



Home Finance

November 13th, 2021

To,
Listing Operations (Debt)
BSE Limited,
P.J. Towers,
Dalal Street,
Mumbai – 400 001.

Dear Sir/Madam

Re: Intimation under Clause 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref. 1. **INE02VP07016**
2. **INE02VP07024**
3. **INE02VP07032**
4. **INE02VP07040**
5. **INE02VP07057**

With reference to the captioned subject, we wish to inform you that the Board of Directors of IKF Home Finance Limited, at its meeting held on 13th November, 2021 has approved the Unaudited Financial results for the Quarter and half-year ended 30th September, 2021, Accordingly, please find enclosed herewith the following.

1. Unaudited Financial Results under Regulation 52
2. Statement Containing Details under Regulation 52 (4)

Kindly do the needful

Thanking you

For IKF Home Finance Limited

Vishal Kumar Joshi
Company Secretary



Home Finance

IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of unaudited Financial Results for the quarter and half year ended September 30, 2021

Statement of Profit & Loss Account

(Amount in Rupees unless otherwise stated)

Sr.	Particulars	Quarter ended		Half-year ended		Year ended
		30-Sep-21	30-Jun-21	30-Sep-21	30-Sep-20	31-Mar-21
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Revenue From operations					
	Interest income	96,796,196	83,694,097	180,490,293	137,784,302	319,377,271
	Fees and commission income	13,032,315	5,629,197	18,661,513	9,107,919	25,820,197
	Net gain on derecognition of financial instruments under amortised cost category	12,831,924	-	12,831,924	-	52,840,212
(I)	Total revenue from operations	122,660,435	89,323,295	211,983,730	146,892,221	398,037,680
(II)	Other income	2,866,594	974,543	3,841,137	13,931,736	4,103,550
(III)	Total income (I + II)	127,476,115	88,348,752	215,824,867	160,823,957	402,141,229
	Expenses					
	Finance costs	48,199,488	40,878,106	89,077,594	71,418,297	157,239,050
	Impairment on financial instruments	6,023,424	1,936,018	7,959,442	2,505,000	11,448,790
	Employee benefits expenses	33,897,813	26,271,997	60,169,810	35,612,269	81,676,009
	Depreciation, amortization and impairment	1,504,772	1,476,819	2,981,591	2,415,822	4,903,727
	Others expenses	8,452,446	5,394,868	13,847,315	11,171,148	27,223,910
(IV)	Total expenses	98,077,943	75,957,808	174,035,752	123,122,536	282,491,485
(V)	Profit / (loss) before exceptional items and tax (III - IV)	27,449,086	14,340,029	41,789,115	37,701,422	119,649,744
(VI)	Exceptional Items	-	-	-	-	-
(VII)	Profit before tax (V - VI)	27,449,086	14,340,029	41,789,115	37,701,422	119,649,744
(VIII)	Tax Expense:					
	(1) Current Tax	5,817,888	5,375,107	11,192,995	7,979,832	24,818,497
	(2) Deferred Tax	443,571	(2,137,081)	(1,693,510)	(746,880)	4,297,248
	Total Tax Expense (VIII)	6,261,459	3,238,026	9,499,485	7,232,952	29,115,744
(IX)	Profit / (loss) for the period (VII-VIII)	21,187,627	11,102,003	32,289,630	30,468,470	90,534,000
(X)	Other comprehensive income					
	(A) (i) Items that will not be reclassified to profit or loss (specify items and amounts)	-	-	-	-	-
	(a) Remeasurements of the defined benefit plans	-	-	-	-	275,286
	(b) Income tax relating to items that will not be reclassified	-	-	-	-	-69,289
	-	-	-	-	-	-
(XI)	Total comprehensive income for the period (IX + X)	21,187,627	11,102,003	32,289,630	30,468,470	90,739,996
(XII)	Earnings per share (equity share, par value of Rs.10 each)					
	Basic* (Rs.)	0.52	0.27	0.79	0.74	2.21
	Diluted* (Rs.)	0.52	0.27	0.79	0.74	2.21

* Not Annualized for the Quarter and Half Year



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IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of unaudited Financial Results for the quarter and half year ended September 30, 2021

Statement of Assets and Liabilities

(Amount in Rupees unless otherwise stated)

Particulars	As at	
	September 30, 2021	March 31, 2021
	Unaudited	Audited
ASSETS		
(1) Financial assets		
Cash and cash equivalents	456,850,708	268,113,799
Bank balance other than cash and cash equivalents	20,000,000	20,000,000
Trade Receivables	3,416,160	1,587,908
Loans	2,335,856,358	1,864,637,461
Other financial assets	131,755,986	127,880,673
Subtotal - Financial assets	2,947,879,212	2,282,219,841
(2) Non-financial assets		
Current tax assets (Net)	3,628,228	-
Property, plant and equipment	8,346,567	7,890,671
Right of use asset	1,492,829	2,093,684
Other intangible assets	2,508,460	3,675,634
Other non-financial assets	477,845	2,561,693
Subtotal - Non Financial assets	16,453,929	16,221,682
Total assets	2,964,333,141	2,298,441,523
LIABILITIES AND EQUITY		
LIABILITIES		
(1) Financial liabilities		
Payables		
(I) Trade payables		
(I) total outstanding dues of micro enterprises and small enterprises	-	-
(II) total outstanding dues of creditors other than micro enterprises and small enterprises	2,917,625	2,351,974
Debt securities	913,756,142	952,281,391
Borrowings (other than debt securities)	1,352,390,301	639,280,207
Other financial liabilities	60,379,593	93,640,091
Subtotal - Financial liabilities	2,329,443,661	1,687,553,663
(2) Non-financial liabilities		
Current tax liabilities (Net)	-	7,189,857
Provisions	2,978,159	2,768,159
Deferred tax liabilities (Net)	7,263,913	8,957,423
Other non-financial liabilities	4,053,031	3,667,675
Subtotal - Non-Financial liabilities	14,295,103	22,583,114
EQUITY		
Equity share capital	411,147,530	411,147,530
Other equity	209,446,847	177,157,216
Subtotal - Equity	620,594,377	588,304,746
Total liabilities and equity	2,964,333,141	2,298,441,523



Home Finance

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CIN No- U65922AP2002PLC039417

Statement of Cash Flows for Half Year ended September 30, 2021

(Amount in Rupees unless otherwise stated)

Particulars	As at	As at
	30-Sep-21	31-Mar-21
	Unaudited	Audited
Cash flow from operating activities:		
Net profit before tax as per the statement of profit and loss	41,789,115	119,649,744
Adjustments for		
Net (gain) / loss on derecognition of financial instruments under amortised	(12,831,924)	(52,840,212)
Transfer to Special Reserves	-	-
Depreciation and amortisation	2,981,591	4,903,727
Gratuity and Leave Salary	-	275,286
Impairment allowance on loans	7,959,442	11,448,790
Operating profit before working capital changes	39,898,224	83,437,335
Changes in working capital		
Decrease / (increase) in Loans	(479,178,339)	(482,580,923)
Decrease / (increase) in Trade Receivables	(1,828,252)	(1,587,908)
Decrease / (increase) in other financial assets	8,956,609	(4,955,397)
Decrease / (increase) in other non financial assets	2,083,848	1,969,296
Increase / (Decrease) in other payables	565,651	566,775
Increase / (Decrease) in other financial liabilities	(33,260,497)	(10,164,567)
Increase / (Decrease) increase in provisions	210,000	799,017
Increase / (Decrease) Increase in other non financial liabilities	385,355	600,200
Total Changes in Working Capital	(502,065,626)	(495,353,507)
Income taxes paid (net)	(22,011,080)	(21,496,924)
Net cash (used in) operating activities (A)	(484,178,480)	(433,413,096)
Cash flow from investing activities		
Purchase of property, plant and equipment	(1,669,459)	(4,310,577)
Net cash (used in) / generated from investing activities (B)	(1,669,459)	(4,310,577)
Cash flow from financing activities		
Issue of equity shares (including securities premium)	-	-
Increase/(Decrease) in borrowings	674,584,845	631,435,661
Equity component	-	-
Special reserve	-	-
Net cash (used in) generated from financing activities (C)	674,584,845	631,435,661
Net (decrease) in cash and cash equivalents (A+B+C)	188,736,906	193,711,988
Cash and cash equivalents at the beginning of the year	268,113,799	74,401,811
Cash and cash equivalents at the end of the year	456,850,705	268,113,799



Home Finance

IKF Home Finance Limited

CIN No- U65922AP2002PLC039417

Statement of unaudited Financial Results for the quarter and half year ended September 30, 2021

Notes:

- 1 The financial results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Accounting Standards) Rules, 2015 (as amended from time to time) and notified under Section 133 of the Companies Act, 2013.
- 2 The above unaudited results for the Quarter and half year ended September 30, 2021 have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on November 13, 2021 and reviewed by statutory auditors in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 3 The Company operates in a single business segment i.e. financing, since the nature of the loans are exposed to similar risk and return profiles hence they are collectively operating under a single segment for the purpose of Ind AS 108 on 'Operating Segments' notified under the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016. The Company operates in a single geographical segment i.e. domestic.
- 4 The spread of Covid-19 across the globe and India has caused significant upheaval in economic activity and financial markets. The Indian Government announced lockdown in March 2020 which was lifted subsequently but regional lockdowns continued to be implemented in various areas from time to time. RBI took various regulatory measures like moratorium on payment of dues, reliefs towards 'interest on interest' charged during March-August 2020 and allowing one-time restructuring (OTR) to eligible borrowers.

Further, the second wave of Covid-19 pandemic in April- May 2021 led to re-imposition of localised/ regional lockdowns in various parts of the country, which led to a substantial impact on the economic activities. The second wave has started to subside from June 2021 onwards and there has been gradual lifting of lock downs and increase in economic activities. However, the uncertainty around the third wave of Covid-19 pandemic in future and its impact on the economic activities are not known. Accordingly, the Company's results remain uncertain and dependent on future developments and actuals may differ from the estimates used in the preparation of the financial statement on the reporting date.

5 Disclosure pursuant to RBI Notification- DOR.No.BP.BC/3/21.04.048/2020-21 dated 6 August 2020

Type of borrower	(A) Number of accounts where resolution plan has been implemented under this window	(B) exposure to accounts mentioned at (A) before implementation of the plan	(C) Of (B), aggregate amount of debt that was converted into other securities	(D) Additional funding sanctioned, if any, including between invocation of the plan and implementation	(E) Increase in provisions on account of the implementation of the resolution plan
Housing Loans	20	41,128,545	-	-	-
Loan against Property	28	53,323,125	-	-	-

The above accounts were restructured in Resolution Framework for COVID-19 related Stress 1.0 and there are no accounts restructured in Resolution Framework for COVID-19 related Stress 2.0

- 6 The Secured Listed Non-Convertible Debentures issued by the Company are fully secured by way of first ranking exclusive and continuing charge over certain identified receivables of the Company.
- 7 Previous year / periods figures have been regrouped / rearranged wherever necessary to conform with current period's classification.

**For and on behalf of the Board of Directors of
IKF Home Finance Limited**

**Place: Hyderabad
Date: November 13, 2021**

**V Vasantha Lakshmi
Managing Director**

Independent Auditor's Limited Review Report on Un audited quarter and half year ended September 30, 2021 financial results of IKF Home Finance Limited pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

To
The Board of Directors
IKF Home Finance Limited,

1. We have reviewed the accompanying statement of unaudited financial results of IKF Home Finance Limited (the 'Company') for the quarter and half year ended September 30, 2021 (the 'Statement'). 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 these unaudited financial statements based on our review.
2. We conducted our review of the Statement 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company 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.
3. 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 accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 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.



KONDEPATI & CO
CHARTERED ACCOUNTANTS

D.No.74-12/2-1/5/A
GF -1 Siri Jewel Apartment
V.V Ramarao Road no.3, New RTC Colony
Vijayawada – 520 010.
E Mail: anil.ca999@gmail.com

4. The figures of the second quarter in of the financial year are the balancing figures between figures in respect of the half year end and the year to-date figures up-to the end of the first quarter of the respective financial year.

For **Kondepati & Co.,**
Chartered Accountants
Firm Registration Number: 012912S




K.Anilkumar
Proprietor
Membership Number.516209

Place: Vijayawada
Date: November, 13, 2021
UDIN NO: 21516209AAAAEG6615

Statement Containing Details as required under Regulation 52(4)

Sr. No	Particulars	Ratio
a	Debt-equity ratio **	3.65
b	Debt service coverage ratio	NA
c	Interest service coverage ratio;	NA
d	Outstanding redeemable preference shares (quantity and value);	NA
e	Capital redemption reserve/debenture redemption reserve	Nil
f	Net worth (Rs.)***	620,594,377
g	Net profit after tax (Rs.)	32,289,630
h	Earnings per share	
	Basic (Rs.)	0.79
	Diluted (Rs.)	0.79
i	Current ratio*	NA
j	Long term debt to working capital;	NA
k	Bad debts to Account receivable ratio	NA
l	Current liability ratio	NA
m	Total debts to total assets****	0.76
n	Debtors turnover*	NA
o	Inventory turnover*	NA
p	Operating margin (%)*	NA
q	Net profit margin (%)*****	14.96%
r	Sector specific equivalent ratios, as applicable	
	Gross NPA (%)	1.58%
	Net NPA (%)	0.98%
s	Material deviation, if any, in the use of proceeds from the issue of NCDs	None

* The company prepares financial statements as per Division III, Schedule III of the Companies Act 2013, hence these ratios are not applicable.

** Debt equity ratio is (Debt Securities + Borrowings (other than debt securities))/Networth

*** Networth is equal to paid up equity capital plus Other Equity

**** Profit after tax/ Total Income

Corporate office: IKF Home Finance Limited (Formerly known as IKF Housing Finance Pvt. Limited)

1st Floor, #6-3-902/A, Plot No. 1, Near Yashoda Hospital, Central Plaza, Raj Bhavan Road, Somajiguda, Hyderabad – 500 082

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CIN: U65922AP2002PLC039417

Registered Office: IKF Home Finance Limited, 40-1-144, Corporate Centre, M.G. Road, Vijayawada - 520 010, Andhra Pradesh, INDIA