

KIFS HOUSING FINANCE LIMITED

June 03, 2021

To, Bombay Stock Exchange Limited Phiroze Jeejeebhoy Towers Dalal Street, Kala Ghoda, Fort, Mumbai- 400001.

SCRIP CODE: 959866/ 959973/ 960219

<u>Sub: Outcome of Meeting of Board of Directors and Disclosure pursuant to Regulation 51, 52(1), 52(3), 52(4), 52(7) and 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015</u>

Dear Sir/Madam,

This is to inform you that the Board of Directors of the Company, at its meeting held today i.e. June 03, 2021 approved the audited financial results for the year ended March 31, 2021 in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations).

We would like to state that the statutory auditors of the Company have issued audit report with unmodified opinion on the financial statements.

Further pursuant to Regulation 52(7) of the Listing Regulations, we hereby confirm that the proceeds raised from the issue of Non-Convertible Debentures (NCDs) have been utilized for the purpose as mentioned in the Offer Document/Disclosure Document and there have been no material deviations in the utilization of such proceeds as on March 31, 2021.

A copy of the said financial results along with Statutory Auditors report are enclosed herewith and a statement confirming details as required under Regulation 52(4) and 54(2) of the Listing Regulations also forms part of these Financial Results.

Kindly take the same on record.

For KIFS HOUSING FINANCE LIMITED,

Rajesh Parmanand Khandwala

Digitally signed by Rajesh Parmanand Khandwala Date: 2021.06.03 18:40:06 +05'30'

RAJESH KHANDWALA CHAIRMAN & MANAGING DIRECTOR DIN: 00477673

Registered Office: B-81, Pariseema Complex, C. G. Road, Ellisbridge, Ahmedabad - 380006, Gujarat, India. **Corporate Office:** C-902, Lotus Park, Graham Firth Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India.

Ph. No.: +91 22 61796400 E-mail: contact@kifshousing.com Website: www.kifshousing.com

CIN: U65922GJ2015PLC085079 RBI COR: DOR-00145

KIFS Housing Finance Limited
(Formally known as KIFS Housing Finance Private Limited)
Regd. Office: B-81, Pariseema Complex, C. G. Road, Ellisbridge, Ahmedabad - 380006
Ph.: 022-61796404 Email: secretarial@kifshousing.com
Website: www.kifshousing.com
CIN: U65922GJ2015PLC085079

Statement of Audited Financial Results For the Half Year and Year Ended March 31, 2021

(Rs. in Lakhs)

					(Rs. in Lakhs)
No.	Particulars	For the half Year ended March 31, 2021 Audited (Refer Note 6)	For the half Year ended March 31, 2020 Audited (Refer Note 6)	For the Year ended March 31, 2021 (Audited)	For the Year ended March 31, 2020 (Audited)
	Revenue from operations				
(i)	Interest Income	2,815.62	2,092.06	5,100.49	3,764.04
(ii)	Fees and commission Income	133.57	118.72	159.03	242.43
(iii)	Net gain on fair value changes	84.81	19.47	131.25	19.47
(iv)	Net gain on derecognition of financial instruments under amortised cost category	-		-	-
(v)	Other operating revenues	269.13	304.39	425.45	571.33
(1)	Total Revenue from operations	3,303.13	2,534.64	5,816.22	4,597.27
(11)	Other Income	-	-	-	-
(111)	Total Income (I+II)	3,303.13	2,534.64	5,816.22	4,597.27
	Expenses				
(i)	Finance Costs	809.20	382.88	1,355.15	579.56
(ii)	Impairment on financial instruments	187.12	236.16	339.97	262.21
(iii)	Employee Benefits Expenses	863.88	764.63	1,473.72	1,331.73
(iv)	Depreciation, amortization and impairment	61.86	56.10	119.88	110.98
(v)	Other expenses	207.84	201.03	314.24	385.42
(IV)	Total Expenses	2,129.90	1,640.80	3,602.96	2,669.89
(V)	Profit before exceptional items and tax (III-IV)	1,173.23	893.84	2,213.27	1,927.38
(VI)	Tax Expense:				
	(i) Current Tax	281.48	193.24	525.00	473.27
	(ii) MAT Credit Adjustment	-	4.99	-	4.99
	(iii) Deferred Tax	(33.99)	` '	(80.00)	(107.67)
	Total Tax Expense	247.49	129.38	445.00	370.59
	Profit for the period (V-VI)	925.74	764.46	1,768.27	1,556.78
(VIII)	Other Comprehensive Income A. Items that will not be reclassified to profit or loss				
	(i) Remeasurement of Defined Benefit Obligations (ii) Income tax relating to items that will not be reclassified to profit or	-	-	1.15	-
	loss	-	-	(0.29)	-
	Other Comprehensive Income	-	-	0.86	-
(IX)	Total Comprehensive Income for the period (VII + VIII)	925.74	764.46	1,769.13	1,556.78
	Earnings per equity share (Face value Rs. 10/- per equity share) (not annualised for half year ended)				
	Basic (Rs.)	0.37	0.34	0.71	0.73
	Diluted (Rs.)	0.37	0.34	0.71	0.73
			1		

KIFS Housing Finance Limited

(Formally known as KIFS Housing Finance Private Limited)

Regd. Office: B-81, Pariseema Complex, C. G. Road, Ellisbridge, Ahmedabad - 380006 Ph.: 022-61796404 Email: secretarial@kifshousing.com

Website : www.kifshousing.com CIN : U65922GJ2015PLC085079

Notes to financial results:

1. Statement of assets and liabilities

(Rs. in Lakhs)

ASSETS Financial Assets Fi			As at March 31, 2021	As at March 31, 2020
ASSETS Financial Assets	S. No.	Particulars		
			(Addited)	(Addited)
(a) Cash and cash equivalents (b) Bank Balance other than (a) above (c) Trade Receivables (d) Loans (d) Loans (d) Loans (e) Investments (11,413.65 1,191 (f) Other Financial assets (a) Current taw assets (Net) (b) Defered taw Assets (Net) (c) Property, Plant and Equipment (d) Intangible assets under development (e) Other intangible assets (f) Other non-financial assets (g) Other non-financial assets (h) Other Payables (h) Other Payables (h) Other Payables (h) Otal outstanding dues of micro enterprises and small enterprises (h) Other Payables (h) Otal outstanding dues of micro enterprises and small enterprises (h) Debt Securities (h) Debt Securities (h) Other Payables (h) Other fayables (h) Other fayables (h) Other fayables (h) Other fayables (h) Other than Debt Securities) (h) Other fayables (h) Other fayabl		ASSETS		
Diamon Same	[1]	Financial Assets		
Diamon Same		Cash and cash equivalents	7.32	159.8
Co Trade Receivables 103.72 25 25 33,18 10 10 10 10 10 10 10	, ,	•	3,863.32	2,777.2
(d) Loans	` '	` ,		252.3
Investments				33,186.53
Company Comp	. ,			1,910.0
2 Non-financial Assets	, ,			23.3
	()			38,309.4
(b) Deferred tax Assets (Net) 313.49 23: (c) Property, Plant and Equipment 385.32 484 (d) Intangible assets under development 22.23 11: (e) Other intangible assets 2.52 3: (f) Other non-financial assets 2.52 3: Total Assets 2.52 3: IABILITIES AND EQUITY LIABILITIES (a) Payables (i) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (iii) total outstanding dues of micro enterprises and small enterprises (iii) total outstanding dues of creditors other than micro enterprises and small enterprises (iii) total outstanding dues of creditors other than micro enterprises and small enterprises (iv) Debt Securities (b) Debt Securities 4,715,48 (c) Borrowings (Other than Debt Securities) 25,058.65 11,155 (d) Subordinated Liabilities 1,578.59 87 (d) Subordinated Liabilities 1,578.59 87 (d) Subordinated Liabilities 1,578.59 87 (d) Subordinated Liabilities 1,578.59 12,066 (d) Current tax liabilities (net) 14.03 3: 14.03 (d) Current tax liabilities (net) 14.03 3: 14.03 (d) Provisions 114.34 6: 14.03 (d) Provisions 114.34 6: 14.03 (d) Current tax liabilities (net) 14.03 3: 14.03 (d) Current tax liabilities (net) 14.03	[2]	Non-financial Assets	•	•
(b) Deferred tax Assets (Net) 313.49 23: (c) Property, Plant and Equipment 385.32 484 (d) Intangible assets under development 22.23 11: (e) Other intangible assets 2.52 3: (f) Other non-financial assets 2.52 3: Total Assets 2.52 3: IABILITIES AND EQUITY LIABILITIES (a) Payables (i) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (iii) total outstanding dues of micro enterprises and small enterprises (iii) total outstanding dues of creditors other than micro enterprises and small enterprises (iii) total outstanding dues of creditors other than micro enterprises and small enterprises (iv) Debt Securities (b) Debt Securities 4,715,48 (c) Borrowings (Other than Debt Securities) 25,058.65 11,155 (d) Subordinated Liabilities 1,578.59 87 (d) Subordinated Liabilities 1,578.59 87 (d) Subordinated Liabilities 1,578.59 87 (d) Subordinated Liabilities 1,578.59 12,066 (d) Current tax liabilities (net) 14.03 3: 14.03 (d) Current tax liabilities (net) 14.03 3: 14.03 (d) Provisions 114.34 6: 14.03 (d) Provisions 114.34 6: 14.03 (d) Current tax liabilities (net) 14.03 3: 14.03 (d) Current tax liabilities (net) 14.03	(a)	Current tax assets (Net)	-	-
(c) Property, Plant and Equipment	٠,,	· · ·	313.49	233.4
(d) Intangible assets under development				486.1
(e) Other intangible assets				15.2
Total Assets				3.7
Total Assets				70.2
LIABILITIES AND EQUITY LIABILITIES Financial Liabilities Payables (i) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (b) Debt Securities (c) Borrowings (Other than Debt Securities) (d) Subordinated Liabilities (e) Other financial liabilities (1,578.59 87. 31,673.50 12,061 [2] Non-Financial Liabilities (a) Current tax liabilities (net) (b) Provisions (c) Other non-financial liabilities (30.5.77 17. 433.94 27. [3] EQUITY (a) Equity Share capital (b) Other Equity Financial Equity 10. 24,951.14 24,95. 26,775.	(.,	Care non manda assets		808.8
LIABILITIES AND EQUITY LIABILITIES Financial Liabilities Payables (i) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (b) Debt Securities (c) Borrowings (Other than Debt Securities) (d) Subordinated Liabilities (e) Other financial liabilities (1,578.59 87. 31,673.50 12,061 [2] Non-Financial Liabilities (a) Current tax liabilities (net) (b) Provisions (c) Other non-financial liabilities (30.5.77 17. 433.94 27. [3] EQUITY (a) Equity Share capital (b) Other Equity Financial Equity 10. 24,951.14 24,95. 26,775.				
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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 (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (ii) total outstanding dues of micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises (ii) total outstanding dues of creditors other than micro enterprises and small enterprises 4,715.48 (c) Borrowings (Other than Debt Securities) 25,058.65 11,156 (d) Subordinated Liabilities - (e) (e) Other financial liabilities 1,578.59 876 (d) (e) Other financial Liabilities (e) (e) Other financial Liabilities (f)		LIABILITIES AND EQUITY		
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(ii) total outstanding dues of micro enterprises and small enterprises (iii) total outstanding dues of creditors other than micro enterprises and small enterprises (b) Debt Securities (c) Borrowings (Other than Debt Securities) (d) Subordinated Liabilities (e) Other financial liabilities (a) Current tax liabilities (a) Current tax liabilities (b) Provisions (c) Other non-financial liabilities (a) EQUITY (a) Equity Share capital (b) Other Equity Total Equity Total Equity (ii) total outstanding dues of micro enterprises and small enterprises - (ii) total outstanding dues of creditors other than micro enterprises and small enterprises - (ii) total outstanding dues of creditors other than micro enterprises and small enterprises - (ii) total outstanding dues of creditors other than micro enterprises and small enterprises - (ii) total outstanding dues of creditors other than micro enterprises and small enterprises - (ii) total outstanding dues of creditors other than micro enterprises and small enterprises - (b) Debt Securities 4,715.48 25,058.65 11,15- 27,058.59 31,673.50 12,068 31,673.50 14.03 33 33 43.94 27,058 433.94 24,951.14 24,951.14 24,951.14 24,951.14 24,951.14 24,951.14 24,951.14 24,951.14 24,951.14 24,951.14			320.79	39.7
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises (b) Debt Securities (c) Borrowings (Other than Debt Securities) (d) Subordinated Liabilities (e) Other financial liabilities (f) Other financial Liabilities (g) Other financial Liabilities (h) Provisions (h) Provisions (h) Provisions (c) Other non-financial liabilities (g) EQUITY (g) Equity Share capital (h) Other Equity				
Small enterprises		(i) total outstanding dues of micro enterprises and small enterprises		
Small enterprises		(ii) total outstanding dues of creditors other than micro enterprises and	-	-
(b) Debt Securities (c) Borrowings (Other than Debt Securities) (d) Subordinated Liabilities (e) Other financial liabilities (1,578.59) (d) 31,673.50 (e) Other financial Liabilities (a) Current tax liabilities (net) (b) Provisions (c) Other non-financial liabilities (a) EQUITY (a) EQUITY (a) EQUITY (b) Other Equity Total Equity Total Equity 4,715.48		•		
(c) Borrowings (Other than Debt Securities) 25,058.65 11,156 (d) Subordinated Liabilities - (e) Other financial liabilities 1,578.59 876 31,673.50 12,068 [2] Non-Financial Liabilities 14.03 33 (b) Provisions 114.34 66 (c) Other non-financial liabilities 305.57 176 (d) 433.94 276 [3] EQUITY Equity Share capital 24,951.14 24,95 (b) Other Equity 3,593.34 1,826 Total Equity 28,544.48 26,775	(1-)	·	4 745 40	-
(d) Subordinated Liabilities - (e) Other financial liabilities 1,578.59 874 31,673.50 12,066 [2] Non-Financial Liabilities 14.03 33 (b) Provisions 114.34 66 (c) Other non-financial liabilities 305.57 176 433.94 276 [3] EQUITY Equity Share capital 24,951.14 24,95 (b) Other Equity 3,593.34 1,826 Total Equity 28,544.48 26,775	. ,			-
(e) Other financial liabilities 1,578.59 87/4 [2] Non-Financial Liabilities 2 (a) Current tax liabilities (net) 14.03 33/4 (b) Provisions 114.34 60/2 (c) Other non-financial liabilities 305.57 17/2 [3] EQUITY 433.94 27/2 [a) Equity Share capital 24,951.14 24,95 (b) Other Equity 3,593.34 1,824 Total Equity 28,544.48 26,775			25,058.05	11,154.5
[2] Non-Financial Liabilities (a) Current tax liabilities (net) 14.03 3: (b) Provisions 114.34 6: (c) Other non-financial liabilities 305.57 176 433.94 274 [3] EQUITY (a) Equity Share capital 24,951.14 24,95: (b) Other Equity 7 3,593.34 1,824 Total Equity Share 26,775	. ,		4 570 50	- 0740
[2] Non-Financial Liabilities (a) Current tax liabilities (net) 14.03 3: (b) Provisions 114.34 6: (c) Other non-financial liabilities 305.57 17(433.94 274 [3] EQUITY (a) Equity Share capital 24,951.14 24,95: (b) Other Equity 3,593.34 1,824 Total Equity Total Equity 228,544.48 26,775	(e)	Other financial liabilities		874.3
(a) Current tax liabilities (net) 14.03 3 (b) Provisions 114.34 6 (c) Other non-financial liabilities 305.57 17 433.94 274 [3] EQUITY Equity Share capital 24,951.14 24,95 (b) Other Equity 3,593.34 1,824 Total Equity 28,544.48 26,775			31,6/3.50	12,068.6
(a) Current tax liabilities (net) 14.03 3: (b) Provisions 114.34 6: (c) Other non-financial liabilities 305.57 17: (a) EQUITY 433.94 27: (a) Equity Share capital 24,951.14 24,95: (b) Other Equity 3,593.34 1,82: Total Equity 28,544.48 26,77!	[2]	Non-Financial Liabilities		
(b) Provisions 114.34 66 (c) Other non-financial liabilities 305.57 176 433.94 276 [3] EQUITY (a) Equity Share capital 24,951.14 24,951 (b) Other Equity 7 Total Equity 9			14 03	37.0
(c) Other non-financial liabilities 305.57 176 (a) EQUITY 433.94 276 (b) Other Equity 24,951.14 24,95 (b) Other Equity 3,593.34 1,826 Total Equity 28,544.48 26,775	٠,	, ,		67.2
[3] EQUITY (a) Equity Share capital 24,951.14 24,95: (b) Other Equity Total Equity 28,544.48 26,775	` '			170.0
[3] EQUITY (a) Equity Share capital 24,951.14 24,95: (b) Other Equity Total Equity 28,544.48 26,775	(0)	Sales non-interior industries		274.2
(a) Equity Share capital 24,951.14 24,95.14 (b) Other Equity 3,593.34 1,824 Total Equity 28,544.48 26,775	[2]	FOLUTY		
(b) Other Equity 3,593.34 1,824		•	24 951 14	24,951.1
Total Equity 28,544.48 26,775			· ·	1,824.2
	(υ)	• •		26,775.3
Total Liabilities and Equity 60.651.92 39.115			20,344.40	20,773.3.
		Total Liabilities and Equity	60,651.92	39,118.2

KIFS Housing Finance Limited

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Website: www.kifshousing.com CIN: U65922GJ2015PLC085079

Notes to the financial results(Cont...):

2. Cash Flow Statement For The Year Ended March 31, 2021

(Rs. In lakhs)

		(Rs. In lakhs)	
		For the Year ended	For the Year ended
	Particulars	March 31, 2021	March 31, 2020
		(Audited)	(Audited)
Α	Cash flow from operating activities		
	Profit before tax	2,213.27	1,927.38
	Adjustments for :	110.00	110.00
	Depreciation and amortisation	119.88	110.98
	Net gain on fair value changes	(131.25)	(19.47)
	Interest income on loans	(5,100.49)	(3,764.04)
	Interest expenses on borrowings	1,355.15	579.56
	Impairment on financial instruments	339.97	262.21
	Operating profit before working capital changes	(1,203.48)	(903.39)
	Movements in working capital :		
	Increase/(decrease) in other financial liabilities	435.83	(2,607.73)
	Increase/(decrease) in provisions	47.12	30.34
	Increase/(decrease) in other non-financial liabilities	136.38	13.12
	Increase/(decrease) in trade payables	281.07	(27.40)
	(Increase)/decrease in trade receivables	148.65	(232.13)
	(Increase)/decrease in loans	(11,484.52)	(13,281.28)
	(Increase)/decrease in other financial assets	(3.64)	0.74
	(Increase)/decrease in other non-financial assets	(50.14)	(1.26)
	Movements in working capital - total	(10,489.26)	(16,105.60)
	Interest income on loan received	5,038.61	3,631.50
	Interest expenses on borrowings paid	(1,086.76)	(572.95)
	Cash used in operations	(7,740.89)	(13,950.43)
	Direct taxes paid (net of refunds)	(547.98)	(461.75)
	Net cash used in operating activities (A)	(8,288.87)	(14,412.18)
В	Cook flow from investing activities		
ь	Cash flow from investing activities :	(24.02)	(52.40)
	Purchase of PPE (Net)	(24.82)	(52.19)
	Proceeds from / (Purchase of) Mutual Funds (Net)	(9,372.34)	(1,890.59)
	Fixed Deposits matured / (placed) (Net)	(1,086.07)	(1,812.90)
	Net cash used in investing activities (B)	(10,483.24)	(3,755.68)
С	Cash flow from financing activities :		
	Proceeds from issuance of Equity Share	(0.00)	7,996.06
	Share issue expenses	(0.00)	(47.50)
	Proceeds from issuance of Debt Securities	4,715.48	(47.50)
	Proceeds from Other Borrowings	13,904.12	9,269.49
	Not each flow from financing activities (C)	40.040.00	47 340 04
	Net cash flow from financing activities (C)	18,619.60	17,218.04
	Net increase/(decrease) in cash and cash equivalents (A)+(B)+(C)	(152.51)	(949.82)
	Cash and cash equivalents as at the beginning of the year	159.83	1,109.65
	Cash and cash equivalents as at end of the year	7.32	159.83
Note			
(i)	Components of cash & cash equivalents at the year end		
	Cash on hand	March 31,2021 7.17	March 31,2020 6.93
	Balance with banks in current accounts	0.15	152.90
	Deposits with maturity less than 3 months	0.13	132.90
	Deposits with maturity less than 5 molliths	Total 7.32	-

⁽ii) Cash Flow Statement has been prepared using Indirect Method prescribed under Ind AS 7.

KIFS Housing Finance Limited

(Formally known as KIFS Housing Finance Private Limited)

Regd. Office: B-81, Pariseema Complex, C. G. Road, Ellisbridge, Ahmedabad - 380006 Ph.: 022-61796404 Email: secretarial@kifshousing.com

> Website: www.kifshousing.com CIN: U65922GJ2015PLC085079

Notes to the financial results(Cont...):

- 3. The financial results have been prepared in accordance with applicable Indian accounting standards prescribed under section 133 of the Companies Act, 2013 read with (Indian Accounting Standard) Rules, 2015 (Ind AS), as amended from time to time and other accounting principles generally accepted in India and Regulation 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, the NHB or other regulators are implemented as and when they are issued / become applicable.
- 4. The above financial results of the Company ("the statement") are reviewed by the Audit Committee and subsequently approved by the Board of Directors of the Company at it's meeting held on June 3, 2021 and have been subject to audit by the statutory auditors of the Company. The auditors have expressed an unmodified opinion.
- 5. The company is registered with Reserve Bank of India under section 29A of The National Housing Bank Act, 1987. The Company is engaged primarily in the business of Housing finance and all its operations are in India only. Accordingly, there is no separate reportable segment as per Ind AS 108 on 'Operating Segments' in respect of the Company.
- 6. Amounts for the half year ended March 31, 2021 and March 31, 2020 respectively represents the difference between the audited amount in respect of financial year and published unaudited amounts of half year ended September 30, 2020 and September 30, 2019 respectively.
- 7. These financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant Rules issued there under (Ind-AS) and other accounting principles generally accepted in India. The Company has adopted Ind-AS with transition date of April 01, 2019.

The transition to Ind-AS has been carried out from the erstwhile Accounting Standards notified under the Act read with Rule 7 of Companies (Accounts) Rules 2014 (as amended), guidelines issued by the Reserve Bank of India ('the RBI') and other generally accepted accounting principles in India (collectively referred to as 'the Previous GAAP'). Accordingly, the impact of transition has been recorded in the opening reserves as at April 01, 2019 and the corresponding adjustments pertaining to comparative previous period as presented in these financial results have been restated/reclassified in order to confirm to current period presentation.

As required by Ind- AS 101 – First Time Adoption of Indian Accounting Standards, the profit and equity reconciliation between the amounts previously reported under the Previous GAAP and restated as per Ind AS as under:

(Rs. in Lakhs

Particular	Half Year ended	Year ended
Particulars	March 31, 2020	March 31, 2020
Profit after tax as per Previous GAAP	723.20	1,532.97
Recognition of interest income for loans classified at amortised cost using Effective Interest	(113.25)	(241.04)
Rate (EIR) method	(113.23)	(241.04)
Recognition of interest expenses for borrowings and debt securities as per EIR method	6.39	73.02
Share issue expenses debited to equity	21.25	47.50
Gain on fair valuation of investments	2.58	2.58
Effect of lease accounting	(7.84)	(17.16)
Deferred tax impact on above items	12.00	38.78
Reversal of deferred tax liability on Special Reserve	120.13	120.13
Profit after Tax as per Ind AS	764.46	1,556.78
Other Comprehensive Income (net of tax)	-	-
Total Comprehensive Income as per Ind AS	764.46	1,556.78

(Rs. in Lakhs)

Particulars	As at	As at
Falitudas	April 1, 2019	March 31, 2020
Equity as per Previous GAAP	17,465.12	26,994.14
Recognition of interest income for loans classified at amortised cost using Effective Interest	(257.09)	(498.13)
Rate (EIR) method		
Recognition of interest expenses for borrowings and debt securities as per EIR method	17.46	90.48
Gain on fair valuation of investments	-	2.58
Effect of lease accounting	(30.67)	(47.83)
Impact of deferred tax on above items	75.20	113.98
Reversal of deferred tax liability on Special Reserve	-	120.13
Equity as per Ind AS	17,270.02	26,775.35

8. The Company has adopted Ind AS w.e.f. transition date April 1, 2019. However, subsequent to submission of Ind AS financial results for the half year ended September 30, 2020, there are some changes in the transition assumptions/accounting estimates and policies and groupings, impact of which is given in the respective periods starting from April 1, 2019. The net impact of such changes on the submitted financial results for the half year ended September 30, 2020, corresponding period of half year ended September 30, 2019 and year ended March 31, 2020 is an increase in total comprehensive income of Rs. 101.76 lakhs, Rs. 53.88 lakhs and Rs. 145.43 lakhs respectively. Total assets and total liabilities and equity at September 30, 2019, September 30, 2020 and March 31, 2020 has increased by Rs. 176.01 lakhs, decreased by Rs. 83.20 lakhs and decreased by Rs. 6.47 lakhs respectively.

- 9. The Government of India, Ministry of Finance, vide its notification dated October 23, 2020, had announced COVID-19 Relief Scheme for grant of ex-gratia payment of difference between compound interest and simple interest for six months to borrowers in specified loan accounts (Scheme), as per the eligibility criteria and other aspects specified therein and irrespective of whether the moratorium was availed or not. The Company has implemented the Scheme and credited the accounts of or remitted amounts to the eligible borrowers as per the Scheme.
- 10. Disclosure as required under RBI Circular No. RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 6, 2020 in relation to the Resolution Framework for COVID-19-related Stress:

Rs. In lakhs

Type of borrowers	No. of	Exposure	Debt	Additional funding	Increase
	accounts	before	Converted	sanctioned (including	in
	where	implemen	in other	between invocation	provision
	plan is	tation of	securities	of the plan and	on
	implemen	the plan		implementation)	implemen
	ted				tation of
					plan
	(A)	(B)	(C)	(D)	(E)
Personal loan	40	384.03	-	-	39.49
Total	40	384.03	-	-	39.49

11. The Novel Coronavirus (COVID-19) pandemic has contributed to a significant decline and volatility in global and Indian markets, and a significant decrease in economic activity. On March 24, 2020 the Government of India announced a nation wide lockdown till April 14, 2020 which was extended till May 31, 2020 through subsequent announcements, to contain the spread of the virus. This lead to significant disruptions and dislocations for individuals and businesses, impacting company's regular operations including lending and collection activities due to inability of employees to physically reach borrowers.

The Company has extended moratorium to all its customers who have opted for it or on suo moto basis in compliance with the RBI guidelines. Further, the Supreme Court through an interim order dated September 3, 2020 directed that accounts which were not declared non-performing till August 31, 2020 shall not be declared non-performing till further order. Pursuant to Supreme Court's final order and RBI notification dated April 7, 2021, the Company has classified the borrower accounts as non-performing at March 31, 2021.

The impact of COVID-19 pandemic on the Company's result remains uncertain and dependent on future developments, which are outside the Company's control and accordingly, actuals may differ from the estimates used in the preparation of the financial statements. Considering uncertainities, the Company has made additional provision of Rs. 200 lacs for loan losses.

12. Previous year's/period's figures have been regrouped/reclassified wherever necessary.

By order of the Board of Directors For KIFS Housing Finance Limited

> Rajesh Parmanand Khandwala

Digitally signed by Rajesh Parmanand Khandwala Date: 2021.06.03 19:04:35 +05'30'

Rajesh P. Khandwala Chairman and Managing Director DIN: 00477673

Place: Ahmedabad Date: June 3, 2021

Annexure A

Disclosure in accordance with regulation 52(4) of SEBI (Listing obligations and disclosure requirements) Regulations, 2015 for year ended on March 31, 2021

a) Credit Rating

Rating Agency	Nature of borrowings	Rating assigned As on March 31, 2021	Rating assigned As on March 31, 2020
Acuite Ratings & Research Limited	Bank Facilities (long-term)	ACUITE A-/ Stable	ACUITE BBB+/ Stable
Acuite Ratings & Research Limited	Non-Convertible Debentures (long-term)	ACUITE A-/ Stable	NA
Brickwork Ratings India Private Limited	Non-Convertible Debentures (long-term)	BWR BBB+ (Stable)	NA

b) Asset cover available:

All secured Non-convertible debentures issued by the Company are secured by way of exclusive hypothecation of specified receivables of the Company to the extent of 110% to 125% of the outstanding secured Non-convertible debentures.

c) Debt-Equity Ratio:

Debt Equity ratio at March 31, 2021 and March 31, 2020 was 1.04 times and 0.42 times respectively.

d) Details of previous due dates for payment of Interest & repayment of principal of non-convertible debt securities and whether the same has been paid or not falling during half year ended March 31, 2021:

No Interest & principal on non convertible debentures fall due during the half year ended March 31, 2021.

e) Details of next due dates falling during the next half year ending on September 30, 2021 for payment of interest/repayment of principal of non-convertible debt securities:

ISIN	Date of payment	Nature of payment	Amount
			(Rs. In lakhs)
INE0CP107013	July 30, 2021	Interest	126.25
INE0CP107021	August 31, 2021	Interest	245.25
INE0CP107021	August 31, 2021	Principal	833.33

f) Debt service coverage ratio: 3.36 times

g) Interest service coverage ratio: 2.63 times

h) Debenture Redemption Reserve:

HFC's registered with the NHB are not required to create Debenture Redemption Reserve in case of privately Placed Debentures and Company has not issued any preference Shares.

i) Redeemable preference shares (quantity and value)

The Company has not issued any preference shares.

j) Net Worth:

 $Net worth of the Company as on March 31, 2021 and as on March 31, 2020 was Rs.\ 28, 544.48\ lakhs and Rs.\ 26, 775.35\ lakhs.$

k) Net Profit After Tax:

Net Profit after Tax for the half year ended March 31, 2021 is Rs. 925.74 Lakhs

I) Earnings Per Share:

Basic and Diluted Earnings per equity share (Face value Rs. 10/- per equity share) for the half year ended March 31, 2021 is Rs. 0.37.

By order of the Board of Directors For KIFS Housing Finance Limited

Rajesh
Parmanand
Khandwala
Liposia Parmanand
Khandwala
Liposia Parmanand
Liposia Par

Rajesh P. Khandwala

Chairman and Managing Director

DIN: 00477673

Chartered Accountants

Independent Auditor's Report on the Half Yearly and Year to Date Financial Results of the Company Pursuant to the Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To The Board of Directors of KIFS HOUSING FINANCE LIMITED (Formerly known as KIFS Housing Finance Private Limited)

Report on the audit of the Financial Results

Opinion

We have audited the accompanying statement of financial results of KIFS Housing Finance **Limited** ("the Company") for the half year and year ended 31st March, 2021 ("the Statement"), attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, these financial results:

- are presented in accordance with the requirements of Regulation 33 and Regulation 52 i. read with Regulation 63(2) of the Listing Regulations in this regard; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards and other accounting principles generally accepted in India of the net profit and other comprehensive income and other financial information for the half year and year ended 31st March, 2021.

Basis of Opinion

Email: infomumbai@msglobal.co.in

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Results section of our report.

Manubhai & Shah LLP, a Limited Liability Partnership with LLP identity No.AAG-0878

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Website: www.msglobal.co.in

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We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Financial Results

These financial results have been prepared on the basis of annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of these financial results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 read with Regulation 63(2) of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial results, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial results.

Chartered Accountants

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statement on whether the Company has adequate internal financial controls with reference to financial statements in place and the operative effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Chartered Accountants

Other Matters

The financial results include the results for the half year ended 31st March, 2021 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited figures of the first half of the current financial year which were subject to limited review by us.

For Manubhai & Shah LLP Chartered Accountants FRN: 106041W/W100136

LAXMINARAY Digitally signed by LAXMINARAYAN AN PERAIAH PERAIAH YEKKALI Date: 2021.06.03 18:20:28 +05'30'

CA Laxminarayan P. Yekkali

Partner

Membership No.: 114753 Mumbai, 3rd June, 2021

UDIN: 21114753AAAACK6839