



MAGMA HOUSING FINANCE

Dated: 30 April, 2018

BSE Limited

Department of Corporate Services
25th Floor, P. J. Towers, Dalal Street, Fort,
Mumbai - 400 001

Scrip Code No. - 951674

Dear Sir/Madam,

Sub: Audited Financial Results for the half year ended and year ended 31 March, 2018 along with Statement of disclosure of line items and Declaration for Unmodified Opinion

Ref: Regulations 52(1), 52(3) and 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015

This is to inform you that the Board of Directors of the Company at their Meeting held today, i.e., 30 April, 2018 have approved the Audited Financial Statements for the year ended 31 March, 2018 and the Audited Financial Results for the half year and year ended 31 March, 2018. In compliance with the provisions of Regulations 52(1), 52(3) and 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015, we are enclosing herewith the below mentioned documents for your perusal and records:

1. Independent Auditor's Report from Statutory Auditors of the Company
2. Audited Annual Financial Results of the Company for the half year ended and year ended 31 March, 2018 pursuant to Regulation 52(1)
3. Declaration for Unmodified Opinion on Financial Results in pursuance of Regulation 52(3)
4. Statement of disclosures of line items pursuant to Regulation 52(4)

You are requested to take note of the same.

Further please note that Certificate received in compliance with Regulations 52(5) of LODR 2015 from Catalyst Trusteeship Limited (Formerly, GDA Trusteeship Limited), Debenture Trustee of the Company is being forwarded to you separately.

This is for your information and record.

Thanking you,

Yours faithfully,
For **Magma Housing Finance Limited**

Priti Saraogi

Priti Saraogi
Company Secretary
Membership No.: A26360

Encl: As above

Magma Housing Finance Limited
[Formerly Magma Housing Finance (A Public Company with Unlimited Liability)]
Regd. Office: 8 Sant Nagar, East of Kailash, New Delhi - 110065, Ph: +91 11 45728100
Web : <http://www.magmahfc.co.in>, CIN : U65922DL2004PLC125931

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Walker Chandiook & Co LLP

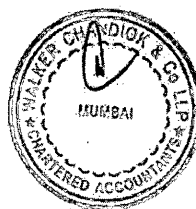
Walker Chandiook & Co LLP
16th Floor, Tower II
Indiabulls Finance Centre
S B Marg, Elphinstone (W)
Mumbai 400013
India

T +91 22 6626 2600
F +91 22 6626 2601

Independent Auditor's Report on Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Magma Housing Finance Limited [Formerly Magma Housing Finance (A Public Company with Unlimited Liability)]

1. We have audited the financial results of Magma Housing Finance Limited [Formerly Magma Housing Finance (A Public Company with Unlimited Liability)] ("the Company") for the year ended 31 March 2018, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to Note 5 to the financial results regarding the figures for the half-year ended 31 March 2018 as reported in these financial results, which are the balancing figures between audited figures in respect of the full financial year and the published year to date figures up to the end of the half-year ended 30 September 2017. Also the figures up to the end of the half-year ended 30 September 2017 had only been reviewed and not subjected to audit. These financial results are based on the financial statements for the year ended 31 March 2018 prepared in accordance with the accounting principles generally accepted in India, including Accounting Standards ('AS') prescribed under section 133 of the Companies Act, 2013 ('the Act'), read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended) and published year to date figures up to the end of the half-year ended 30 September 2017 prepared in accordance with the recognition and measurement principles laid down in AS 25, Interim Financial Reporting, prescribed under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended), and SEBI Circulars CIR/IMD/DF1/9/2015 dated 27 November 2015 and CIR/IMD/DF1/69/2016 dated 10 August 2016, which are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial results based on our audit of the financial statements for the year ended 31 March 2018 and our review of financial results for the half-year ended 30 September 2017.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. In our opinion and to the best of our information and according to the explanations given to us, the financial results:
 - (i) are presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circulars CIR/IMD/DF1/9/2015 dated 27 November 2015 and CIR/IMD/DF1/69/2016 dated 10 August 2016, in this regard; and
 - (ii) give a true and fair view of the net profit and other financial information in conformity with the accounting principles generally accepted in India for the year ended 31 March 2018.



Chartered Accountants

Offices in Bangalore, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker Chandiook & Co LLP is registered with United Entity
with identification number AAC-2085 and its registered
office at L-41 Connaught Circus, New Delhi, 110001, India

Walker Chandio & Co LLP

Magma Housing Finance Limited
Independent Auditor's Report on Financial Results of the Company Pursuant to the
Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

4. The audit of the financial results of the Company for the year ended 31 March 2017, was carried out and reported by another auditor, vide their report dated 03 May 2017, who have expressed an unmodified opinion, and whose report have been furnished to us and which have been relied upon by us for the purpose of our audit of the financial results. Our report is not modified in respect of this matter.

For Walker Chandio & Co LLP
Chartered Accountants
Firm Registration No.: 001076N/N500013



per Manish Gujral
Partner
Membership No: 105117

Place: Mumbai
Date: 30 April 2018

MAGMA HOUSING FINANCE

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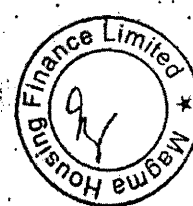
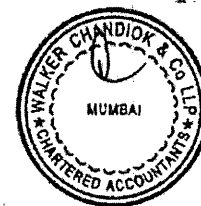
[Formerly Magma Housing Finance (A Public Company with Unlimited Liability)]

Statement of Audited Financial Results for the Year Ended 31 March 2018

Particulars	Half Year Ended		Year Ended	
	31 March 2018	31 March 2017	31 March 2018	31 March 2017
	(Audited) Refer Note 5	(Audited) Refer Note 5	(Audited)	(Audited)
1. Revenue				
(a) Revenue from operations	11,079.78	12,036.75	21,942.40	24,861.11
(b) Other income	53.26	136.78	222.84	243.07
Total revenue	11,133.04	12,173.53	22,165.24	25,104.18
2. Expenses				
(a) Employee benefits expense	1,748.59	1,157.94	3,375.58	2,741.98
(b) Finance costs	5,158.02	6,765.56	10,890.49	14,275.64
(c) Depreciation expense	12.02	10.09	23.85	19.58
(d) Provisions and bad debts written-off	1,664.88	245.68	2,119.24	775.35
(e) Brokerage and commission	140.37	176.19	279.66	337.61
(f) Other expenses	1,035.29	881.23	1,916.40	1,756.14
Total expenses	9,759.17	9,236.69	18,605.22	19,906.30
3. Profit from ordinary activities before tax (1-2)	1,373.87	2,936.84	3,560.02	5,197.88
4. Tax expense				
(a) Current Tax	921.75	967.54	1,690.61	1,797.14
(b) Deferred tax	(446.20)	64.80	(450.58)	26.80
5. Net Profit from ordinary activities after tax (3-4)	898.32	1,904.50	2,319.99	3,373.94
6. Paid-up equity share capital (face value of ₹ 10/- each)	14,810.25	14,810.25	14,810.25	14,810.25
7. Reserves excluding Revaluation Reserves (as per balance sheet of previous accounting year)			15,011.56	12,691.57
8. Earnings per share (not annualised)				
(a) Basic (in ₹)	0.61	1.29	1.57	2.28
(b) Diluted (in ₹)	0.61	1.29	1.57	2.28

Balance Sheet as at 31 March, 2018

Particulars	As at	As at
	31 March 2018	31 March 2017
	(Audited)	(Audited)
A. EQUITY AND LIABILITIES		
1. Shareholders' funds		
(a) Share capital	14,810.25	14,810.25
(b) Reserves and surplus	15,011.56	12,691.57
Sub-total - shareholders' funds	29,821.81	27,501.82
2. Non-current liabilities		
(a) Long-term borrowings	44,952.34	66,504.46
(b) Deferred tax liabilities (net)	-	406.31
(c) Long-term provisions	3,458.81	1,770.73
Sub-total - non-current liabilities	48,411.15	68,681.50
3. Current liabilities		
(a) Short-term borrowings	41,129.10	38,273.44
(b) Trade payables	348.38	142.95
(c) Other current liabilities	29,868.65	26,107.68
(d) Short-term provisions	310.74	162.71
Sub-total - current liabilities	71,656.87	64,686.78
TOTAL - EQUITY AND LIABILITIES	149,889.83	160,870.10
B. ASSETS		
1. Non-current assets		
(a) Property, plant and equipment - tangible assets	44.82	47.21
(b) Intangible assets	76.92	92.17
(c) Non-current investments	1,047.02	1,225.46
(d) Deferred tax assets (net)	44.27	-
(e) Long-term loans and advances	137,042.47	142,675.12
(f) Other non-current assets	738.54	790.17
Sub-total - non-current assets	138,994.04	144,830.13
2. Current assets		
(a) Cash and cash equivalents	889.78	768.87
(b) Short-term loans and advances	8,314.37	13,463.01
(c) Other current assets	1,691.64	1,808.09
Sub-total - current assets	10,895.79	16,039.97
TOTAL - ASSETS	149,889.83	160,870.10



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Notes :

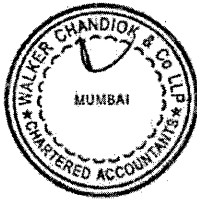
- 1] The audited financial results have been reviewed by the Audit Committee and recommended for adoption to the Board of Directors. The Board of Directors of the Company have considered and approved the same at its meeting held on 30 April 2018.
- 2] The Statutory Auditors have audited the financial statements for the year ended 31 March 2018 and have issued an unqualified opinion thereon. The information presented above is extracted from the audited financial statements as stated.
- 3] The Company is primarily engaged in the business of housing financing in India and as such no separate information is required to be furnished in terms of Accounting Standard - 17 - Segment Reporting prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended).
- 4] As per Regulation 54(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), debentures are secured by first charge ranking pari-passu with each other on the Company's book debts and loan instalment receivables along with mortgage created over the Immovable Property. The total asset cover is hundred percent or above of the principal amount of the said debentures.
- 5] The figures for the half year ended 31 March 2018 and 31 March 2017 are the balancing figures between audited figures in respect of full financial year and half year ended 30 September 2017 and 30 September 2016, which were subjected to limited review.
- 6] Previous year/ half-year figures have been regrouped and rearranged wherever necessary.

By order of the Board
For Magma Housing Finance Limited

Manish Jaiswal
Managing Director & Chief Executive Officer
DIN: 07859441

Place : Mumbai
Dated : 30 April 2018

Registered Office : 8, Sant Nagar, East of Kailash, New Delhi - 110 065
CIN : U65922DL2004PLC125931 ; Website : <http://www.magmahfc.co.in>



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MAGMA HOUSING FINANCE

Dated: 30 April, 2018

BSE Limited

Department of Corporate Services
25th Floor, P. J. Towers, Dalal Street, Fort,
Mumbai - 400 001

Scrip Code No. - 951674

Dear Sir/Madam,

Sub: Declaration in respect of unmodified opinion on Audited Financial Results for the financial year ended 31 March 2018

Ref: Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015

Dear Sir,

Pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in terms of SEBI Circular CIR/CFD/CMD/56/2016 dated 27 May 2016 we hereby declare and confirm that the Statutory Auditors of the Company, M/s. Walker Chandiok & Co. LLP, Chartered Accountants, have issued unmodified audit report on Standalone Financial Results of the Company for the financial year ended 31 March 2018.

Kindly take the same on record

Thanking you,

Yours faithfully,
For Magma Housing Finance Limited

Manish Jaiswal
Managing Director & Chief Executive Officer
DIN: 07859441

Magma Housing Finance Limited

[Formerly Magma Housing Finance (A Public Company with Unlimited Liability)]

Regd. Office: 8 Sant Nagar, East of Kailash, New Delhi - 110065, Ph: +91 11 45728100

Web : <http://www.magmahfc.co.in>, CIN : U65922DL2004PLC125931

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**MAGMA HOUSING FINANCE****MAGMA HOUSING FINANCE LIMITED****[Formerly Magma Housing Finance (A Public Company with Unlimited Liability)]****Statement under Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for Year ended 31 March 2018**

Sl. No.	Particulars	As at 31 March 2018	
		Type of Instrument	Rating
a.	Credit rating and change in credit rating (if any)	Short Term Debt	CRISIL A1+
		Long Term Bank Facilities	CARE/ ICRA AA-
		Long Term Debt (Secured NCD)	CARE/ ICRA AA-
		There was no change in the credit rating of the Company during the last six months.	
b.	Asset cover available, in case of non convertible debt securities: Debentures are secured by first charge ranking pari-passu with each other on the Company's book debts and loan instalment receivables along with mortgage created over the Immovable Property. The total asset cover is hundred percent or above of the principal amount of the said debentures.		
c.	Debt-equity ratio (Total Debts / Shareholder's fund)	3:70	
d.	Previous due date for a) the payment of interest b) the repayment of principal of non convertible debt securities whether the same has been paid or not	As per Annexure	
e.	Next due date for a) the payment of interest b) the principal along with the amount of interest		
f.	Debt service coverage ratio	1.55	
g.	Interest service coverage ratio (Earning before interest and tax / Interest expense)	1.33	
h.	Debenture redemption reserve	Nil	
i.	Net worth (₹ in lacs)	29,821.81	
j.	Net profit after tax (₹ in lacs)	2,319.99	
k.	Earnings per share - Basic and diluted (in ₹)	1.57	

By order of the Board
For Magma Housing Finance LimitedManish Jaiswal
Managing Director & Chief Executive Officer

DIN: 07859441

Place: Mumbai
Date: 30 April 2018Registered Office: 8, Sant Nagar, East of Kailash, New Delhi - 110 065
CIN : U65922DL2004PLC125931 ; Website : <http://www.magmaahfc.co.in>

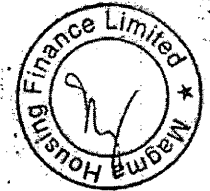
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Annexure

Details of payment of interest / principal of non convertible debentures

₹ In crores

S. No	Name of debenture holders	Date of Allotment	Last Interest payment date	Next Interest payment date	Last Principal Payment Date	Next Principal Payment Date	Principal Amount
1	HDFC CORPORATE DEBT FUND	06-Feb-15	On maturity	25-Apr-18	-	25-Apr-18	40.00
2	BANK OF MAHARASHTRA	31-Mar-15	31-Mar-17	03-Apr-18	-	31-Mar-20	10.00
3	BANK OF INDIA	31-Mar-15	31-Mar-17	03-Apr-18	-	31-Mar-22	20.00
4	BANK OF BARODA	31-Mar-15	31-Mar-17	03-Apr-18	-	31-Mar-20	25.00
5	BANK OF MAHARASHTRA	31-Mar-16	31-Mar-17	03-Apr-18	-	31-Mar-23	10.00
	Total						105.00



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