

HF/CIL/BSE/NSE/EQ/64/2024-25

Date: 24-10-2024

To, BSE Limited, Department of Corporate Services, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001. Scrip Code- 543259	To, The National Stock Exchange of India Limited, The Listing Department, Bandra Kurla Complex, Mumbai- 400 051. Scrip Symbol- HOMEFIRST
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Sub: Outcome of the Board Meeting held on Thursday, October 24, 2024 and submission of Reviewed Financial Results for the quarter and half year ended September 30, 2024.

Dear Sir / Madam,

In terms of provision of Regulation 30 (read with Para A, Part A of Schedule III) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time (“**SEBI Listing Regulations**”), this is to inform you that the Board of Directors of the Company (“**Board**”) at its Meeting held today i.e. Thursday, October 24, 2024, has *inter-alia*, considered and approved the following matters:

- A. Pursuant to Regulation 33 of SEBI Listing Regulations, approved the Reviewed Financial Results of the Company for the quarter and half year ended September 30, 2024.

A copy of the said Financial Results along with the Limited Review Report submitted by Statutory Auditors, M/s. B S R & Co. LLP, Chartered Accountants (Firm Registration number:101248W/W-100022), along with half yearly Statement on Assets and Liabilities and Statement of Cash flows are enclosed herewith. (**Annexure-1**)

- B. Offer, Issue and Allotment in one or more tranches, Non-Convertible Debentures (“**NCDs**”) or such other structured instrument(s) for an amount not exceeding Rs. 700 crores (Rupees Seven Hundred Crores only) through private placement, in accordance with Section 42 and Section 71 of the Companies Act, 2013, the relevant rules made thereunder and the SEBI Listing Regulations.

- C. Based on the recommendation of Nomination and Remuneration Committee, approved the re-appointment of Mr. AshishKumar Darji, as the Chief Risk Officer of the Company (designated as Senior Management Personnel), to hold office for a period of three years effective from November 1, 2024.

The disclosures as required under SEBI Listing Regulations read with SEBI Circular no. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are enclosed herewith. (**Annexure –2**)

Please note that the said Board Meeting commenced at 2.00 P.M. and concluded at 4:30 P.M.

In pursuance of SEBI (Prohibition of Insider Trading) Regulations, 2015 and the Company’s Code of Conduct, the trading window for designated persons and their immediate relatives will open on October 28, 2024.

Kindly take the same on record.

For **Home First Finance Company India Limited**

Shreyans Bachhawat
Company Secretary and Compliance Officer
ACS NO: 26700

BSR & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
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Limited Review Report on unaudited financial results of Home First Finance Company India Limited for the quarter ended 30 September 2024 and year to date results for the period from 1 April 2024 to 30 September 2024 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Home First Finance Company India Limited

1. We have reviewed the accompanying Statement of unaudited financial results of Home First Finance Company India Limited (hereinafter referred to as "the Company") for the quarter ended 30 September 2024 and year to date results for the period from 1 April 2024 to 30 September 2024 ("the Statement").
2. This Statement, which is the responsibility of the Company's management and approved by its 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 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("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. 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 Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



BSR & Co. LLP

Limited Review Report (Continued)
Home First Finance Company India Limited

5. The financial results of the Company for the year ended 31 March 2024 were audited by the predecessor auditor whose report dated 08 May 2024 had expressed an unmodified opinion. The financial results of the Company for the corresponding quarter ended 30 September 2023 and the corresponding period from 1 April 2023 to 30 September 2023 were reviewed by the predecessor auditor whose report dated 26 October 2023 had expressed an unmodified conclusion.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No.: 101248W/W-100022



Ashwin Suvarna

Partner

Membership No.: 109503

UDIN: 24109503BKCSLJ9950

Mumbai
24 October 2024

Statement of financial results for the quarter and half year ended 30 September 2024

(Rs. in million, except per share data)

Particulars	For the quarter ended			For the half year ended		Year ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	30 September 2023	31 March 2024
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
Revenue from operations						
(i) Interest income	3,321.81	3,031.52	2,491.01	6,353.33	4,804.44	10,276.90
(ii) Fees and commission income	95.26	30.94	23.06	126.20	45.79	99.33
(iii) Net gain on fair value changes	101.23	97.45	56.25	198.68	128.06	321.30
(iv) Net gain on derecognition of financial instruments under amortised cost category	201.64	195.21	151.40	396.85	277.11	631.08
(v) Other operating income	9.22	9.07	11.59	18.29	28.38	45.85
(I) Total revenue from operations	3,729.16	3,364.19	2,733.31	7,093.35	5,283.78	11,374.46
(II) Other income	13.21	49.06	46.50	62.27	94.10	190.99
(III) Total income (I+II)	3,742.37	3,413.25	2,779.81	7,155.62	5,377.88	11,565.45
Expenses						
(i) Finance costs	1,755.60	1,567.72	1,170.11	3,323.32	2,237.84	4,998.62
(ii) Impairment on financial instruments	57.31	55.51	79.97	112.82	156.83	254.32
(iii) Employee benefits expense	502.58	415.70	368.72	918.28	727.77	1,483.44
(iv) Depreciation and amortisation	36.21	34.62	28.45	70.83	54.91	117.29
(v) Other expenses	187.10	204.50	168.14	391.60	335.81	712.18
(IV) Total expenses	2,538.80	2,278.05	1,815.39	4,816.85	3,513.16	7,565.85
(V) Profit before tax (III-IV)	1,203.57	1,135.20	964.42	2,338.77	1,864.72	3,999.60
(VI) Tax expense:						
- Current tax	261.79	254.19	232.87	515.98	435.73	944.59
- Deferred tax	19.53	3.33	(11.53)	22.86	(5.31)	(2.16)
Total tax expense	281.32	257.52	221.34	538.84	430.42	942.43
(VII) Profit after tax (V-VI)	922.25	877.68	743.08	1,799.93	1,434.30	3,057.17
(VIII) Other comprehensive income						
Items that will not be reclassified to profit or loss						
- Remeasurements of the defined benefit plans	(4.25)	(0.76)	(2.80)	(5.01)	(3.27)	(3.06)
- Income tax relating to items that will not be reclassified to profit or loss	1.07	0.19	0.70	1.26	0.82	0.77
Other comprehensive income	(3.18)	(0.57)	(2.10)	(3.75)	(2.45)	(2.29)
(IX) Total comprehensive income (VII+VIII)	919.07	877.11	740.98	1,796.18	1,431.85	3,054.88
(X) Earnings per share (not annualised for the quarters/ half year)						
Basic earnings per share (Rs.)	10.36	9.90	8.43	20.26	16.28	34.65
Diluted earnings per share (Rs.)	10.07	9.65	8.17	19.74	15.78	33.67
Face value of equity share (Rs.)	2.00	2.00	2.00	2.00	2.00	2.00
(XI) Paid up equity share capital	178.34	177.82	176.34	178.34	176.34	177.03
(XII) Other equity						21,037.82



Notes:

1 Statement of assets and liabilities as at 30 September 2024

(Rs. in million)

	As at	
	30 September 2024	31 March 2024
	Reviewed	Audited
ASSETS		
Financial assets		
Cash and cash equivalents	7,480.86	5,804.77
Bank balance other than cash and cash equivalents	4,877.73	2,410.32
<u>Receivables</u>		
Trade receivables	63.52	-
Other receivables	5.84	7.66
Loans	94,465.19	81,434.38
Investments	4,085.95	3,788.13
Other financial assets	1,576.23	1,433.04
Total financial assets	1,12,555.32	94,878.30
Non-financial assets		
Current tax assets (net)	14.88	2.78
Deferred tax assets (net)	9.65	31.25
Property, plant and equipment	141.78	141.72
Right of use assets	170.36	156.44
Capital work-in-progress	1.53	-
Intangible assets under development	2.79	1.81
Other intangible assets	2.91	2.14
Other non-financial assets	186.13	125.12
Total non-financial assets	530.03	461.26
Total Assets	1,13,085.35	95,339.56
LIABILITIES AND EQUITY		
Liabilities		
Financial liabilities		
Derivative financial instruments	47.06	3.44
<u>Payables</u>		
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	-	0.31
- Total outstanding dues of creditors other than micro enterprises and small enterprises	117.50	114.54
Debt securities	2,777.95	2,775.28
Borrowings (other than debt securities)	85,895.69	70,245.74
Other financial liabilities	1,101.36	788.51
Total financial liabilities	89,939.56	73,927.82
Non-financial liabilities		
Current tax liabilities (net)	39.77	39.95
Provisions	90.80	73.84
Other non-financial liabilities	120.35	83.10
Total non-financial liabilities	250.92	196.89
Total liabilities	90,190.48	74,124.71
Equity		
Equity share capital	178.34	177.03
Other equity	22,716.53	21,037.82
Total equity	22,894.87	21,214.85
Total Liabilities and Equity	1,13,085.35	95,339.56



2 Statement of cash flows for the half year ended 30 September 2024

(Rs. in million)

	Half year ended	
	30 September 2024	30 September 2023
	Reviewed	Reviewed
Cash flows from operating activities		
Profit before tax	2,338.77	1,864.72
Adjusted for:		
Interest income on term loans	(6,020.49)	(4,513.93)
Interest on borrowings and debt securities	3,277.32	2,232.28
Net gain on derecognition of financial instruments under amortised cost category	(396.85)	(78.73)
Other interest income on interest strip receivable	(113.22)	-
Depreciation and amortisation	70.83	54.91
Interest income on bank deposits	(147.96)	(96.65)
Interest income on investments	(70.70)	(63.24)
Gain on sale of property, plant and equipment (net)	(0.06)	(0.02)
Financial lease liability (net)	6.68	4.76
Net gain on investments	(193.56)	1.63
Unrealised gain on derivative financial instruments	(5.12)	-
Foreign exchange loss on borrowings	6.77	-
Impairment on financial instruments	112.82	156.83
Expenses on employee stock options scheme	92.96	74.89
Operating profit before working capital changes and adjustment for interest received and paid	(1,041.81)	(362.55)
Adjustment for working capital:		
- (Increase) in loans given	(13,087.79)	(10,408.88)
- (Increase) in trade and other receivables	(61.70)	-
- Decrease in other financial assets	10.37	22.65
- Decrease in other non financial assets	32.27	14.99
- Increase/ (Decrease) in trade payables	2.65	(35.18)
- (Decrease) in other financial liabilities	(14.28)	(15.49)
- Increase/ (Decrease) in other non financial liabilities	29.84	(29.08)
- Increase in provisions	5.26	18.83
Cash used in operating activities before adjustment for interest received and paid	(14,125.19)	(10,794.71)
- Interest income received	6,333.84	4,468.87
- Interest expense paid	(3,105.03)	(2,396.53)
Cash used in operating activities	(10,896.38)	(8,722.37)
Income tax paid (net)	(528.26)	(411.77)
Net cash (used in) operating activities [A]	(11,424.64)	(9,134.14)
Cash flows from investing activities:		
Purchase of property, plant and equipment and other intangible assets	(50.48)	(32.74)
Proceeds from sale of property, plant and equipment and other intangible assets	1.46	0.06
Purchase of investments	(34,618.33)	(16,093.00)
Proceeds from redemption/ sale of investments	34,539.34	15,364.97
Net placement of bank deposits	(2,440.00)	(95.64)
Interest received on bank deposits	120.55	85.25
Interest received on investments	45.43	40.70
Net cash (used in) investing activities [B]	(2,402.03)	(730.40)
Cash flows from financing activities:		
Proceeds from issuance of share capital (including share premium)	123.39	15.59
Share application money received	0.84	0.63
Proceeds from borrowings from banks and financial institutions	22,738.95	18,900.00
Repayment of borrowings from banks and financial institutions	(6,958.19)	(6,295.53)
Repayment of lease liability	(42.96)	(33.25)
Repayment of debt securities	-	(700.00)
Repayment of demand loans	(57.97)	-
Dividend paid on equity shares	(301.30)	(229.03)
Net cash generated from financing activities [C]	15,502.76	11,658.41
Net increase in cash and cash equivalents [A+B+C]	1,676.09	1,793.87
Cash and cash equivalents at the beginning of the period	5,804.77	2,355.65
Cash and cash equivalents at the end of the period	7,480.86	4,149.52
Components of cash and cash equivalents:		
Cash on hand	1.34	0.30
Balances with banks		
- in current accounts	3,274.65	1,682.98
- in deposits with original maturity of 3 months or less	4,204.13	2,466.24
Others	0.74	-
Cash and cash equivalents	7,480.86	4,149.52



- 3 The financial results of the Company have been prepared by the management in accordance with the recognition and measurement principles, laid down under Indian Accounting Standard (Ind AS) 34, Interim Financial Reporting, prescribed under Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The Company has applied its accounting policies and methods of computation in the preparation of these financial results consistent with those followed in the annual financial statements for the year ended 31 March 2024.
- 4 The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 24 October 2024 and have been subjected to limited review by the statutory auditors. The statutory auditors have expressed an unmodified conclusion thereon.
- 5 During the quarter and half year ended ended 30 September 2024, 2,60,631 and 6,55,107 equity shares respectively have been allotted to employees who have exercised their options under the approved employee stock option schemes.
- 6 Disclosures required under the RBI Resolution Framework - 2.0: Resolution of COVID-19 related stress of Individuals and Small Businesses dated 05 May 2021 with reference to disclosures stated under Format-B prescribed in the Resolution Framework – 1.0.

(Rs. in million)

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)	Of (A), aggregate debt that slipped into NPA during the half-year (B)	Of (A) amount written off during the half-year (C)	Of (A) amount paid by the borrowers during the half-year (D)	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year
	(A)	(B)	(C)	(D)	
Personal Loans	68.62	1.52	-	1.39	65.70
Corporate persons	-	-	-	-	-
Of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	68.62	1.52	-	1.39	65.70

- 7 The Company's main business is financing by way of loans towards affordable housing segment in India. All other activities of the Company revolve around the main business. As such, there are no separate reportable segments, as per the Indian Accounting Standard (Ind AS) 108 on 'Operating Segments'.
- 8 Disclosures pursuant to Master Direction – Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021 dated 24 September 2021:

a. Details of transfer through direct assignment in respect of loans not in default:

Particulars	Quarter ended 30 September 2024	Half year ended 30 September 2024
Number of loans	3,071	5,446
Aggregate amount (Rs. in million)	1,705.27	3,393.19
Sale consideration (Rs. in million)	1,534.74	3,053.87
Number of transactions	2	5
Weighted average remaining maturity (in months)	191.67	208.90
Weighted average holding period after origination (in months)	14.16	14.00
Retention of beneficial economic interest	10%	10%
Coverage of tangible security coverage	100%	100%
Rating wise distribution of rated loans	NA	NA
Number of instances (transactions) where transferor has agreed to replace the transferred loans	NA	NA
Number of transferred loans replaced	NA	NA

- b. The Company has not acquired any loan which is either not in default or stressed during the quarter and half year ended 30 September 2024.
- c. The Company has not transferred any stressed loan during the quarter and half year ended 30 September 2024.

- 9 The financial results of the Company for the year ended 31 March 2024 were audited by the predecessor auditor whose report dated 08 May 2024 had expressed an unmodified opinion. The financial results of the Company for the corresponding quarter ended 30 September 2023 and the corresponding period from 01 April 2023 to 30 September 2023 were reviewed by the predecessor auditor whose report dated 26 October 2023 had expressed an unmodified conclusion.
- 10 Figures of previous periods/year have been regrouped and/or reclassified wherever necessary to conform to the classification of the current period.



For and on behalf of the Board of Directors

Manoj Viswanathan
Managing Director and Chief Executive Officer
DIN: 01741612
Place: Mumbai
Date: 24 October 2024

Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023.

1. Re-appointment of Mr. AshishKumar Darji, as the Chief Risk Officer of the Company

Sr No.	Particulars	Disclosures
1	Reason for change	<p>Re-appointment of Mr. AshishKumar Darji, as the Chief Risk Officer of the Company (designated as Senior Management Personnel).</p> <p>This re-appointment is in accordance with the Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.</p>
2	Date of appointment and Term of appointment	<p>Date Mr. AshishKumar Darji is re-appointed as the Chief Risk Officer of the Company with effect from November 1, 2024</p> <p>Term: Three years</p>
3	Brief profile (in case of appointment)	Not Applicable
4	Disclosure of relationships between directors (in case of appointment of a director).	Not Applicable