



MAGMA HOUSING FINANCE

Dated: 31 October, 2017

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: Unaudited Financial Results for the half year ended 30 September, 2017 along with Statement of disclosure of line items

Ref: Regulations 52(1) 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., 31 October, 2017 have approved the Unaudited Financial Results for the half year ended 30 September, 2017. In compliance with the provisions of Regulations 52(1) 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. Unaudited Financial Results of the Company for the half year ended 30 September, 2017 pursuant to Regulation 52(1)
2. Limited Review Report of Statutory Auditors of the Company for the half year ended 30 September, 2017 pursuant to Regulation 52(1)
3. 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

MAGMA HOUSING FINANCE LIMITED

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

Statement of Unaudited Financial Results for the Half Year Ended 30 September 2017

Particulars	Half Year Ended		
	30 September 2017	30 September 2016	Year Ended 31 March 2017
	(Unaudited)	(Unaudited)	(Audited)
(₹ in lacs)			
1. Revenue			
(a) Revenue from operations	10,862.62	12,824.36	24,861.11
(b) Other income	169.58	106.29	243.07
Total revenue	11,032.20	12,930.65	25,104.18
2. Expenses			
(a) Employee benefits expense	1,626.99	1,584.04	2,741.98
(b) Finance costs	5,732.47	7,510.08	14,275.64
(c) Depreciation expense	11.83	9.49	19.58
(d) Provisions and bad debts written-off	454.36	529.67	775.35
(e) Brokerage and commission	139.29	161.42	337.61
(f) Other expenses	881.11	874.91	1,756.14
Total expenses	8,846.05	10,669.61	19,906.30
3. Profit from ordinary activities before tax (1-2)	2,186.15	2,261.04	5,197.88
4. Tax expense			
(a) Current Tax	768.86	829.60	1,797.14
(b) Deferred tax	(4.38)	(38.00)	26.80
Net Profit from ordinary activities after tax (3-4)	1,421.67	1,469.44	3,373.94
6. Paid-up equity share capital (face value of ₹ 10/- each)	14,810.25	14,810.25	14,810.25
7. Reserves excluding Revaluation Reserves (as per balance sheet of previous accounting year)			12,691.57
8. Earnings per share (not annualised)			
(a) Basic (in ₹)	0.96	0.99	2.28
(b) Diluted (in ₹)	0.96	0.99	2.28

Balance Sheet as at 30th September, 2017

Particulars	As at	
	30 September 2017	31 March 2017
	(Unaudited)	(Audited)
(₹ in lacs)		
A. EQUITY AND LIABILITIES		
1. Shareholders' funds		
(a) Share capital	14,810.25	14,810.25
(b) Reserves and surplus	14,113.24	12,691.57
Sub-total - shareholders' funds	28,923.49	27,501.82
2. Non-current liabilities		
(a) Long-term borrowings	52,689.13	66,504.46
(b) Deferred tax liabilities (net)	401.93	406.31
(c) Long-term provisions	2,059.62	1,770.73
Sub-total - non-current liabilities	55,150.68	68,681.50
3. Current liabilities		
(a) Short-term borrowings	33,640.74	38,273.44
(b) Trade payables	125.74	714.95
(c) Other current liabilities	32,388.55	25,535.68
(d) Short-term provisions	500.67	162.71
Sub-total - current liabilities	66,655.70	64,686.78
TOTAL - EQUITY AND LIABILITIES	150,729.87	160,870.10
B. ASSETS		
1. Non-current assets		
(a) Fixed assets	127.99	139.38
(b) Non-current investments	1,161.38	1,225.46
(c) Long-term loans and advances	137,222.72	142,675.12
(d) Other non-current assets	766.04	790.17
Sub-total - non-current assets	139,278.13	144,830.13
2. Current assets		
(a) Cash and bank balances	408.49	768.87
(b) Short-term loans and advances	10,804.40	15,030.29
(c) Other current assets	238.85	240.81
Sub-total - current assets	11,451.74	16,039.97
TOTAL - ASSETS	150,729.87	160,870.10





MAGMA HOUSING FINANCE

MAGMA HOUSING FINANCE LIMITED

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

Notes :

- 1] The unaudited 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 31 October 2017.
- 2] The Statutory Auditors have carried out limited review of the unaudited financial results as required under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and have issued an unqualified opinion thereon.
- 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.
- 4] 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] Previous year/ half-year figures have been regrouped and rearranged wherever necessary.

By order of the Board

For Magma Housing Finance Limited


Manjish Jaiswal
Managing Director & Chief Executive Officer
DIN: 07859441

Place : Mumbai
Dated : 31 October 2017

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



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 Review Report on Half-Yearly 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 reviewed the accompanying statement of unaudited financial results of **Magma Housing Finance Limited** ('the Company') for the half year ended 30 September 2017 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. 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 the Statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is 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 prepared in accordance with the applicable accounting standards, prescribed under Section 133 of the Companies Act, 2013, 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, and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 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 National Housing Bank in respect of income recognition, asset classification, provisioning and other related matters.



Chartered Accountants

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

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

Walker Chandiook & Co LLP

4. The review of the unaudited financial results for the half year ended 30 September 2016 and audit of the financial results for the year ended 31 March 2017, included in the Statement were carried out and reported by B S R & Co LLP, the predecessor auditor, vide their reports dated 25 October 2016 and 03 May 2017 respectively, who have expressed an unmodified conclusion/opinion, and whose reports have been furnished to us and which have been relied upon by us for the purpose of our review of the Statement. Our report is not modified in respect of this matter.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013



per **Manish Gujral**

Partner

Membership No. 105117

Place: Mumbai

Date: 31 October 2017

**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 Half Year ended 30 September 2017

Sl. No.	Particulars	As at 30 September 2017	
		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)	3.97	
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	1.94	
g.	Interest service coverage ratio (Earning before interest and tax / Interest expense)	1.38	
h.	Debenture redemption reserve	Nil	
i.	Net worth (₹ in lacs)	28,923.49	
j.	Net profit after tax (₹ in lacs)	1,421.67	
k.	Earnings per share - Basic and diluted (in ₹)	0.96	

By order of the Board

For Magma Housing Finance Limited


Manish Jaiswal
Managing Director & Chief Executive Officer
DIN: 07859441Place: Mumbai
Date: 31 October 2017Registered Office : 8, Sant Nagar, East of Kailash, New Delhi - 110 065
CIN : U65922DL2004PLC125931 ; Website : <http://www.magmahfc.co.in>

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	02-Apr-18	-	31-Mar-20	10.00
3	BANK OF INDIA	31-Mar-15	31-Mar-17	02-Apr-18	-	31-Mar-22	20.00
4	BANK OF BARODA	31-Mar-15	31-Mar-17	02-Apr-18	-	31-Mar-20	25.00
5	BANK OF MAHARASHTRA	31-Mar-16	31-Mar-17	02-Apr-18	-	31-Mar-23	10.00
	Total						105.00

