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To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

Sub: Half yearly communication under regulation 52(1) of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 for the half year ended 30th September 2017.

Ref: Scrip Code: 283931

Dear Sir/Madam

With reference to the above, we submit herewith Un-audited financial results accompanied by Limited Review Report prepared by the Statutory Auditors for the half year ended 30th September 2017.

Please take the above on record.

Thanking you,

Yours faithfully

For Aptus Value Housing Finance India Limited

Payal

Payal C
Company Secretary
ACS Membership No A39583



Aptus Value Housing Finance India Ltd.

8B, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai-600 010. Tel: 044-45650000, Fax: 044-4555 4170.

CIN : U65922TN2009PLC073881

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Independent Auditors' Review Report on Review of Interim Financial Results

To the Board of Directors of
Aptus Value Housing Finance India Limited

1. We have reviewed the accompanying Statement of Unaudited Financial Results of **Aptus Value Housing Finance India Limited** ("the Company") for the six months ended September 30, 2017 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular no. CIR/IMD/DF1/69/2016 dated August 10, 2016 (hereinafter referred to as the "Regulations"). This Statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard for Interim Financial Reporting (AS 25), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
2. 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 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 stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Accounting Standards and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular no. CIR/IMD/DF1/69/2016 dated August 10, 2016, 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.

For Deloitte Haskins & Sells
Chartered Accountants
(Firm's Registration No. 008072S)



Geetha Suryanarayanan
Geetha Suryanarayanan
Partner
(Membership No. 29519)



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Aptus Value Housing Finance India Limited
Statement of Unaudited Financial Results for the six months ended September 30, 2017

Particulars	Six months ended September 30, 2017	Six months ended September 30, 2016	Previous year ended March 31, 2017
	Unaudited	Unaudited	Audited
	₹ lakhs	₹ lakhs	₹ lakhs
1 Revenue from operations	8,966.41	5,355.23	12,125.64
2 Other income	61.95	145.40	466.51
3 Total revenue (1+2)	9,028.36	5,500.63	12,592.15
4 Expenses			
(a) Finance costs	2,147.49	1,931.14	3,582.42
(b) Employee benefits expense	1,657.29	1,028.82	2,226.30
(c) Depreciation and amortisation expense	112.30	80.65	180.02
(d) Other expenses	522.20	417.38	839.77
(e) Provision for Advances	154.66	103.15	185.66
Total expenses	4,593.94	3,561.14	7,014.17
5 Profit before tax (3-4)	4,434.42	1,939.49	5,577.98
6 Tax expense			
- Current tax expense	1,259.77	545.00	1,558.49
- Deferred tax	256.35	103.63	328.89
Net tax expense	1,516.12	648.63	1,887.38
7 Profit for the period / year (5-6)	2,918.30	1,290.86	3,690.60
8 Analytical Ratios			
i) Capital Adequacy Ratio	75.32%	107.18%	98.07%
ii) Earnings per Share (of ₹ 10/- each) (EPS)			
a) Basic (Not annualised for six months)	3.71	2.02	5.18
b) Diluted (Not annualised for six months)	3.71	2.01	5.18
9 NPA Ratios			
i) Gross NPA	862.46	460.05	383.38
ii) % of Gross NPA	0.78%	0.69%	0.45%
iii) Net NPA	711.01	376.65	292.39
iv) % of Net NPA	0.65%	0.56%	0.35%
v) Return on Assets (Not annualised for six months)	2.99%	1.88%	5.49%



On behalf of the Board of Directors

M Anandan
Chairman & Managing Director

Place : Chennai
 Date : November 8, 2017



Aptus Value Housing Finance India Ltd.

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Aptus Value Housing Finance India Limited
Balance Sheet as at September 30, 2017

Particulars	As at September 30, 2017	As at March 31, 2017
	₹ lakhs (Unaudited)	₹ lakhs (Audited)
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	7,857.01	7,857.01
(b) Reserves and surplus	47,117.44	44,216.14
	54,974.45	52,073.15
2 Non-current liabilities		
(a) Long-term borrowings	49,677.38	26,810.38
(b) Deferred tax liabilities (net)	826.92	570.57
(c) Long-term provisions	581.27	419.38
	51,085.57	27,800.33
3 Current liabilities		
(a) Short-term borrowings	-	300.00
(b) 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	213.61	190.79
(c) Other current liabilities	4,927.66	4,023.93
(d) Short-term provisions	199.21	90.38
	5,340.48	4,605.10
TOTAL	111,400.50	84,478.58
B ASSETS		
1 Non-current assets		
(a) Fixed assets		
(i) Tangible assets	307.59	340.40
(ii) Intangible assets	108.40	126.73
Total	415.99	467.13
(b) Non-current investments	699.99	699.99
(c) Long term receivables under financing activities	102,357.31	77,828.37
(d) Long-term loans and advances	172.09	194.01
(e) Other Non Current Assets	131.51	183.33
	103,776.89	79,372.83
2 Current assets		
(a) Current investments	-	53.28
(b) Short term receivables under financing activities	5,643.01	4,042.09
(c) Cash and bank balances	1,873.07	925.11
(d) Short-term loans and advances	63.92	39.28
(e) Other current assets	43.61	45.99
	7,623.61	5,105.75
TOTAL	111,400.50	84,478.58



On behalf of the Board of Directors

M Anandan
Chairman & Managing Director



Place : Chennai

Date : November 8, 2017

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Notes:

1. The Unaudited Financial Results for the six months ended September 30, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 8, 2017. The Statutory Auditors have conducted a limited review on these financial results.
2. On May 18, 2017, the Company issued Non - Convertible Debentures aggregating to ₹ 3,330.00 lakhs (3,330,000 Nos at ₹ 100 each) on Private Placement Basis to International Finance Corporation (IFC). As on September 30, 2017, the listed Non - Convertible Debentures of the Company are secured by exclusive charge on identified standard receivables of the Company and also by a subservient charge over the immovable property of the Company. The total asset cover is above hundred percent of the principal amount of the said debentures.
3. Prior period figures have been regrouped wherever necessary to conform to the current period presentation.



On behalf of the Board of Directors

M Anandan
Chairman & Managing Director



Place : Chennai
Date : November 8, 2017

Aptus Value Housing Finance India Ltd.

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Disclosure pursuant to Regulation 52 (4) of the SEBI Listing Obligations and Disclosure Requirements) Regulations, 2015

Particulars	As at 30 September 2017
(a) credit rating	CARE A [Single A]
(b) asset cover available, in case of non convertible debt securities;	1.10 times
(c) debt-equity ratio;	0.98 : 1.00
(d) previous due date for the payment of interest / repayment of principal of non convertible debt securities and whether the same has been paid or not; and,	Refer Annexure - I
(e) next due date for the payment of interest/principal along with the amount of interest of non-convertible debt securities payable and the redemption amount;	Refer Annexure - II
(f) debt service coverage ratio*;	2.07 : 1.00
(g) interest service coverage ratio#;	3.06 : 1.00
(h) outstanding redeemable debentures (quantity and value);	Tranche I - ISIN - INE852O07014 Quantity - 33,20,000 Value - Rs. 3,320 lakhs Tranche II - ISIN - INE852O07022 Quantity - 33,20,000 Value - Rs. 3,320 lakhs Tranche III - ISIN - INE852O07030 Quantity - 33,30,000 Value - Rs. 3,330 lakhs
(i) debenture redemption reserve;	Requirement for debenture redemption reserve is not applicable for Housing Finance Companies
(j) net worth;	Rs. 54,974.45 lakhs
(k) net profit after tax;	Rs. 2,918.30 lakhs
(l) earnings per share:	Basic - Rs. 3.71 per share Diluted - Rs. 3.71 per share

Note:

* Debt Service Coverage Ratio - (PBT + Interest Expended + Principal collected from customers)/(Interest Expended + Principal repayment of borrowings)

Interest Service Coverage Ratio - (PBT + Interest Expended)/(Interest Expended)

For **Aptus Value Housing Finance India Ltd.**

P. Balaji
EVP and Chief Financial Officer



Aptus Value Housing Finance India Ltd.

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Annexure - I

Details of Previous Due date for Interest Payments / Principal Repayments

S No	ISIN	Due Date	Amount (Rs. In lakhs)	Nature	Payment Date
1	INE852O07014	May 15, 2017	164.52	Interest	May 11, 2017
2	INE852O07022	May 15, 2017	81.64	Interest	May 11, 2017

Annexure - II

Details of Next Due date for Interest Payments / Principal Repayments

S No	ISIN	Due Date	Amount (Rs. In lakhs)	Nature	Payment Date
1	INE852O07014	November 15, 2017	168.27	Interest	Not Due
2	INE852O07022	November 15, 2017	157.34	Interest	Not Due
3	INE852O07030	November 15, 2017	162.72	Interest	Not Due

