



WITH YOU, RIGHT THROUGH


HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED


**AUDITED STANDALONE FINANCIAL RESULTS FOR THE
QUARTER AND YEAR ENDED MARCH 31, 2022**

₹ in crore

PARTICULARS	Quarter ended 31-Mar-22	Quarter ended 31-Dec-21	Quarter ended 31-Mar-21	Year ended 31-Mar-22	Year ended 31-Mar-21
	Audited	Reviewed	Audited	Audited	Audited
Revenue from operations					
(i) Interest income	11,139.74	11,055.15	10,446.01	43,297.21	42,771.96
(ii) Surplus on deployment in liquid instruments	231.90	101.70	147.00	561.40	812.78
(iii) Dividend income	127.87	195.46	110.55	1,510.99	733.97
(iv) Rental income	20.17	19.63	24.66	81.08	77.16
(v) Fees and commission income	78.26	61.44	67.43	252.63	211.65
(vi) Net gain on fair value changes	266.94	123.56	466.14	938.47	956.48
(vii) Profit / (loss) on sale of investments and investment properties (net) (refer note 7 & 8)	(0.97)	2.00	(2.20)	259.29	1,395.49
(viii) Income on derecognised (assigned) loans	436.08	224.72	437.51	1,056.00	1,190.25
I Total Revenue from operations	12,299.99	11,783.66	11,697.10	47,957.07	48,149.74
II Other income	8.47	8.55	10.43	33.13	26.12
III Total income (I+II)	12,308.46	11,792.21	11,707.53	47,990.20	48,175.86
Expenses					
(i) Finance cost	6,770.77	6,873.05	6,565.95	26,739.21	28,614.76
(ii) Impairment on financial instruments (Expected credit loss)	401.00	393.00	719.00	1,932.00	2,948.00
(iii) Employee benefit expenses	226.55	234.48	282.04	1,060.79	914.11
(iv) Depreciation, amortisation and impairment	55.92	40.07	36.58	172.29	158.78
(v) Other expenses	231.73	203.43	180.02	839.60	725.12
IV Total Expenses	7,685.97	7,744.03	7,783.59	30,743.89	33,360.77
V Profit before tax (III-IV)	4,622.49	4,048.18	3,923.94	17,246.31	14,815.09
Tax expense					
- Current tax	873.39	727.02	852.56	3,514.25	3,040.65
- Deferred tax	48.78	60.47	(108.45)	(10.12)	(252.86)
VI Total Tax expense	922.17	787.49	744.11	3,504.13	2,787.79
VII Profit after tax (V-VI)	3,700.32	3,260.69	3,179.83	13,742.18	12,027.30
VIII Other comprehensive income	763.54	(192.82)	(1,205.46)	33.86	1,734.22
IX Total comprehensive income (VII+VIII)	4,463.86	3,067.87	1,974.37	13,776.04	13,761.52
Earnings per equity share (Face value ₹ 2)*					
- Basic (₹)	20.43	18.02	17.65	76.01	67.77
- Diluted (₹)	20.29	17.75	17.50	75.20	67.20
Paid-up equity share capital	362.61	362.20	360.79	362.61	360.79
Reserves excluding revaluation reserves as at March 31				1,19,888.39	1,08,421.86

* Not annualised for the quarters

SIGNED FOR IDENTIFICATION
BY 
S.R. BATLIBOI & CO. LLP
MUMBAI

SIGNED FOR IDENTIFICATION
BY 
G.M. KAPADIA & CO.
MUMBAI.




Contd.....two


Notes :

1 STANDALONE STATEMENT OF ASSETS AND LIABILITIES

₹ in crore

PARTICULARS		As at 31-Mar-22 Audited	As at 31-Mar-21 Audited
ASSETS			
1	Financial assets		
(a)	Cash and cash equivalents	565.49	769.97
(b)	Bank balance other than (a) above	227.44	374.78
(c)	Derivative financial instruments	1,322.80	2,154.48
(d)	Receivables		
	(I) Trade receivables	178.65	155.38
	(II) Other receivables	-	-
(e)	Loans	5,54,862.51	4,85,294.26
(f)	Investments	68,592.22	68,636.77
(g)	Other financial assets	5,573.54	3,381.42
(h)	Non-current financial asset held for sale	-	156.46
	Total Financial assets	6,31,322.65	5,60,923.52
2	Non-financial assets		
(a)	Current tax assets (net)	2,617.55	2,356.88
(b)	Deferred tax assets (net)	1,549.88	1,655.30
(c)	Investment property	2,685.74	840.57
(d)	Property, plant and equipment	1,073.94	986.42
(e)	Other intangible assets	369.91	369.46
(f)	Other non-financial assets	1,198.58	331.64
(g)	Non-current non-financial asset held for sale	44.21	134.79
	Total Non-financial assets	9,539.81	6,675.06
	TOTAL - ASSETS	6,40,862.46	5,67,598.58
LIABILITIES AND EQUITY			
LIABILITIES			
1	Financial liabilities		
(a)	Derivative financial instruments	3,824.36	1,660.86
(b)	Payables		
	(I) Trade payables		
	(i) total outstanding dues of micro enterprises and small enterprises	9.52	7.48
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	334.65	331.67
	(II) Other payables		
	(i) total outstanding dues of micro enterprises and small enterprises	-	-
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
(c)	Debt securities	1,95,929.63	1,82,054.73
(d)	Borrowings (other than debt securities)	1,39,851.75	1,05,179.18
(e)	Deposits	1,60,899.76	1,50,131.13
(f)	Subordinated liabilities	3,000.00	4,000.00
(g)	Other financial liabilities	14,527.69	12,991.70
	Total Financial liabilities	5,18,377.36	4,56,356.75
2	Non-financial liabilities		
(a)	Current tax liabilities (net)	441.30	441.29
(b)	Provisions	270.02	251.29
(c)	Other non-financial liabilities	1,522.78	1,766.60
	Total Non-financial liabilities	2,234.10	2,459.18
	TOTAL LIABILITIES	5,20,611.46	4,58,815.93
EQUITY			
(a)	Equity share capital	362.61	360.79
(b)	Other equity	1,19,888.39	1,08,421.86
	Total Equity	1,20,251.00	1,08,782.65
	TOTAL - LIABILITIES AND EQUITY	6,40,862.46	5,67,598.58

SIGNED FOR IDENTIFICATION
BY 
S.R. BATLIBOI & CO. LLP
MUMBAI

SIGNED FOR IDENTIFICATION
BY 
G.M. KAPADIA & CO.
MUMBAI.



Contd.....three

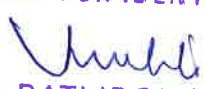
2 STANDALONE STATEMENT OF CASH FLOW FOR THE YEAR ENDED MARCH 31, 2022


₹ in crore

PARTICULARS	For Year Ended	
	31-Mar-22	31-Mar-21
	Audited	Audited
A CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	17,246.31	14,815.09
Adjustments for:		
Depreciation, amortisation and impairment	172.29	158.78
Impairment on financial instruments (Expected credit loss)	1,932.00	2,948.00
Share based payments to employees	390.24	338.42
Net gain on fair value changes	(938.47)	(956.48)
Interest expense	26,476.16	28,383.48
Interest income including surplus on deployment in liquid instruments	(43,858.61)	(43,584.74)
Profit on sale of investments and investment properties (net)	(259.29)	(1,395.49)
(Profit) / loss on sale of property, plant and equipment (net)	(0.24)	(0.06)
Utilisation of shelter assistance reserve	(0.04)	(0.03)
Upfront gain on derecognised (assigned) loans	(606.50)	(706.72)
Operating profit before working capital changes and adjustment for Interest received and paid	553.85	0.25
Adjustments for:		
(Increase) / decrease in financial assets and non-financial assets	(1,363.08)	3,540.07
Decrease in financial and non financial liabilities	719.14	(3,014.87)
Cash from / (used in) operations before adjustments for Interest received and paid	(90.09)	525.45
Interest Received including Surplus on deployment in liquid instruments	44,192.26	43,703.69
Interest Paid	(26,450.14)	(29,335.32)
Taxes Paid	(3,700.19)	(2,039.03)
Net cash from operations	13,951.84	12,854.79
Loans at amortised cost (net)	(72,477.05)	(48,813.18)
Redemption of mutual funds units (net)	14,115.44	7,521.10
Net cash used in operating activities	(44,409.77)	(28,437.29)
B CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment and intangible assets	(115.28)	(63.00)
Sale proceeds of property, plant and equipment	0.62	0.53
Net cash used for property, plant and equipment	(114.66)	(62.47)
Purchase of investment properties	(1,559.54)	(91.27)
Sale proceeds of investment properties	180.72	57.14
Net cash used for investment properties	(1,378.82)	(34.13)
Investments		
- in subsidiary company	(46.44)	(55.00)
- in associate company	(0.25)	(0.50)
Other investments :		
- Purchase of investments	(19,532.68)	(9,572.69)
- Sale proceeds of investments	6,290.35	1,225.01
Sale proceeds of investments in subsidiary	210.62	-
Net cash used in investing activities	(14,571.88)	(8,499.78)
C CASH FLOW FROM FINANCING ACTIVITIES		
Share capital - equity	1.82	14.38
Money received on issuance of warrants	-	307.03
Securities premium on issuance of equity shares (net)	1,452.94	11,845.95
Sale proceeds of investments in subsidiary companies	236.45	1,484.25
Proceeds from issuance of debt securities and subordinated liabilities	1,03,707.00	1,05,660.00
Repayment of debt securities and subordinated liabilities	(87,935.90)	(99,111.04)
Borrowings (other than debt securities) and subordinated liabilities (net)	34,686.09	233.79
Deposits (net)	10,851.42	17,837.24
Payments of lease liability	(70.00)	(63.76)
Dividend paid - equity shares	(4,152.65)	(3,642.68)
Net cash from financing activities	58,777.17	34,565.16
Net decrease in cash and cash equivalents [A+B+C]	(204.48)	(2,371.91)
Add : Cash and cash equivalents as at the beginning of the year	769.97	3,141.88
Cash and cash equivalents as at the end of the year	565.49	769.97

Note (a) During the year, the Corporation has received Dividend of ₹ 1,510.99 Crore (Previous Year ₹ 733.97 Crore)

Note (b) Net movement in Borrowings (including Debt Securities), Deposits and Subordinated Liabilities amounting to ₹ 58,316.10 Crore (Previous Year ₹ 22,263.40 Crore) includes fresh issuance, repayments and effect of changes in foreign exchange rates.

SIGNED FOR IDENTIFICATION
BY 
S.R. BATLIBOI & CO. LLP
MUMBAI

SIGNED FOR IDENTIFICATION
BY 
G.M. KAPADIA & CO.
MUMBAI.



Contd.....four


- 3 The financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. Any application guidance / clarifications / directions issued by the Reserve Bank of India (RBI), the National Housing Bank (NHB) or other regulators are implemented as and when they are issued / become applicable.
- 4 The Board of Directors of Housing Development Finance Corporation Limited ("Corporation") have proposed a final dividend of ₹ 30 per share (Previous Year ₹ 23 per share), subject to the approval of the members at the ensuing Annual General Meeting.
- 5 The Board of Directors of the Corporation at its meeting held on April 4, 2022 has approved a composite scheme of amalgamation for the amalgamation of: (i) HDFC Investments Limited and HDFC Holdings Limited, wholly-owned subsidiaries of the Corporation, into and with the Corporation and thereafter (ii) the Corporation into and with HDFC Bank Limited ("HDFC Bank") and their respective shareholders and creditors ('the Scheme') under Section 230 to 232 of the Companies Act, 2013 and other applicable laws and regulations, subject to requisite approvals from various regulatory and statutory authorities, respective shareholders and creditors. The share exchange ratio shall be 42 equity shares of face value of ₹ 1 each of HDFC Bank for every 25 equity shares of face value of ₹ 2 each of the Corporation.


The Appointed date for the amalgamation of the wholly-owned subsidiaries of the Corporation with and into the Corporation shall be the end of the day immediately preceding the Effective date and the Appointed date for the amalgamation of the Corporation with and into HDFC Bank shall be the Effective date.

- 6 During the year, the Board of Directors of HDFC Life Insurance Company Limited (HDFC Life), a subsidiary of the Corporation under Ind AS 110, had approved a share purchase and share swap agreement among HDFC Life, Exide Industries Limited and Exide Life Insurance Company Limited (Exide Life), in connection with the acquisition of 100% of the equity share capital and subsequent merger of Exide Life into HDFC Life for a total consideration of ₹ 6,687 crore. Pursuant to the agreement and subsequent to receipt of regulatory approvals, on January 1, 2022, HDFC Life has paid ₹ 726 crore and issued 8,70,22,222 equity shares at an issue price of ₹ 685 per share as consideration. Accordingly, Exide Life has become a wholly owned subsidiary of HDFC Life with effect from January 1, 2022.

Further, the Board of Directors of HDFC Life has filed a scheme for amalgamation of Exide Life with and into HDFC Life and their respective shareholders and creditors under Section 230 to 232 of the Companies Act, 2013 and Section 35 to 37 of the Insurance Act, 1938 and other applicable laws and regulations to give effect to the said amalgamation, subject to receipt of requisite approvals from various regulatory and statutory authorities, their respective shareholders and creditors.

- 7 During the year ended March 31, 2022 (Q1-FY22), the Corporation has sold 44,12,000 equity shares of HDFC ERGO General Insurance Company Ltd (HDFC ERGO) resulting in a pre tax gain of ₹ 208.85 crore. As at March 31, 2022, the Corporation's equity shareholding in HDFC ERGO stood at 49.98% which is in compliance with the RBI requirement to reduce its shareholding to 50 percent or below. Further, the Board of Directors of the Corporation in Q1- FY22 had approved the sale of 3,55,67,724 equity shares of ₹ 10 each, representing 4.99% stake in HDFC ERGO to HDFC Bank Ltd, which is pending due to regulatory approvals.
- 8 During the previous year, the Corporation had sold 2,85,48,750 equity shares of HDFC Life, in two tranches in May 2020 and November 2020, to comply with the RBI direction to reduce the shareholding in HDFC Life to 50 per cent or below. As a result the Corporation has recorded, a pre tax profit on sale of investments of ₹ 1,397.69 Crore for the year ended March 31, 2021.
- 9 During the quarter ended March 31, 2022, the Corporation allotted 20,16,463 equity shares of ₹ 2 each pursuant to the exercise of stock options by certain employees / directors.
- 10 The outbreak of the COVID-19 pandemic had led to a nationwide lockdown in April - May 2020. This was followed by localised lockdown in areas with significant number of COVID -19 cases. Following the easing of lockdown measures, there was an improvement in economic activity in the second half of fiscal 2021. Since then, our country experienced two waves of COVID - 19 pandemic following the discovery of mutant coronavirus variants. These waves led to temporary reimposition of localised / regional lockdown, that were subsequently lifted.

SIGNED FOR IDENTIFICATION
BY 
S.R. BATLIBOI & CO. LLP
MUMBAI

SIGNED FOR IDENTIFICATION
BY 
G.M. KAPADIA & CO.
MUMBAI.



Contd.....five

The extent to which the pandemic may impact the Corporation's results, including impairment on financial instruments, will depend on future developments, which are uncertain, including amongst other things, any new information concerning the severity of the COVID-19 pandemic and any action to contain its spread or mitigate its impact, whether government mandated or elected by us.

- 11 Pursuant to RBI Circular on "Prudential Norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances - Clarification" dated November 12, 2021, the Corporation has taken necessary steps and complied with the provisions of the aforesaid circular. On February 15, 2022, the RBI allowed deferment of para 10 of the aforesaid circular till September 30, 2022 pertaining to upgrade of non performing accounts. However, the Corporation has not opted for the deferment.
- 12 Detail of resolution plan implemented under the Resolution Framework for COVID-19-related Stress as per RBI Circular dated August 6, 2020 (Resolution Framework – 1.0) and May 5, 2021 (Resolution Framework – 2.0) as at March 31, 2022 are given below.

₹ in crore

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) (30-Sep-21)	Of (A), aggregate debt that slipped into NPA during the current half-year	Of (A) amount written off during the current half-year	Of (A) amount paid by the borrowers during the current half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year # (31-Mar-22)
Personal Loans	4,548.65	168.42	-	79.99	4,300.24
Corporate persons*	2,682.44	-	-	2,609.02	73.42
Of which, MSMEs	72.64	-	-	(0.78) [^]	73.42
Others	2,609.80	-	-	2,609.80	-
Total	7,231.09	168.42	-	2,689.01	4,373.66

* Includes restructuring done in respect of request received as of September 30, 2021 processed subsequently.

As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

[^] net disbursement against loan commitment

- 13 Details of loans transferred / acquired during the quarter ended March 31, 2022 under the Master Direction - RBI (Transfer of Loan Exposures) Directions, 2021 dated September 24, 2021 are given below:


(i) Details of loans not in default transferred / acquired through assignment:


Particulars	Transferred		Acquired
	Retail	Non Retail	
Aggregate amount of loans transferred / acquired (₹ in crore)	8,366.60	1,500.00	-
Weighted average maturity (in years)	15.07	9.00	-
Weighted average holding period (in years)	1.54	3.67	-
Retention of beneficial economic interest by the originator	10%	58%	-
Tangible security coverage	100%	193%	-
Rating-wise distribution of rated loans	Not applicable	Not applicable	-

(ii) Details of loans transferred / stressed loan classified as non-performing assets or special mention accounts.

Particulars	To ARCs	To permitted transferees	To other transferees
Number of accounts	-	1.00	-
Aggregate principal outstanding of loans transferred (₹ in crore)	-	52.31	-
Weighted average residual tenor of the loans transferred	-	-	-
Net book value of loans transferred (at the time of transfer) (₹ in crore)	-	39.42	-
Aggregate consideration (₹ in crore)	-	40.00	-
Additional consideration realized in respect of accounts transferred in earlier years	-	Nil	-

Excess provision of ₹ 0.58 crore for the quarter ended March 31, 2022 has been reversed to the statement of profit and loss on account of sale of stressed loans.

SIGNED FOR IDENTIFICATION
BY 
S.R. BATLIBOI & CO. LLP
MUMBAI

SIGNED FOR IDENTIFICATION
BY 
G.M. KAPADIA & CO.
MUMBAI.



Contd.....six

- 14 The Corporation's main business is financing by way of loans for the purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Corporation revolve around the main business. Accordingly, there are no separate reportable segments as per Ind AS 108 - Operating Segments.
- 15 All secured debts are secured by negative lien on the assets of the Corporation and/or mortgage of property as the case may be, subject to the charge created in favour of its depositors pursuant to the regulatory requirements under section 29B of the National Housing Bank Act, 1987. Asset cover for non convertible debentures issued by the Corporation is 2.90 times as at March 31, 2022.
- 16 Disclosures in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the year ended March 31, 2022 is attached as Annexure 1.
- 17 The Corporation is a 'Large Corporate' as per criteria under SEBI circular SEBI/HO/DDHS/CIR/P/2018/144. Necessary disclosure has been made to the stock exchanges in this regard.
- 18 Figures of the quarter ended March 31, 2022 and March 31, 2021 are derived by deducting the reported year-to-date figures for the period ended December 31, 2021 and December 31, 2020, which were subjected to limited review, from the audited figures for the year ended March 31, 2022 and March 31, 2021 respectively.
- 19 Figures for the previous period have been regrouped wherever necessary, in order to make them comparable.

The above results for the quarter and year ended March 31, 2022 were reviewed by the Audit and Governance Committee of Directors and subsequently approved by the Board of Directors at its meeting held on May 2, 2022, in terms of Reg 33 and Reg 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The above results for the quarter and year ended March 31, 2022 have been subjected to audit by the Joint Auditors of the Corporation. The financial results for the quarter and year ended March 31, 2021 were audited by BSR & Co. LLP, Chartered Accountants.


For and on behalf of the Board of Directors

Place: Mumbai
Date: May 2, 2022




Keki M. Mistry
Vice Chairman & CEO

SIGNED FOR IDENTIFICATION
BY 
S.R. BATLIBOI & CO. LLP
MUMBAI

SIGNED FOR IDENTIFICATION
BY 
G.M. KAPADIA & CO.
MUMBAI.



WITH YOU, RIGHT THROUGH

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

Annexure 1

Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the year ended March 31, 2022.

(a) Debt-equity ratio [Debt Securities + Borrowings (other than debt securities) + Deposits + Subordinated Liabilities - Cash and cash equivalents] / Total Equity	4.15
(b) Outstanding redeemable preference shares (quantity and value)	-
(c) Capital redemption reserve/debenture redemption reserve	-
(d) Net worth (Total Equity)	₹ 1,20,251.00 crore
(e) Net profit after tax	₹ 13,742.18 crore
(f) Earnings per share	Basic ₹ 76.01 Diluted ₹ 75.20
(g) Total debt to total assets [Debt securities + Borrowings (other than debt securities) + Deposits + Subordinated liabilities] / Total assets	0.78
(h) Net profit margin (%) (Net Profit after tax / Total income)	28.6%
(i) Sector specific equivalent ratios, as applicable	
(a) Gross stage III (%) Gross stage III (%) [Gross stage III loans EAD / Gross total loans EAD]	2.3%
(b) Net stage III (%) [(Gross stage III loans EAD - Impairment loss allowance for stage III) / (Gross Total loans EAD - Impairment loss allowance for stage III)]	1.1%
(c) Provision coverage ratio (%) [Total Impairment loss allowance for stage III / Gross stage III loans EAD]	54.3%
(d) Capital adequacy ratio (%) - Total	22.8%
(e) Liquidity coverage ratio (%) (Regulatory requirement - 50%)	80.4%

Note 1: The Corporation, being a Housing Finance Company ('HFC'), disclosure of Debt service coverage ratio, Interest service coverage ratio, Current ratio, Long term debt to working capital, Bad debts to Accounts receivable ratio, Current liability ratio, Debtors turnover, Inventory turnover and Operating margin ratio are not applicable.

Note 2: Exposure at default (EAD) includes loan balance and interest thereon.

SIGNED FOR IDENTIFICATION
BY
[Signature]
S.R. BATLIBOI & CO. LLP
MUMBAI

SIGNED FOR IDENTIFICATION
BY
[Signature]
G.M. KAPADIA & CO.
MUMBAI

