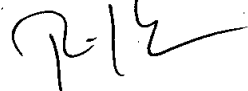


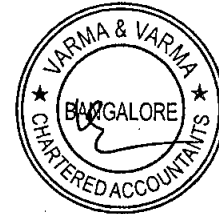
2. Note 9 to the statement which states that the comparative figures including reconciliation to the Total Comprehensive Income for three months ended 30th September 2017 and six months ended on September 30, 2017 have not been subjected to our review.

Our conclusion is not qualified in respect of these above matters

Place: Bengaluru
Date : October 22, 2018

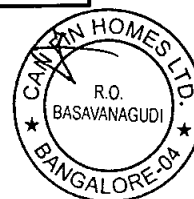
For VARMA & VARMA
Chartered Accountants
FRN 0045325


R KESAVADAS
Partner
M No. 23862



CAN FIN HOMES LTD (CIN: L85110KA1987PLC008699)		
Audited Standalone Financial Results for the half year ended September 30, 2018		
Additional Information in compliance with Chapter V (Obligations of Listed Entity which has listed its Non-Convertible Debt Securities) of SEBI (LODR) Regulations, 2015		
(a)	<p>Details of Credit Rating:</p> <p>(i) India Rating & Research Pvt Ltd-Fitch Group</p> <p>Secured Non-Convertible debentures Rs. 8000 Crore (Rs.4102 Cr issued and outstanding as on the date of rating letter) "IND AAA" (Outlook: Stable)</p> <p>Subordinated Debt Programme Rs.300 Crore "IND AAA" (Outlook: Stable)</p> <p>(ii) Credit Analysis and Research Ltd</p> <p>Secured Taxable Non-Convertible debentures Rs. 8000 Crore (Rs.4102 Cr issued and outstanding as on the date of rating letter) "CARE AAA" (Reaffirmed)</p> <p>Subordinated Debt Programme Rs.300 Crore "CARE AAA" (Reaffirmed)</p> <p>(iii) ICRA Limited</p> <p>Secured Non-Convertible debenture programme Rs.8000 Crore [ICRA] AAA (Outlook : Negative)</p> <p>Subordinated Debt Programme Rs.300 Crore [ICRA] AAA (Outlook : Negative)</p>	
(b)	<p>Asset Cover available:</p> <p>The listed Secured Redeemable Non-Convertible Debentures of the Company aggregating Rs. 4102 Crore as on September 30th, 2018 are secured by first and exclusive floating charge on specified assets by way of Hypothecation of book debts and receivables. The total asset coverage works out to Rs.4104.85 against the outstanding Rs. 4102 Crore, thereof exceeds the required cover to be maintained for the said debentures.</p>	
	Particulars	As on September 30,2018
(c)	Debt Equity Ratio	10.19
(d)	Previous due dates for the payment of interest of Non-Convertible Debentures (01/04/2018 to 30/09/2018)	Details as per Annexure A
(e)	Next due date for the payment of interest of Non-Convertible Debentures (01/10/2018 to 31/03/2019)	Details as per Annexure B
(f)	Previous due dates for payment of Principal along with interest of Non-Convertible Debentures from (01/04/2018 to 30/09/2018)	Details as per Annexure C
	Next due dates for payment of Principal along with interest of Non-Convertible Debentures from (01/10/2018 to 31/03/2019)	Details as per Annexure D
(g)	Debt Service Coverage ratio	0.16
(h)	Interest Service Coverage ratio	1.43
(i)	Net Worth (Rs. in Cr) (as on 31/03/18)	1,346.50
(j)	Net Profit after Tax (Rs. in Lakhs)	152.95
(k)	Earnings per share (EPS) – Basic (Amount in Rs.)	11.48

*As per Companies Act, 2013 and Rule 18(7)(b) (ii) of Companies(Share Capital and Debenture) Rules, 2014, made there under, Housing Finance Companies registered with the National Housing Bank are exempted from creating a Debenture Redemption Reserve in respect of privately placed debentures, due to which DRR is not applicable to the Company.



ANNEXURE A

Details of previous due dates for payment of Interest of Non-Convertible Debentures from 01/04/2018 to 30/09/2018:

Sl. No	ISIN	Due dates of Interest during last half year	Interest Amount (In Crore)	Status of Payment
1	INE477A07175 (300 Cr)	23-Apr-18	25.11	Paid
2	INE477A07068 (200 Cr)	28-Apr-18	17.38	Paid
3	INE477A07241 (600 Cr)	18-May-18	47.34	Paid
4	INE477A07183 (100 Cr)	28-May-18	8.55	Paid
5	INE477A07076 (100 Cr)	28-May-18	8.7	Paid
6	INE477A07076 (100 Cr)	28-Jun-18	0.74	Paid
7	INE477A07084 (200 Cr)	02-Jul-18	17.6	Paid
8	INE477A07258 (400 Cr)	26-Jul-18	29.28	Paid
9	INE477A07092 (200 Cr)	07-Aug-18	17.42	Paid
10	INE477A07100 (100 Cr)	10-Sep-18	8.69	Paid
11	INE477A07191 (300 Cr)	17-Sep-18	23.55	Paid

ANNEXURE B

Details of next due dates for payment of Interest of Non-Convertible Debentures from 01/10/2018 to 31/03/2019:

Sl.no	ISIN	Due dates of Interest during next half year	Interest Amount (In Crore)	Status
1	INE477A07118 (100 Cr)	08-Oct-18	8.44	Paid
2	INE477A07266 (200 Cr)	17-Oct-18	14.88	Paid
3	INE477A07209 (440 Cr)	24-Oct-18	34.01	Not yet due
4	INE477A07126 (150 Cr)	30-Oct-18	12.62	Not yet due
5	INE477A07217 (122 Cr)	15-Nov-18	9.48	Not yet due
6	INE477A07134 (100 Cr)	24-Nov-18	8.45	Not yet due
7	INE477A07274 (200 Cr)	29-Nov-18	15.28	Not yet due
8	INE477A08025 (100 Cr)	03-Dec-18	17.88	Not yet due
9	INE477A07142 (100 Cr)	22-Dec-18	8.55	Not yet due
10	INE477A07159 (125 Cr)	07-Jan-19	10.75	Not yet due
11	INE477A07225 (400 Cr)	12-Jan-19	30.28	Not yet due
12	INE477A07126 (150 Cr)	30-Jan-19	3.15	Not yet due
13	INE477A07167 (165 Cr)	17-Feb-19	14.6	Not yet due
14	INE477A07134 (100 Cr)	22-Feb-19	2.11	Not yet due
15	INE477A07233 (200 Cr)	27-Feb-19	15.36	Not yet due
16	INE477A07142 (100 Cr)	22-Mar-19	2.14	Not yet due
17	INE477A07175 (300 Cr)	22-Mar-19	23.02	Not yet due

ANNEXURE C

Details of previous due dates for Redemption of Non-Convertible Debentures from 01/04/2018 to 30/09/2018:

Sl.no	ISIN	Due dates of Redemption during next half year	Redemption Amount (In Crore)	Status
1	INE477A07068 (200 Cr)	28-Apr-18	200	Paid
2	INE477A07076 (100 Cr)	28-Jun-18	100	Paid
3	INE477A07084 (200 Cr)	02-Jul-18	200	Paid
4	INE477A07092 (200 Cr)	07-Aug-18	200	Paid

ANNEXURE D

Details of next due dates for Redemption of Non-Convertible Debentures from 01/10/2018 to 31/03/2019:

Sl.no	ISIN	Due dates of Redemption during next half year	Redemption Amount (In Crore)	Status
1	INE477A07118 (100 Cr)	08-Oct-18	100	Paid
2	INE477A07126 (150 Cr)	30-Jan-19	150	Not yet due
3	INE477A07134 (100 Cr)	22-Feb-19	100	Not yet due
4	INE477A07142 (100 Cr)	22-Mar-19	100	Not yet due
5	INE477A07175 (300 Cr)	22-Mar-19	300	Not yet due



Corporate Office: Apeejay House, 6th Floor,
3 Dinshaw Wacha Road, Churchgate, Mumbai - 400 020.
Tel : 022-4302 5555 Fax : 022-2204 0465
Email : helpdesk@sbicaptrustee.com



**SBICAP Trustee
Company Ltd.**

Ref.no. 2277/SBICTCL/DT/2018-19

Date: 22nd October 2018

To,
Can Fin Homes Limited
No. 29/1, Sir M. N. Krishna Rao Road,
Lalbagh West, Basavanagudi,
Bangalore - 560 004

Sub:-Certificate u/r 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, for Debentures Issue of Rs. 4802 Crores by CanFin Homes Limited ("Issuer"), for the half year ended 30th September 2018.

Dear Sir/ Madam,

We are acting as Debenture Trustee for the captioned Debenture Issue. Pursuant to Regulation 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, ('Regulations') we state that we have taken note of the disclosures made by the Issuer under Regulation 52(4) of the Regulations.

Yours faithfully,
For SBICAP Trustee Company Limited

A handwritten signature in black ink, appearing to be 'J. S. M.', written over a horizontal line.

Authorised Signatory