



**Independent Auditors' Review Report for the quarter and half year ended September 30, 2023 on the unaudited consolidated financial results of Aptus Value Housing Finance India Limited pursuant the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 (as amended)**

**The Board of Directors**

**Aptus Value Housing Finance India Limited**

1. We have reviewed the accompanying Statement of Unaudited consolidated Financial Results of **Aptus Value Housing Finance India Limited** (the "Holding Company") and its subsidiary (the Holding Company and its subsidiary together referred to as "the Group"), for the quarter and half year ended September 30, 2023 ("the Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding 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, and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Listing Regulations'). Our responsibility is to issue a report 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 Statement is free of material misstatement. A review is limited primarily to inquiries of the Company's 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.  
We also performed procedures in accordance with the Circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.
4. The Statement includes the results of the Holding Company's subsidiary Aptus Finance India Private Limited.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review of other auditors referred to in paragraph 6 below, 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 Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, 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.
6. **Other Matter**  
The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of one subsidiary, whose unaudited interim financial results reflects total



income of Rs. 13,883.29 Lakhs, total net profit after tax of Rs. 5,312.64 Lakhs, total comprehensive income Rs 5,312.64 Lakhs, for the period ended September 30, 2023 as considered in the Statement which has been reviewed by the independent auditor of that subsidiary. The independent auditor's reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement in respect of matters stated in paragraph 6 is not modified with respect to our reliance on the work done and the reports of the other auditors.

For **T R Chadha & Co LLP**

Chartered Accountants

Firm's Registration No.: 006711N/ N500028

**SHESHU**

**SAMUDRALA**

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**Sheshu Samudrala**

Partner

Membership No.: 235031

UDIN: 23235031BGWCWZ2375

Place: Chennai

Date: 02.11.2023

Aptus Value Housing Finance India Limited  
(CIN : L65922TN2009PLC073881)

Statement of consolidated unaudited financial results for the quarter and half year ended September 30, 2023

(INR in lakhs)

	Particulars	Quarter ended			Half year ended		Year ended 31.03.2023 (Audited)
		30.09.2023 (Unaudited)	30.06.2023 (Unaudited)	30.09.2022 (Unaudited)	30.09.2023 (Unaudited)	30.09.2022 (Unaudited)	
I	<b>Revenue from operations</b>						
	Interest Income	32,463.46	29,680.74	25,746.93	62,144.20	49,047.06	1,05,840.05
	Fees and commission income	801.57	808.24	632.04	1,609.81	1,234.95	2,646.49
	Net gain on fair value changes	93.16	74.16	445.00	167.32	576.37	849.20
	<b>Total revenue from operations</b>	<b>33,358.19</b>	<b>30,563.14</b>	<b>26,823.97</b>	<b>63,921.33</b>	<b>50,858.38</b>	<b>1,09,335.74</b>
II	Other income	1,087.99	923.50	881.37	2,011.49	1,723.09	3,564.13
III	<b>Total Income (I+II)</b>	<b>34,446.18</b>	<b>31,486.64</b>	<b>27,705.34</b>	<b>65,932.82</b>	<b>52,581.47</b>	<b>1,12,899.87</b>
IV	<b>Expenses</b>						
	Finance costs	9,614.28	8,473.70	6,683.11	18,087.98	12,109.16	27,591.20
	Impairment of Financial Instruments	556.28	249.15	907.46	805.43	1,859.25	3,412.35
	Employee benefits expense	3,934.85	3,242.55	3,296.41	7,177.40	5,503.00	12,131.36
	Depreciation and amortisation expense	263.49	194.75	230.71	458.24	396.45	721.30
	Other expenses	1,121.16	984.00	928.49	2,105.16	1,824.10	3,671.69
	<b>Total expenses (IV)</b>	<b>15,490.06</b>	<b>13,144.15</b>	<b>12,046.18</b>	<b>28,634.21</b>	<b>21,691.96</b>	<b>47,527.90</b>
V	<b>Profit before tax (III-IV)</b>	<b>18,956.12</b>	<b>18,342.49</b>	<b>15,659.16</b>	<b>37,298.61</b>	<b>30,889.51</b>	<b>65,371.97</b>
VI	<b>Tax expense</b>						
	(1) Current tax	4,513.60	4,077.96	3,411.97	8,591.56	6,857.39	14,772.94
	(2) Deferred tax	(359.46)	38.89	(83.48)	(320.57)	(182.70)	297.57
	<b>Total tax expense (VI)</b>	<b>4,154.14</b>	<b>4,116.85</b>	<b>3,328.49</b>	<b>8,270.99</b>	<b>6,674.69</b>	<b>15,070.51</b>
VII	<b>Profit for the period (V-VI)</b>	<b>14,801.98</b>	<b>14,225.64</b>	<b>12,330.67</b>	<b>29,027.62</b>	<b>24,214.82</b>	<b>50,301.46</b>
	<b>Other Comprehensive Income</b>						
	<b>(a) Items that will not be reclassified to profit or loss</b>						
	Remeasurement of defined benefit liability	(3.62)	(3.97)	(0.15)	(7.59)	(1.09)	(15.88)
	Income tax effect	0.91	1.00	0.03	1.91	0.27	4.00
	<b>(b) Items that will be reclassified to profit or loss</b>	-	-	-	-	-	-
VIII	<b>Other Comprehensive Income, net of income tax</b>	<b>(2.71)</b>	<b>(2.97)</b>	<b>(0.12)</b>	<b>(5.68)</b>	<b>(0.82)</b>	<b>(11.88)</b>
IX	<b>Total Comprehensive Income for the period (VII+VIII)</b>	<b>14,799.27</b>	<b>14,222.67</b>	<b>12,330.55</b>	<b>29,021.94</b>	<b>24,214.00</b>	<b>50,289.58</b>
X	<b>Earnings per equity share (EPS for the quarters/ half years is not annualised)</b>						
	Basic (Amount in INR)	2.97	2.86	2.48	5.82	4.87	10.11
	Diluted (Amount in INR)	2.96	2.85	2.47	5.80	4.85	10.08
	Face value per share (Amount in INR)	2.00	2.00	2.00	2.00	2.00	2.00

For and on behalf of the Board of Directors of  
Aptus Value Housing Finance India Limited

**MUNUSWAMY  
ANANDAN**

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M Anandan  
Executive Chairman  
DIN: 00033633

Place : Chennai  
Date : November 02, 2023

**Aptus Value Housing Finance India Limited**  
(CIN : L65922TN2009PLC073881)

**Statement of consolidated unaudited financial results for the quarter and half year ended September 30, 2023**

Statement of Assets & Liabilities	(INR in lakhs)	
	As at	
	30.09.2023 (Unaudited)	31.03.2023 (Audited)
<b>ASSETS</b>		
<b>Financial Assets</b>		
Cash and cash equivalents	31,926.34	44,678.92
Bank balance other than cash and cash equivalents	1,363.52	1,322.21
Loans	7,43,469.29	6,59,230.97
Investments	5,147.42	5,147.42
Other financial assets	1,771.45	2,835.68
	<b>7,83,678.02</b>	<b>7,13,215.20</b>
<b>Non-Financial Assets</b>		
Current tax assets (net)	279.38	508.55
Deferred tax assets (net)	2,292.43	1,969.95
Property, plant and equipment	450.61	371.29
Intangible assets	124.51	84.07
Right-of-use assets	1,433.95	1,072.10
Other non-financial assets	362.76	175.57
Assets held for sale	544.85	231.75
	<b>5,488.49</b>	<b>4,413.28</b>
<b>Total Assets</b>	<b>7,89,166.51</b>	<b>7,17,628.48</b>
<b>LIABILITIES AND EQUITY</b>		
<b>LIABILITIES</b>		
<b>Financial Liabilities</b>		
Payables		
Trade payables		
(i) total outstanding dues of micro enterprises and small enterprises	-	8.37
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	391.95	865.37
Debt securities	29,915.44	39,005.31
Borrowings (other than debt securities)	4,00,439.42	3,39,600.85
Lease liabilities	1,328.46	975.95
Other financial liabilities	1,964.15	2,188.42
	<b>4,34,039.42</b>	<b>3,82,644.27</b>
<b>Non-Financial Liabilities</b>		
Current tax liabilities (Net)	-	-
Provisions	533.73	462.29
Other non-financial liabilities	598.76	588.80
	<b>1,132.49</b>	<b>1,051.09</b>
<b>EQUITY</b>		
Equity share capital	<b>9,973.73</b>	9,960.61
Other equity	3,44,020.87	3,23,972.51
	<b>3,53,994.60</b>	<b>3,33,933.12</b>
<b>Total Liabilities and Equity</b>	<b>7,89,166.51</b>	<b>7,17,628.48</b>

For and on behalf of the Board of Directors of  
Aptus Value Housing Finance India Limited

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**M Anandan**  
**Executive Chairman**  
**DIN: 00033633**

Place : Chennai  
Date : November 02, 2023

**Aptus Value Housing Finance India Limited**  
(CIN : L85922TN2009PLC073881)

Statement of consolidated unaudited financial results for the quarter and half year ended September 30, 2023

Consolidated Cash flow statement	(INR In lakhs)	
	Period ended	
	30.09.2023 (Unaudited)	30.09.2022 (Unaudited)
<b>Particulars</b>		
<b>Cash flows from operating activities;</b>		
Net profit before tax as per statement of profit and loss	37,298.61	30,889.51
Adjustments for:		
Finance costs	18,087.98	12,109.16
Interest on fixed deposits with Banks	(1,318.57)	(81.63)
Net gain on changes in fair value	(167.32)	(576.37)
Interest on Government securities	(184.50)	-
Depreciation and amortisation expense	458.24	396.45
Impairment on Financial Instruments	805.43	1,859.25
Share based payments to employees	82.15	175.38
<b>Operating profit before working capital changes</b>	<b>55,062.02</b>	<b>44,085.75</b>
Movements in working capital:		
Increase in Loans	(85,356.85)	(75,280.31)
Increase in other financial assets	1,064.23	552.68
Increase in other non-financial assets	(187.20)	(198.37)
Increase in Trade payables	(481.79)	258.43
Increase in other financial liabilities	(224.27)	(668.13)
Increase in Provisions	63.85	18.02
Increase in other non-financial liabilities	9.96	493.00
<b>Cash flow from / (used in) operations</b>	<b>(30,050.05)</b>	<b>(30,788.93)</b>
Finance cost paid	(19,308.16)	(12,614.64)
Direct Taxes paid	(8,374.95)	(6,678.33)
<b>Net cash flow used in operating activities (A)</b>	<b>(57,733.16)</b>	<b>(50,081.90)</b>
<b>Cash flows from Investing activities</b>		
Capital expenditure on PP&E and intangible assets	(248.20)	(186.55)
Deposits placed with / (withdrawn from) banks, net	(315.19)	2,089.73
Interest received on bank deposits	1,592.45	602.55
Interest received on Government securities	184.50	-
Purchases of Investments	(63,363.44)	(83,533.98)
Redemption of Investments	63,363.44	59,822.82
Income received from investments	167.32	534.73
<b>Net cash flow from / (used in) Investing activities (B)</b>	<b>1,380.88</b>	<b>(20,670.71)</b>
<b>Cash flows from financing activities</b>		
Proceeds from issue of equity shares (including securities premium)	918.75	1,476.08
Dividend paid	(9,961.36)	-
Share issue expenses	-	-
Proceeds from issue of debt securities	10,000.00	-
Repayment of debt securities	(18,699.17)	(1,041.67)
Proceeds from borrowings (other than debt securities)	1,32,011.00	1,37,800.00
Repayment of borrowings (other than debt securities)	(70,342.95)	(35,034.95)
Payment of lease liabilities	(274.91)	(264.00)
Interest paid on lease liabilities	(51.66)	35.14
<b>Net cash flow from financing activities (C)</b>	<b>48,599.70</b>	<b>1,02,970.60</b>
<b>Net Increase / (decrease) in cash and cash equivalents (A+B+C)</b>	<b>(12,752.58)</b>	<b>32,218.00</b>
Cash and cash equivalents at the beginning of the period	44,678.92	40,519.95
<b>Cash and cash equivalents at the end of the period</b>	<b>31,926.34</b>	<b>72,737.95</b>

For and on behalf of the Board of Directors of  
Aptus Value Housing Finance India Limited

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**M Anandan**  
Executive Chairman  
DIN: 0003693

Place : Chennai  
Date : November 02, 2023

Aptus Value Housing Finance India Limited

Notes to Consolidated Financial Results for the quarter & half year ended September 30, 2023

1. The above consolidated unaudited Financial Results and the notes of Aptus Value Housing Finance India Limited (the "Company") has been drawn up in accordance with Indian Accounting Standards (IND AS) notified under the Companies (Indian Accounting Standards) rules, 2015 as amended from time to time and other accounting principles generally accepted in India. The financial results have been prepared in accordance with the recognition and measurement principles prescribed under section 133 of the Companies Act, 2013 and other recognised accounting practices generally accepted in India and in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ("SEBI LODR").
2. The above Statement of Consolidated unaudited Financial Results along with the notes have been reviewed by the Audit Committee at their meeting held on Nov 01, 2023 and approved by the Board of Directors at their meeting held on Nov 02, 2023. The financial results for the quarter ended and half year ended September 30, 2023 have been subjected to a limited review by the statutory auditors (T R Chadha & Co. LLP, Chartered Accountants) of the company.
3. The Company is regulated by the Reserve Bank of India ("RBI") and supervised by the National Housing Bank ("NHB"). The RBI / NHB periodically issues/amends directions, regulations and/or guidelines (collectively "Regulatory Framework") covering various aspects of the operation of the Company, including those relating to accounting for certain types of transactions. The Regulatory Framework contains specific instructions that have been considered by the Company in preparing its financial statements.
4. The consolidated financial results include result of the following Company:

Name of the Company	% Shareholding and voting power of Aptus Value Housing Finance India Limited	Consolidated as
Aptus Finance India Private Limited	100%	Subsidiary

5. During the quarter ended September 30, 2023, the Company has allotted 6,18,750 equity shares to employees who have exercised their options under the approved employee stock option schemes.
6. The Group is engaged primarily in the business of housing finance and all other activities are incidental to the main activities of the Company. Accordingly, there are no separate reportable segments as per Ind-AS 108 - Operating Segments

Aptus Value Housing Finance India Limited

Notes to Consolidated Financial Results for the quarter & half year ended September 30, 2023

7. Disclosure pursuant to RBI Notification –RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 6, 2020 and RBI/2021-22/31/DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021:

(Rs. in Lakhs)

Type of Borrower	Exposure to accounts classified as standard consequent to implementation of resolution plan - position as at the end of the previous half-year (A)	Of(A), aggregate debt that slipped into NPA during the half-year	Of(A), amount written off during the half-year	Of(A), amount paid by the borrowers during the half-year	Exposure to accounts classified as standard consequent to implementation of resolution plan - position as at the end of this half-year
	(A)	(B)	(C)	(D)	
Personal Loans	2,031.36	187.17	-	91.65	1,752.54
Corporate persons	-	-	-	-	-
of which MSMEs	-	-	-	-	-
Others	1,526.12	189.63	-	121.37	1,215.12
<b>Total</b>	<b>3,557.48</b>	<b>376.80</b>	<b>-</b>	<b>213.02</b>	<b>2,967.66</b>

8. The listed Non-Convertible Debentures of the Company aggregating Rs. 9,971.69 Lakhs as at September 30, 2023 are secured by way of an exclusive charge on identified standard receivables of the Company and also by a subservient charge over immovable property. The total asset cover is more than one hundred percent of the principal amount of the said debentures.
9. The date on which the Code on Social Security, 2020 (the "Code") relating to employee benefits shall become effective is yet to be notified and the related rules are yet to be finalized. The Company will evaluate the code and its rules, assess the impact, if any, and account for the same when they become effective.
10. Disclosure pursuant to RBI notification dated September 24, 2021 on "Transfer of Loan Exposures" are given below:
- The Company has not transferred or acquired, any loans not in default during the quarter ended & half year ended September 30, 2023.
  - The Company has not transferred or acquired, any stressed loans during the quarter ended & half year ended September 30, 2023.
11. The comparatives for previous periods have been regrouped/reclassified wherever necessary to conform the current period presentation.
12. These Consolidated Unaudited Financial Results are also available on the stock exchange websites [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) and on our website [www.apтусindia.com](http://www.apтусindia.com).


For Aptus Value Housing Finance India Limited

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ANANDAN

M Anandan

Executive Chairman

DIN: 00033633

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Place: Chennai

Date: Nov 02, 2023



**Independent Auditors' Review Report for the quarter and half year ended September 30, 2023 on the unaudited standalone financial results of Aptus Value Housing Finance India Limited pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 (as amended)**

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

1. We have reviewed the accompanying Statement of Unaudited standalone Financial Results of **Aptus Value Housing Finance India Limited** (hereinafter referred to as "the Company") for the quarter and half ended September 30, 2023 ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. 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 Indian Accounting Standard 34- "Interim Financial Reporting" ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Listing Regulations'). Our responsibility is to issue a report 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 Statement is free of material misstatement. A review is limited primarily to inquiries of the Company's personnel and analytical procedures applied to financial data and thus provide 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 applicable Indian Accounting Standard and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of the Listing Regulations, 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.

**For T R Chadha & Co LLP**

Chartered Accountants

Firm's Registration No.: 006711N/ N500028

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**Sheshu Samudrala**

Partner

Membership No.: 235031

UDIN: 23235031BGWCWY3609

Place: Chennai

Date: 02.11.2023



**Aptus Value Housing Finance India Limited**  
(CIN : L65922TN2009PLC073881)

**Statement of standalone unaudited financial results for the quarter and half year ended September 30, 2023**

(INR In lakhs)

	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	<b>Revenue from operations</b>						
	Interest Income	26,138.20	24,759.91	21,839.92	50,898.11	41,423.52	89,915.91
	Fees and commission income	625.26	623.60	515.33	1,248.86	1,002.86	2,142.98
	Net gain on fair value changes	93.16	70.28	416.25	163.44	547.62	816.02
	<b>Total revenue from operations</b>	<b>26,856.62</b>	<b>25,453.79</b>	<b>22,771.50</b>	<b>52,310.41</b>	<b>42,974.00</b>	<b>92,874.91</b>
II	Other income	724.07	472.61	927.01	1,196.68	1,676.67	3,079.05
III	<b>Total Income (I+II)</b>	<b>27,580.69</b>	<b>25,926.40</b>	<b>23,698.51</b>	<b>53,507.09</b>	<b>44,650.67</b>	<b>95,953.96</b>
IV	<b>Expenses</b>						
	Finance costs	8,166.76	7,600.00	5,774.55	15,766.76	10,359.69	24,228.30
	Impairment on financial instruments	424.20	88.92	590.70	513.12	1,269.24	2,817.67
	Employee benefits expense	3,134.46	2,351.29	3,024.91	5,485.75	4,968.88	10,822.23
	Depreciation and amortisation expense	263.49	194.75	230.71	458.24	396.45	721.30
	Other expenses	579.10	508.50	664.53	1,087.60	1,288.30	2,661.01
	<b>Total expenses (IV)</b>	<b>12,568.01</b>	<b>10,743.46</b>	<b>10,285.40</b>	<b>23,311.47</b>	<b>18,282.56</b>	<b>41,250.51</b>
V	<b>Profit before tax (III-IV)</b>	<b>15,012.68</b>	<b>15,182.94</b>	<b>13,413.11</b>	<b>30,195.62</b>	<b>26,368.11</b>	<b>54,703.45</b>
VI	<b>Tax expense</b>						
	(1) Current tax	3,489.64	3,170.02	2,780.35	6,659.66	5,626.09	11,881.98
	(2) Deferred tax	(344.25)	120.83	(45.85)	(223.42)	(129.55)	362.81
	<b>Total tax expense (VI)</b>	<b>3,145.39</b>	<b>3,290.85</b>	<b>2,734.50</b>	<b>6,436.24</b>	<b>5,496.54</b>	<b>12,244.79</b>
VII	<b>Profit for the period (V-VI)</b>	<b>11,867.29</b>	<b>11,892.09</b>	<b>10,678.61</b>	<b>23,759.38</b>	<b>20,871.57</b>	<b>42,458.66</b>
	<b>Other Comprehensive Income</b>						
	<b>(a) Items that will not be reclassified to profit or loss</b>						
	Remeasurement of defined benefit liability	(3.62)	(3.97)	(0.15)	(7.59)	(1.09)	(15.88)
	Income tax effect	0.91	1.00	0.03	1.91	0.27	4.00
	<b>(b) Items that will be reclassified to profit or loss</b>						
VIII	<b>Other Comprehensive Income, net of income tax</b>	<b>(2.71)</b>	<b>(2.97)</b>	<b>(0.12)</b>	<b>(5.68)</b>	<b>(0.82)</b>	<b>(11.88)</b>
IX	<b>Total comprehensive income for the period (VII+VIII)</b>	<b>11,864.58</b>	<b>11,889.12</b>	<b>10,678.49</b>	<b>23,753.70</b>	<b>20,870.75</b>	<b>42,446.78</b>
X	<b>Earnings per equity share (EPS for the quarters/ half years are not annualised)</b>						
	Basic (Amount in INR)	2.38	2.39	2.15	4.77	4.20	8.53
	Diluted (Amount in INR)	2.37	2.38	2.14	4.75	4.18	8.51
	Face value per share (Amount in INR)	2.00	2.00	2.00	2.00	2.00	2.00

For and on behalf of the Board of Directors of  
**Aptus Value Housing Finance India Limited**  
**MUNUSWAMY** MUNUSWAMY ANANDAN  
**ANANDAN** 2023.11.02 14:24:48  
**M Anandan** +05'30'  
**Executive Chairman**  
**DIN: 00036633**

Place : Chennai  
Date : November 02, 2023

**Aptus Value Housing Finance India Limited**  
(CIN : L65922TN2009PLC073881)

**Statement of standalone unaudited financial results for the quarter and half year ended September 30, 2023**

Statement of Assets & Liabilities	(INR in lakhs)	
	As at	
	30.09.2023 (Unaudited)	31.03.2023 (Audited)
Particulars		
<b>ASSETS</b>		
<b>Financial assets</b>		
Cash and cash equivalents	29,528.40	42,291.71
Bank balance other than cash and cash equivalents	748.66	729.03
Loans	6,35,382.10	5,92,827.48
Investments	20,663.34	20,533.47
Other financial assets	1,139.22	2,444.80
	<b>6,87,461.72</b>	<b>6,58,826.49</b>
<b>Non-financial assets</b>		
Current tax assets (net)	526.72	434.73
Deferred tax assets (net)	1,913.28	1,687.95
Property, plant and equipment	450.61	371.29
Intangible assets	124.51	84.07
Right-of-use assets	1,433.95	1,072.10
Other non-financial assets	320.65	168.89
Assets held for sale	544.85	231.75
	<b>5,314.57</b>	<b>4,050.78</b>
<b>Total Assets</b>	<b>6,92,776.29</b>	<b>6,62,877.27</b>
<b>LIABILITIES AND EQUITY</b>		
<b>LIABILITIES</b>		
<b>Financial liabilities</b>		
Payables		
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	362.51	827.40
Debt securities	29,915.44	38,272.67
Borrowings (other than debt securities)	3,32,432.27	3,08,835.58
Lease liabilities	1,328.46	975.95
Other financial liabilities	1,828.94	1,986.64
	<b>3,65,867.62</b>	<b>3,50,898.24</b>
<b>Non-Financial Liabilities</b>		
Current tax liabilities (Net)	-	-
Provisions	530.85	457.89
Other non-financial liabilities	520.95	457.51
	<b>1,051.80</b>	<b>915.40</b>
<b>Equity</b>		
Equity share capital	9,973.73	9,960.61
Other equity	3,15,883.14	3,01,103.02
	<b>3,25,856.87</b>	<b>3,11,063.63</b>
<b>TOTAL Liabilities and Equity</b>	<b>6,92,776.29</b>	<b>6,62,877.27</b>

For and on behalf of the Board of Directors of  
**Aptus Value Housing Finance India Limited**  
**MUNUSWAMY ANANDAN**  
 ANANDAN  
 M Anandan  
 Executive Chairman  
 DIN: 00033633

MUNUSWAMY ANANDAN  
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Place : Chennai  
 Date : November 02, 2023

**Aptus Value Housing Finance India Limited**  
(CIN : L65922TN2009PLC073881)

Statement of standalone unaudited financial results for the quarter and half year ended September 30, 2023

Standalone Cash flow statement	(INR in lakhs)	
	Period ended	
	30.09.2023 (Unaudited)	30.09.2022 (Unaudited)
<b>Cash flows from operating activities:</b>		
Net profit before tax as per statement of profit and loss	30,195.62	26,368.11
Adjustments for:		
Finance costs	15,766.76	10,359.69
Interest on fixed deposits with Banks	(1,296.88)	(795.69)
Net gain on changes in fair value	(163.44)	(547.62)
Interest on Government securities	(184.50)	-
Depreciation and amortisation expense	458.24	396.45
Impairment on Financial Instruments	513.12	1,269.24
Financial guarantee commission	(44.40)	(28.11)
Share based payments to employees	82.15	175.38
<b>Operating profit before working capital changes</b>	<b>45,326.67</b>	<b>37,197.45</b>
Movements in working capital:		
Increase in Loans	(43,380.84)	(71,743.63)
Increase in other financial assets	1,305.58	493.00
Increase in other non-financial assets	(151.76)	(193.93)
Increase in Trade payables	(464.89)	455.92
Increase / (Decrease) in Other financial liabilities	(243.17)	(692.90)
Increase in Provisions	65.37	15.44
Increase in other non-financial liabilities	63.44	491.58
<b>Cash flow from / (used in) operations</b>	<b>2,520.40</b>	<b>(93,977.07)</b>
Finance cost paid	(16,630.40)	(10,882.83)
Direct Taxes paid	(6,764.22)	(5,471.64)
<b>Net cash flow used in operating activities (A)</b>	<b>(20,874.22)</b>	<b>(50,331.54)</b>
<b>Cash flows from investing activities:</b>		
Capital expenditure on PP&E and intangible assets	(248.20)	(186.55)
Deposits placed with / (withdrawn from) banks, net	(315.19)	1,979.24
Interest received on bank deposits	1,592.44	705.50
Interest received on Government securities	184.50	-
Purchases of Investments	(63,363.44)	(83,017.09)
Redemption of Investments	63,363.44	59,822.82
Income received from investments	163.44	417.08
<b>Net cash flow from / (used in) investing activities (B)</b>	<b>1,376.99</b>	<b>(20,279.00)</b>
<b>Cash flows from financing activities</b>		
Issue of equity shares (including securities premium)	918.75	1,476.08
Proceeds from partly paid up shares (including securities premium)	-	-
Dividend paid	(9,961.36)	-
Share issue expenses (net of taxes)	-	-
Proceeds from issue of debt securities	10,000.00	-
Repayment of debt securities	(17,970.00)	(0.00)
Proceeds from borrowings (other than debt securities)	60,000.00	1,27,500.00
Repayment of borrowings (other than debt securities)	(35,926.90)	(25,850.70)
Payment of lease liabilities	(274.91)	(264.00)
Interest paid on lease liabilities	(51.66)	35.14
<b>Net cash flow from financing activities (C)</b>	<b>6,733.92</b>	<b>1,02,896.52</b>
<b>Net increase / (decrease) in cash and cash equivalents (A+B+C)</b>	<b>(12,763.31)</b>	<b>32,285.99</b>
Cash and cash equivalents at the beginning of the period	42,291.71	39,612.30
<b>Cash and cash equivalents at the end of the period</b>	<b>29,528.40</b>	<b>71,898.29</b>

For and on behalf of the Board of Directors of

Aptus Value Housing Finance India Limited

MUNUSWAMY

ANANDAN

M Anandan

Executive Chairman

DIN: 0009693

MUNUSWAMY ANANDAN  
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Place : Chennai

Date : November 02, 2023

Aptus Value Housing Finance India Limited

Notes to Standalone Financial Results for the quarter and half year ended September 30, 2023

- The above standalone unaudited Financial Results and the notes of Aptus Value Housing Finance India Limited (the "Company") have been drawn up in accordance with Indian Accounting Standards (IND AS) notified under the Companies (Indian Accounting Standards) rules, 2015 as amended from time to time and other accounting principles generally accepted in India. The financial results have been prepared in accordance with the recognition and measurement principles prescribed under section 133 of the Companies Act, 2013 and other recognised accounting practices generally accepted in India and in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 (as amended) ("SEBI LODR").
- The above Statement of Standalone unaudited Financial Results along with the notes have been reviewed by the Audit Committee at their meeting held on Nov 01, 2023 and approved by the Board of Directors at their meeting held on Nov 02, 2023. The financial results for the quarter ended and half year ended September 30, 2023 have been subjected to a limited review by the statutory auditors (T R Chadha & Co. LLP, Chartered Accountants) of the company.
- Aptus Value Housing Finance India Limited ("the Company") is a Housing Finance Company registered with National Housing Bank ("NHB"). The Company is regulated by the Reserve Bank of India ("RBI") and supervised by NHB. The RBI / NHB periodically issues/amends directions, regulations and/or guidelines (collectively "Regulatory Framework") covering various aspects of the operation of the Company, including those relating to accounting for certain types of transactions. The Regulatory Framework contains specific instructions that have been considered by the Company in preparing its financial statements.
- During the quarter ended September 30, 2023, the Company has allotted 6,18,750 equity shares to employees who have exercised their options under the approved employee stock option schemes.
- Disclosure pursuant to RBI Notification –RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 6, 2020 and RBI/2021-22/31/DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021:

(Rs. in Lakhs)

Type of Borrower	Exposure to accounts classified as standard consequent to implementation of resolution plan - position as at the end of the previous half-year (A)	Of(A), aggregate debt that slipped into NPA during the half-year	Of(A), amount written off during the half-year	Of(A), amount paid by the borrowers during the half-year	Exposure to accounts classified as standard consequent to implementation of resolution plan - position as at the end of this half-year
	(A)	(B)	(C)	(D)	
Personal Loans	2,031.36	187.17		91.65	1,752.54
Corporate persons					
of which MSMEs					
Others	1,024.09	111.33		96.99	815.77
<b>Total</b>	<b>3,055.45</b>	<b>298.51</b>	<b>-</b>	<b>188.63</b>	<b>2,568.31</b>

- The Company is engaged primarily in the business of housing finance and all other activities are incidental to the main activities of the Company. Accordingly, there are no separate reportable segments as per Ind-AS 108 - Operating Segments.
- The listed Non-Convertible Debentures of the Company aggregating Rs. 9,971.69 Lakhs as at September 30, 2023 are secured by way of an exclusive charge on identified standard receivables of the Company and also by a subservient charge over immovable property. The total asset cover is more than one hundred percent of the principal amount of the said debentures.
- The date on which the Code on Social Security, 2020 (the "Code") relating to employee benefits shall become effective is yet to be notified and the related rules are yet to be finalized. The Company will

Aptus Value Housing Finance India Limited

Notes to Standalone Financial Results for the quarter and half year ended September 30, 2023

evaluate the code and its rules, assess the impact, if any, and account for the same when they become effective.

9. Disclosure pursuant to RBI notification dated September 24, 2021 on "Transfer of Loan Exposures" are given below:
  - (a) The Company has not transferred or acquired, any loans not in default during the quarter ended & half year ended September 30, 2023.
  - (b) The Company has not transferred or acquired, any stressed loans during the quarter ended & half year ended September 30, 2023.
10. Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) regulations 2015, as amended, for the half year ended September 30, 2023 is attached as Annexure II.
11. Disclosures in compliance with Regulation 54(3) of the SEBI (Listing Obligations and Disclosure Requirements) regulations 2015, as amended, for the half year ended September 30, 2023 is attached as Annexure III.
12. The comparatives for previous periods have been regrouped/reclassified wherever necessary to conform the current period presentation.
13. These Standalone Unaudited Financial Results are also available on the stock exchange websites [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) and on our website [www.apтусindia.com](http://www.apтусindia.com)

For Aptus Value Housing Finance India Limited

**MUNUSWAMY**  
**ANANDAN**  
M Anandan

MUNUSWAMY ANANDAN  
2023.11.02 14:25:39 +05'30'

Executive Chairman

DIN: 00033633

Place: Chennai

Date: Nov 02, 2023

**Aptus Value Housing Finance India Limited**  
(CIN : L65922TN2009PLC073881)

**Annexure II**

**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 & half year ended Sep 30, 2023**

S. No.	Particulars	Half year ended Sep'23
1	Debt-equity	1.12
2	Net worth (INR in lakhs)	3,25,856.87
3	Net profit for the period (after tax) (INR in lakhs)	23,759.38
4	Earnings per share (Equity shares of par value Rs.2 each):	
	(a) Basic	4.77
	(b) Diluted	4.75
5	Current ratio	Not Applicable
6	Long term debt to Working capital	Not Applicable
7	Bad debts to accounts receivable ratio	Not Applicable
8	Current liability ratio	Not Applicable
9	Total debts to total assets	0.52
10	Debtors Turnover ratio	Not Applicable
11	Inventory Turnover ratio	Not Applicable
12	Debt service coverage ratio	Not Applicable
13	Interest service coverage ratio	Not Applicable
14	Outstanding redeemable preference shares (quantity & value)	Not Applicable
15	Capital redemption reserve / Debenture redemption reserve	Not Applicable
16	Operating Margin	55.12%
17	Net profit margin	44.40%
18	Sector specific equivalent ratios, as applicable	
	Gross Non-Performing Assets (GNPA)	1.20%
	Net Non-Performing Assets (NNPA)	0.88%
	Provision Coverage Ratio	26.85%
	Liquidity Coverage Ratio	135%



