



19 October 2022

BSE Limited

Corporate Relationship Department
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort, Mumbai-400 001

(Company Code –10828)

Dear Sir/Madam,

Subject: Outcome of Board Meeting held on 19 October 2022

Reference: Regulation 51, 52 and 54 and other applicable regulations of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') as amended from time to time.

This is to inform you that the Board of Directors of the Company at its meeting held today i.e. on 19 October 2022, has *inter alia*, considered and approved the following:

1. Unaudited Financial Results of the Company for the quarter and half year ended 30 September, 2022.
2. Revalidated the authorization of issuance of debt securities on private placement basis of upto Rs.1500 crore during the financial year 2022-23 for general corporate purposes of the Company, in accordance with Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.
3. Appointment of Mr. Rahul Mishra as Head - Internal Audit of the Company w.e.f. 19 October, 2022.

In compliance with the provisions of Regulations 52(1), 52(2), 52(4) and 54(3) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 ('Listing Regulations'), as amended from time to time, we are enclosing herewith the below mentioned documents for your perusal and records:

1. Limited Review Report of the Statutory Auditors of the Company for the quarter and half year ended 30 September, 2022 pursuant to Regulation 52(2)(a) of the Listing Regulations.
2. Unaudited Financial Results of the Company for the quarter and half year ended 30 September, 2022 pursuant to Regulation 52(1) of the Listing Regulations.
3. Security cover certificate as per Regulation 54(3) of the Listing Regulations.
4. Statement of disclosures of line items pursuant to Regulation 52(4) of the Listing Regulations.

The Meeting of the Board of Directors commenced at 11:00 A.M. and concluded at 01:15 P.M.

We request you to kindly take the same on record.

Thanking you,
Yours faithfully,

For Poonawalla Housing Finance Limited
(Formerly, Magma Housing Finance Limited)

Priti Saraogi
Company Secretary
Membership No.: A26360

Enclosure: As above

Poonawalla Housing Finance Limited
(Formerly known as Magma Housing Finance Limited)
CIN: U65922PN2004PLC208751

Registered Office: 602, 6th Floor, Zero One IT Park, Sr. No. 79/1, Ghorpadi, Mundhwa Road, Pune - 411036
T: +91 020 67808091 | **E:** info@poonawallahousing.com | **W:** www.poonawallahousing.com

Independent Auditor’s Review Report on the Quarterly and Half yearly Unaudited Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

The Board of Directors

Poonawalla Housing Finance Limited

(Formerly Magma Housing Finance Limited)

1. We have reviewed the accompanying statement of Unaudited Financial Results of Poonawalla Housing Finance Limited (Formerly Magma Housing Finance Limited) (the “company”) for quarter and half year ended September 30, 2022 (the “Statement”) attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the “Listing Regulations”).
2. This statement, which is the responsibility of the Company’s Management and approved by the Company’s Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 ‘Interim Financial Reporting’ (“Ind AS 34”) prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder, Circular No. NHB (ND)/DRS/Policy Circular No. 89/2017-18 dated June 14, 2018 issued by the National Housing Bank (“the NHB Circular”) and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the statement based on our review.
3. We conducted our review of the Statement 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 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.
4. 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 recognition and measurement principles laid down in the aforesaid Ind AS 34 specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to

be disclosed in terms of the Regulation 52 of the SEBI (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.

Other Matter:

5. The figures for quarter ended June 30, 2021 which are included in the results for the half year ended September 30, 2021 have been considered from the unmodified review report dated August 7, 2021 issued by the erstwhile auditors, Walker Chandiook & Co LLP in terms of regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.

Our review report on the Statement is not modified in respect of the above matter.

For G. D. Apte & Co.
Chartered Accountants
Firm Registration Number: 100515W
UDIN: 22113053BAGAAL6682

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ABHYANKAR

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Umesh S. Abhyankar
Partner
Membership Number: 113053
Pune, October 19, 2022

POONAWALLA HOUSING FINANCE LIMITED
(FORMERLY MAGMA HOUSING FINANCE LIMITED)
Statement of Unaudited Financial Results for the quarter and half year ended 30 September 2022

(₹ in Crores)

Particulars	Quarter ended			Half Year ended		Previous Year ended
	30/09/2022	30/06/2022	30/09/2021	30/09/2022	30/09/2021	31/03/2022
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1. Revenue from Operations						
(a) Interest income	150.61	131.03	110.20	281.64	210.15	448.14
(b) Fees and commission income	4.32	4.16	3.97	8.48	6.25	15.37
(c) Net gain on fair value changes	-	1.74	0.21	-	0.25	0.86
(d) Net gain on derecognition of financial instruments under amortised cost category	20.15	0.96	-	21.11	-	-
Total revenue from operations	175.08	137.89	114.38	311.23	216.65	464.37
(e) Other income	1.94	4.36	1.00	6.30	3.04	5.78
Total Income	177.02	142.25	115.38	317.53	219.69	470.15
2. Expenses						
(a) Finance costs	64.95	54.63	48.30	119.58	101.67	207.53
(b) Net loss on fair value changes	3.03	-	-	1.29	-	-
(c) Net loss on derecognition of financial instruments	-	-	-	-	-	5.47
(d) Impairment on financial instruments	6.84	2.38	10.02	9.22	21.45	8.95
(e) Employee benefits expense	43.31	31.40	22.44	74.71	43.21	103.79
(f) Depreciation, amortisation and impairment	1.72	1.39	0.94	3.11	1.53	3.81
(g) Other expenses	13.71	12.20	8.41	25.91	14.96	39.44
Total expenses	133.56	102.00	90.11	233.82	182.82	368.99
3. Profit/(Loss) before tax (1-2)	43.46	40.25	25.27	83.72	36.87	101.16
4. Tax expense						
(a) Current tax	7.01	9.26	8.92	16.27	9.31	23.89
(b) Deferred tax (credit)/charge	3.78	0.82	(2.31)	4.60	0.22	(0.12)
Total tax expense	10.79	10.08	6.61	20.87	9.53	23.77
5. Profit/(Loss) for the period (3-4)	32.68	30.17	18.66	62.85	27.34	77.39
6. Other comprehensive income						
(a) (i) Items that will not be reclassified to profit or loss	(0.08)	0.44	0.00	0.36	(0.06)	(0.59)
(ii) Income tax relating to items that will not be reclassified to profit or loss	0.02	(0.11)	(0.00)	(0.09)	0.01	0.15
(b) (i) Items that will be reclassified to profit or loss	-	-	16.48	-	17.96	8.30
- Cash flow hedge reserve	-	-	-	-	-	(0.08)
- Changes in fair valuation of financial assets	-	-	16.48	-	17.96	8.38
(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	(4.14)	-	(4.52)	(2.09)
- Cash flow hedge reserve	-	-	-	-	-	0.02
- Changes in fair valuation of financial assets	-	-	(4.14)	-	(4.52)	(2.11)
Total other comprehensive income	(0.06)	0.33	12.34	0.27	13.39	5.77
7. Total comprehensive income for the period (5+6)	32.62	30.50	31.00	63.12	40.73	83.16
8. Paid-up equity share capital (Face value of ₹ 10/- each)	252.29	251.79	249.82	252.29	249.82	251.79
9. Earnings per share (not annualised)						
(a) Basic (in ₹)	1.30	1.20	0.84	2.49	1.23	3.27
(b) Diluted (in ₹)	1.29	1.19	0.83	2.49	1.22	3.26

Statement of Assets and Liabilities as at 30 September 2022

(₹ in Crores)

Particulars	As at	As at
	30 September 2022	31 March 2022
	(Unaudited)	(Audited)
A. ASSETS		
1. Financial Assets		
(a) Cash and cash equivalents	130.41	19.53
(b) Bank balances other than cash and cash equivalents	42.53	41.95
(c) Derivative financial instruments	-	0.51
(d) Loans	4,726.74	4,176.91
(e) Other financial assets	132.99	85.76
Total Financial Assets	5,032.67	4,324.66
2. Non-financial Assets		
(a) Current tax assets (Net)	9.81	10.35
(b) Property, plant and equipment	10.16	8.33
(c) Other intangible assets	2.09	1.53
(d) Intangible assets under development	0.19	-
(e) Right of use assets	16.47	15.72
(f) Assets held for sale	1.48	2.06
(g) Other non-financial assets	22.36	24.34
Total Non-financial Assets	62.56	62.33
Total Assets	5,095.23	4,386.99
B. LIABILITIES AND EQUITY		
Liabilities		
1. Financial Liabilities		
(a) Derivative financial instruments	-	0.27
(b) 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	2.44	2.42
(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	9.91	7.07
(c) Debt securities	286.05	293.20
(d) Borrowings (other than debt securities)	3,452.58	2,804.79
(e) Subordinated liabilities	99.66	99.61
(f) Lease liabilities	18.16	16.99
(g) Other financial liabilities	45.16	51.49
Total Financial Liabilities	3,913.96	3,275.84
2. Non-Financial Liabilities		
(a) Provisions	3.19	2.40
(b) Deferred tax liabilities (net)	12.82	8.11
(c) Other non financial liabilities	14.30	18.85
Total Non-Financial Liabilities	30.31	29.36
3. Equity		
(a) Equity share capital	252.29	251.79
(b) Other equity	898.67	830.00
Total equity	1,150.96	1,081.79
Total Liabilities and Equity	5,095.23	4,386.99

**POONAWALLA HOUSING FINANCE LIMITED
(FORMERLY MAGMA HOUSING FINANCE LIMITED)**
Statement of Unaudited Financial Results for the quarter and half year ended 30 September 2022
Cash flow statement for the half year ended 30 September 2022
(₹ in Crores)

Particulars	As at 30 September 2022 (Unaudited)	As at 30 September 2021 (Unaudited)
A Cash flow from operating activities		
Profit before tax	83.72	36.87
Adjustments for:		
Depreciation and amortisation expense	3.11	1.53
Net loss/(Gain) on financial instruments at fair value through profit or loss	3.87	(0.25)
Allowance for impairment loss	9.22	21.45
Liability no longer required written back	(0.22)	(0.33)
Net Gain on derecognition of financial instruments	(21.11)	-
Finance Cost	119.58	101.67
Gain on redemption of mutual funds	(2.59)	-
Expense on employee stock option scheme	5.50	0.90
Operating profit before working capital changes	201.08	161.84
Changes in working capital:		
(Increase) in loans	(537.95)	(448.00)
(Increase)/Decrease in other financial assets	(51.11)	18.91
Decrease in other non financial assets	3.50	1.86
Decrease in held for sale assets	0.58	0.70
(Increase)/Decrease in other bank balances	(0.58)	10.66
Increase in Derivative financial instrument	0.24	0.21
Increase/(Decrease) in trade and other payables	3.08	(8.26)
(Decrease) in other financial liabilities	(6.33)	(8.68)
(Decrease)/Increase in other non financial liabilities	(4.55)	0.02
Increase in provisions	1.74	0.41
Cash generated from/(used in) operating activities	(390.30)	(270.33)
Income tax paid (net of refunds)	(15.73)	(9.45)
Net cash generated from/(used in) operating activities (A)	(406.03)	(279.78)
B Cash flow from investing activities		
Purchase of property, plant and equipment including capital advances	(3.02)	(1.33)
Purchase in intangible assets and intangible assets under development	(0.97)	(0.08)
Net proceeds from redemption in Mutual fund	2.59	-
Net cash generated from/(used in) investing activities (B)	(1.40)	(1.41)
C Cash flow from financing activities		
Proceeds from issue of equity shares including securities premium	0.49	500.00
Shares issue cost	-	(0.59)
Proceeds from borrowings other than debt securities	1,118.84	1,139.00
Repayment of borrowings other than debt securities	(481.30)	(1,337.40)
Finance cost paid	(117.51)	(109.94)
Payment of lease liability	(2.21)	(1.39)
Net cash generated from/(used in) financing activities (C)	518.31	189.68
Net increase/(decrease) in cash and cash equivalents (A+B+C)	110.88	(91.51)
Cash and cash equivalents at the beginning of the year*	19.53	93.01
Cash and cash equivalents at the closing of the year	130.41	1.50
*Components of cash and cash equivalents:		
Cash on hand	0.48	1.49
Balances and deposits with banks	129.93	0.01
	130.41	1.50

**POONAWALLA HOUSING FINANCE LIMITED
(FORMERLY MAGMA HOUSING FINANCE LIMITED)**
Statement of Unaudited Financial Results for the quarter and half year ended 30 September 2022
Notes :

- The above unaudited financial results have been reviewed by the Audit Committee and approved by the Board of Directors of Poonawalla Housing Finance Limited (Formerly Magma Housing Finance Limited) ("the Company") at their respective meetings held on 19 October 2022.
- The unaudited financial results of the Company have been prepared in accordance with Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time.
- The unaudited financial results have been subjected to limited review by the statutory auditors of the Company. The statutory auditors have expressed an unmodified conclusion on these financial results.
- RBI vide circular dated November 12, 2021 and dated February 15, 2022 – "Prudential Norms on Income Recognition, Asset Classification and Provisioning (IRACP) pertaining to Advances – Clarifications" has clarified certain aspects of the extant regulatory guidelines with a view to ensuring uniformity in the implementation of IRACP norms across the lending institutions. During the quarter, the Company has aligned Gross Stage 3 classification under ECL with regulatory classification.
- The Company is primarily engaged in mortgage-based finance and as such no separate information is required to be furnished in terms of Ind AS 108 "Operating segments" specified under section 133 of the Act.
- As per Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the listed Non-Convertible Debentures issued by the Company are fully secured by way of hypothecation over the book debts/ loan receivables and/ or by mortgage created over the immovable property, to the extent as stated in the respective information memorandum. Further, the Company has maintained asset cover as stated in the respective information memorandum which is sufficient to discharge the principal amount at all times of the non-convertible debentures issued by the Company. The details of the security cover as per the prescribed format pursuant to Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 is attached as Annexure 1.
- The Government of India has approved the Code on Social Security, 2020 which subsumes the Provident Fund and the Gratuity Act and rules there under. The Ministry of Labour and Employment has also released draft rules thereunder on 13 November 2020 and has invited suggestions from stakeholders which are under active consideration of Ministry. The Company will evaluate the rules, assess the impact, if any, and account for the same once the rules are notified and become effective.
- During the period, to relieve COVID-19 pandemic related stress, the Company has invoked resolution plans for eligible borrowers based on the parameters laid down in accordance with the one-time restructuring policy approved by the Board of Directors of the Company and in accordance with the guidelines issued by the RBI on 6 August 2020

(i) Disclosure as per format prescribed under notification no. RBI/2020-21/16 DOR.No.BP BC/3/21.04.048/2020-21 for the half year ended 30 September 2022
Resolution Framework for COVID-19 related Stress 1.0

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of 31st Mar 2022 (A)	Of (A), aggregate debt that slipped into NPA during six month period ended 30th Sep 2022	Of (A) amount written off during six month period ended 30th Sep 2022 #	Of (A) amount paid by the borrowers during six month period ended 30th Sep 2022 ##	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of 30th Sep 2022
Personal Loans	241.50	12.80	0.53	27.27	201.44
Corporate persons*	-	-	-	-	-
Of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	241.50	12.80	0.53	27.27	201.44

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

represents amount slipped into NPA and subsequently written off during the half year ended September 30, 2022.

Amount paid by the borrower during the half year is net of additions in the borrower account including additions due to interest capitalisation & adjustments for realisation made through sale of stress assets.

- Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021.

(a) Details of transfer through assignment in respect of loans not in default for the half year ended 30 September 2022:

Entity/Assignee	Bank
Count of Loan accounts Assigned	1494 Loans
Amount of Loan accounts Assigned	₹ 134.52 Crores
Retention of beneficial economic interest (MRR)*	10%
Weighted Average Maturity (Residual Maturity)**	117 Months
Weighted Average Holding Period	23 Months
Coverage of tangible security coverage	100%
Rating wise distribution of rated loans	Unrated

(b) Details of acquired through assignment in respect of loans not in default for the half year ended 30 September 2022:

Entity/Assignor	HFC/NBFC
Count of Loan accounts Assigned	3059 Loans
Amount of Loan accounts Assigned	₹ 272.95 Crores
Retention of beneficial economic interest (MRR)*	10%
Weighted Average Maturity (Residual Maturity)**	156 Months
Weighted Average Holding Period	14 Months
Coverage of tangible security coverage	100%
Rating wise distribution of rated loans	Unrated

* Retained by the originator

** At the time of acquisition

(c) Details of stressed loans transferred for the half year ended 30 September 2022

Particulars	To ARCs	To permitted transferees	To other transferees
No of accounts	572 Loans	-	-
Aggregate principal outstanding of loans transferred (at the time of transfer)*	₹ 71.94 Crores	-	-
Weighted average residual tenor of the loans transferred	160 Months	-	-
Net book value of loans transferred (at the time of transfer)*	₹ 55.87 Crores	-	-
Aggregate consideration	₹ 62.96 Crores	-	-
Additional consideration realized in respect of accounts transferred in earlier years	Nil	-	-

* The above figures includes sale of portfolio which have been written off in the past period. Hence, the net book value of such portfolio is Nil as on date of transfer.



POONAWALLA HOUSING FINANCE LIMITED

(FORMERLY MAGMA HOUSING FINANCE LIMITED)

Statement of Unaudited Financial Results for the quarter and half year ended 30 September 2022

- 10] The NRC at its meeting held on 17 October 2022 has granted 40,000 options to the eligible employee under Tranche-3 of PHFL Employee Stock Option Plan 2021.
- 11] The NRC at its meeting held on 13 July 2022 has allotted 493,333 equity shares of the face value of ₹10/- each to the eligible employee of the Company under Restricted Stock Option Plan 2018 as amended from time to time. Consequent to the said allotment in quarter and half year ended 30 September 2022, the total paid-up equity share capital of the Company stands increased to 252,287,783 equity shares of ₹10/- each aggregating to ₹252.29 crores. The equity shares issued and allotted as aforesaid rank paripassu with the existing equity shares of the Company in all respect. Pursuant to the above allotment, Poonawalla Fincorp Limited (Formerly, Magma Fincorp Limited) (PFL) holds 99.02% shares in the Company and the Company continues to be a subsidiary of PFL.
- 12] During the quarter ended 30 September 2022, Care Ratings Limited upgraded the long-term rating of the Company to 'CARE AAA Stable' from 'CARE AA+ Stable'. This rating is applicable for bank loan facilities and non-convertible debentures.
- 13] The above financial results have been prepared in compliance with the Regulation 52 of SEBI (Listing Obligations and Disclosures Requirement) 2015 as amended from time to time.
- 14] The figures for the quarter ended September 30, 2022 and September 30, 2021 are the balancing figures between the reviewed figures in respect of the half year ended September 30, 2022 and September 30, 2021 and the reviewed figures for the quarter ended June 30, 2022 and June 30, 2021 respectively.
- 15] Figures for the previous year/period have been regrouped and / or reclassified whenever considered necessary.

By order of the Board
For **Poonawalla Housing Finance Limited**
(Formerly Magma Housing Finance Limited)

**MANISH
JAISWAL**

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MANISH JAISWAL
Date: 2022.10.19 12:44:10
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Manish Jaiswal
Managing Director & Chief Executive Officer
DIN: 07859441

Place : Pune
Date : 19 October 2022

Registered Office : 602, 6th Floor, Zero One IT Park, Survey No. 79/1, Ghorpadi Mundhwa Road, Pune-411 036, Maharashtra
Website : www.poonawallahousing.com; CIN : U65922PN2004PLC208751

Annexure I

Security Cover Certificate as per Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligation and Disclosures Requirements) Regulations, 2015 as on 30 September 2022															
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	Other Adjustments related to IND-AS	(Total C to J)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)			Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=L+M+N+O)
		Book Value	Book Value	Yes / No	Book Value	Book Value									
															Relating to Column F
ASSETS															
Property, Plant and Equipment (Note 1)	-	0.18	-	-	-	-	9.98	-	-	10.16	0.31	-	-	-	0.31
Capital Work-in- Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Right of Use Assets	-	-	-	-	-	-	16.47	-	-	16.47	-	-	-	-	-
Goodwill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	-	-	-	-	-	-	2.09	-	-	2.09	-	-	-	-	-
Intangible Assets under Development	-	-	-	-	-	-	0.19	-	-	0.19	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loans (Note 2)	Represents Loan given under financial activity	316.03	3,708.87	-	-	-	783.59	-	(27.69)	4,780.80	-	316.03	-	-	316.03
Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade Receivables	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash and Cash Equivalents	-	-	-	-	-	-	130.41	-	-	130.41	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents	-	-	-	-	-	-	42.53	-	-	42.53	-	-	-	-	-
Others	-	-	-	-	-	-	166.65	-	-	166.65	-	-	-	-	-
Total		316.21	3,708.87	-	-	-	1,151.91	-	(27.69)	5,149.30	0.31	316.03	-	-	316.34

Security Cover Certificate as per Regulation 54(3) of the Securities and Exchange Board of India (Listing Obligation and Disclosures Requirements) Regulations, 2015 as on 30 September 2022

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	Other Adjustments related to IND-AS	(Total C to K)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)			Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=L+M+N+O)
		Book Value	Book Value	Yes / No	Book Value	Book Value								Relating to Column F	
LIABILITIES															
Debt securities to which this certificate pertains		286.24	-	-	-	-	-	-	(0.19)	286.05	-	286.24	-	-	286.24
Other debt sharing pari-passu charge with above debt		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Debt		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subordinated debt		-	-	-	-	-	100.03	-	(0.37)	99.66	-	-	-	-	-
Borrowings		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank-Term Loan		-	3,373.46	-	-	-	-	-	(6.06)	3,367.40	-	-	-	-	-
Debt Securities		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others-PTC		-	-	-	-	-	85.26	-	(0.08)	85.18	-	-	-	-	-
Trade payables		-	-	-	-	-	2.44	-	-	2.44	-	-	-	-	-
Lease Liabilities		-	-	-	-	-	18.16	-	-	18.16	-	-	-	-	-
Provisions	Represents provision for compensated absences	-	-	-	-	-	3.19	-	-	3.19	-	-	-	-	-
Provision on Impairment on Loans	Represents ECL provision on Financial Assets	-	-	-	-	-	54.08	-	-	54.08	-	-	-	-	-
Others		-	-	-	-	-	82.20	-	-	82.20	-	-	-	-	-
Total		286.24	3,373.46	-	-	-	345.36	-	(6.70)	3,998.35	-	286.24	-	-	286.24
Cover on Book Value		1.10													
Cover on Market Value												1.11			
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio										

Note 1 : The market value for the assets has been considered basis the valuation report dated 18 October 2022.

Note 2 : The company extends loan under financial arrangements (Home loans and Loan against properties) which have been classified under amortised cost as per applicable IndAS. Hence the company has considered the book value (gross of impairment provisions) for the purpose of this certificate.



**POONAWALLA
HOUSING FINANCE**
Apna Ghar, Apni Pehchan

**POONAWALLA HOUSING FINANCE LIMITED
(FORMERLY MAGMA HOUSING FINANCE LIMITED)**

Disclosure in compliance with Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Quarter ended 30 September 2022

Sl. No.	Particulars	Quarter ended		Year ended
		30 September 2022	30 September 2021	31 March 2022
		(Unaudited)	(Unaudited)	(Audited)
a.	Debt-equity ratio (Total Debts / Shareholder's fund)	3.33	2.25	2.96
b.	Debt service coverage ratio	Not Applicable		
c.	Interest service coverage ratio	Not Applicable		
d.	Debenture redemption reserve	Not Applicable [According to Rule 18(7)(b)(iv) of the Companies (Share Capital and Debentures) Rules, 2014, as amended, no Debenture Redemption Reserve is required to be created in the case of privately placed debentures issued by the Company which is HFC registered with RBI/NHB]		
e.	Net worth (₹ in Crores)	1,150.96	1,037.90	1,081.79
f.	Net profit after tax (₹ in Crores)	32.68	18.66	77.39
g.	Earnings per share - Basic and Diluted (in ₹) (Not annualised)			
	(i) Basic :	1.30	0.84	3.27
	(ii) Diluted :	1.29	0.83	3.26
h.	Current ratio	Not Applicable		
i.	Long term debt to working capital	Not Applicable		
j.	Bad debts to Account receivable ratio as at	0.12%	1.12%	0.78%
k.	Current liability ratio	Not Applicable		
l.	Total debts to total assets as at	75.33%	67.50%	72.89%
m.	Debtors turnover	Not Applicable		
n.	Inventory turnover	Not Applicable		
o.	Operating margin (%)	Not Applicable		
p.	Net profit margin (%)	18.46%	16.17%	16.46%
q.	Sector specific equivalent ratios, as applicable			
	(i) Capital Adequacy Ratio as at	39.10%	53.37%	42.77%
	(ii) Gross Stage 3 Ratio as at	0.84%	1.92%	0.96%
	(iii) Net Stage 3 Ratio as at	0.53%	1.22%	0.60%

By order of the Board
For Poonawalla Housing Finance Limited
(Formerly Magma Housing Finance Limited)

**MANISH
JAISWAL**

Digitally signed by MANISH
JAISWAL
Date: 2022.10.19 12:45:09
+05'30'

Manish Jaiswal
Managing Director & Chief Executive Officer
DIN: 07859441

Place : Pune
Date : 19 October 2022

Registered Office : 602, 6th Floor, Zero One IT Park, Survey No. 79/1, Ghorpadi Mundhwa Road, Pune-411 036, Maharashtra
Website : www.poonawallahousing.com; **CIN :** U65922PN2004PLC208751