



Independent Auditors' Review Report on the quarterly and year to date unaudited consolidated quarterly 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)

**Review Report to
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 nine months ended December 31, 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. 22,546.68 Lakhs, total net profit after tax of Rs.9,064.58 Lakhs, total comprehensive income Rs. 9,064.58 Lakhs, for the period ended December 31, 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 this entity 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 above 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

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Sheshu Samudrala

Partner

Membership No.: 235031

UDIN: 24235031BKCTRX8019

Place: Chennai

Date: 01.02.2024

Aptus Value Housing Finance India Limited
(CIN : L65922TN2009PLC073881)

Statement of consolidated unaudited financial results for the quarter and nine months ended December 31, 2023

(INR In lakhs)

	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations						
	Interest Income	33,846.29	32,463.46	27,732.22	95,990.49	76,779.28	1,05,840.05
	Fees and commission income	1,162.84	801.57	689.02	2,772.65	1,923.97	2,646.49
	Net gain on fair value changes	132.89	93.16	205.56	300.21	781.93	849.20
	Total revenue from operations	35,142.02	33,358.19	28,626.80	99,063.35	79,485.18	1,09,335.74
II	Other income	1,122.64	1,087.99	853.83	3,134.13	2,576.92	3,564.13
III	Total Income (I+II)	36,264.66	34,446.18	29,480.63	1,02,197.48	82,062.10	1,12,899.87
IV	Expenses						
	Finance costs	9,845.27	9,614.28	7,716.37	27,933.25	19,825.53	27,591.20
	Impairment of Financial Instruments	800.02	556.28	777.67	1,605.45	2,636.92	3,412.35
	Employee benefits expense	3,823.55	3,934.85	3,089.32	11,000.95	8,592.32	12,131.36
	Depreciation and amortisation expense	240.00	263.49	174.26	698.24	570.71	721.30
	Other expenses	1,041.59	1,121.16	878.15	3,146.75	2,702.25	3,671.69
	Total expenses (IV)	15,750.43	15,490.06	12,635.77	44,384.64	34,327.73	47,527.90
V	Profit before tax (III-IV)	20,514.23	18,956.12	16,844.86	57,812.84	47,734.37	65,371.97
VI	Tax expense						
	(1) Current tax	4,805.94	4,513.60	3,792.58	13,397.50	10,649.97	14,772.94
	(2) Deferred tax	(50.42)	(359.46)	495.31	(370.99)	312.61	297.57
	Total tax expense (VI)	4,755.52	4,154.14	4,287.89	13,026.51	10,962.58	15,070.51
VII	Profit for the period (V-VI)	15,758.71	14,801.98	12,556.97	44,786.33	36,771.79	50,301.46
	Other Comprehensive Income						
	(a) Items that will not be reclassified to profit or loss						
	Remeasurement of defined benefit liability	(3.80)	(3.62)	(0.54)	(11.39)	(1.63)	(15.88)
	Income tax effect	0.96	0.91	0.14	2.87	0.41	4.00
	(b) Items that will be reclassified to profit or loss	-	-	-	-	-	-
VIII	Other Comprehensive Income, net of income tax	(2.84)	(2.71)	(0.40)	(8.52)	(1.22)	(11.88)
IX	Total Comprehensive Income for the period (VII+VIII)	15,755.87	14,799.27	12,556.57	44,777.81	36,770.57	50,289.58
X	Earnings per equity share (EPS for the quarters/ nine months are not annualised)						
	Basic (Amount in INR)	3.16	2.97	2.53	8.98	7.40	10.11
	Diluted (Amount in INR)	3.15	2.96	2.52	8.94	7.37	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

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M Anandan
Executive Chairman
DIN: 00033633

Place : Chennai
Date : February 01, 2024

Aptus Value Housing Finance India Limited
Notes to Consolidated Financial Results for the quarter & nine months ended December 31,
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 financial results along with the notes have been reviewed by the Audit Committee at their meeting held on January 31, 2024 and approved by the Board of Directors at their meeting held on February 01, 2024. The financial results for the quarter ended and nine months ended December 31, 2023 have been subjected to a limited review by the statutory auditors (T R Chadha & Co. LLP, Chartered Accountants) of the company.
3. 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.
4. During the quarter ended December 31, 2023, the Company has allotted 2,37,500 equity shares to employees who have exercised their options under the approved employee stock option schemes.
5. 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

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.
7. The listed Non-Convertible Debentures of the Company aggregating Rs. 9,975.56 Lakhs as at December 31, 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.
8. 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.

Aptus Value Housing Finance India Limited
Notes to Consolidated Financial Results for the quarter & nine months ended December 31,
2023

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 & nine months ended December 31, 2023.
 - (b) The Company has not transferred or acquired, any stressed loans during the quarter ended & nine months ended December 31, 2023.
10. The comparatives for previous periods have been regrouped/reclassified wherever necessary to conform the current period presentation.
11. The figure for the quarter ended December 31, 2023 and December 31, 2022 are balancing figures between unaudited figures in respect of the nine months ended December 31, 2023 and December 31, 2022 and the unaudited figures for the half year ended September 30, 2023 and September 30, 2022 respectively.
12. These Consolidated Unaudited Financial Results are also available on the stock exchange websites www.bseindia.com and www.nseindia.com and on our website www.aptusindia.com.

For Aptus Value Housing Finance India Limited

M Anandan
Executive Chairman
DIN: 00033633

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Date: Feb 01, 2024



Independent Auditors' Review Report on the quarterly and year to date 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)

**Review Report 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 nine months ended December 31, 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 of Unaudited Financial Results, 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

T R Chadha & Co LLP
Chartered Accountants



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

SHESHU

SAMUDRAL

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Sheshu Samudrala

Partner

Membership No.: 235031

UDIN: 24235031BKCTRY6701

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Place: Chennai

Date: 01.02.2024

Aptus Value Housing Finance India Limited
(CIN : L65922TN2009PLC073881)

Statement of standalone unaudited financial results for the quarter and nine months ended December 31, 2023

(INR In lakhs)

	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations						
	Interest Income	26,658.07	26,138.20	23,751.28	77,556.18	65,174.80	89,915.91
	Fees and commission income	860.64	625.26	556.09	2,109.50	1,558.95	2,142.98
	Net gain on fair value changes	121.44	93.16	201.12	284.88	748.74	816.02
	Total revenue from operations	27,640.15	26,856.62	24,508.49	79,950.56	67,482.49	92,874.91
II	Other income	824.22	724.07	766.57	2,020.90	2,443.24	3,079.05
III	Total Income (I+II)	28,464.37	27,580.69	25,275.06	81,971.46	69,925.73	95,953.96
IV	Expenses						
	Finance costs	8,069.93	8,166.76	6,871.33	23,836.69	17,231.02	24,228.30
	Impairment on financial instruments	662.69	424.20	581.40	1,175.81	1,850.64	2,817.67
	Employee benefits expense	3,297.58	3,134.46	2,787.08	8,783.33	7,755.96	10,822.23
	Depreciation and amortisation expense	240.00	263.49	174.26	698.24	570.71	721.30
	Other expenses	653.00	579.10	623.90	1,740.60	1,912.20	2,661.01
	Total expenses (IV)	12,923.20	12,568.01	11,037.97	36,234.67	29,320.53	41,250.51
V	Profit before tax (III-IV)	15,541.17	15,012.68	14,237.09	45,736.79	40,605.20	54,703.45
VI	Tax expense						
	(1) Current tax	3,554.76	3,489.64	3,050.69	10,214.42	8,676.78	11,881.98
	(2) Deferred tax	(92.18)	(344.25)	549.25	(315.60)	419.70	362.81
	Total tax expense (VI)	3,462.58	3,145.39	3,599.94	9,898.82	9,096.48	12,244.79
VII	Profit for the period (V-VI)	12,078.59	11,867.29	10,637.15	35,837.97	31,508.72	42,458.66
	Other Comprehensive Income						
	(a) Items that will not be reclassified to profit or loss						
	Remeasurement of defined benefit liability	(3.80)	(3.62)	(0.54)	(11.39)	(1.63)	(15.88)
	Income tax effect	0.96	0.91	0.14	2.87	0.41	4.00
	(b) Items that will be reclassified to profit or loss	-	-	-	-	-	-
VIII	Other Comprehensive Income, net of income tax	(2.84)	(2.71)	(0.40)	(8.52)	(1.22)	(11.88)
IX	Total comprehensive income for the period (VII+VIII)	12,075.75	11,864.58	10,636.75	35,829.45	31,507.50	42,446.78
X	Earnings per equity share (EPS for the quarters/ nine months are not annualised)						
	Basic (Amount in INR)	2.42	2.38	2.14	7.19	6.33	8.53
	Diluted (Amount in INR)	2.41	2.37	2.13	7.15	6.31	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

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M Anandan
Executive Chairman
DIN: 00033633

Place : Chennai
Date : February 01, 2024

Aptus Value Housing Finance India Limited
Notes to Standalone Financial Results for the quarter and nine months ended December 31,
2023

1. The above Standalone 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 financial results along with the notes have been reviewed by the Audit Committee at their meeting held on January 31, 2024 and approved by the Board of Directors at their meeting held on February 01, 2024. The financial results for the quarter ended and nine months ended December 31, 2023 have been subjected to a limited review by the statutory auditors (T R Chadha & Co. LLP, Chartered Accountants) of the company.
3. 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.
4. During the quarter ended December 31, 2023, the Company has allotted 2,37,500 equity shares to employees who have exercised their options under the approved employee stock option schemes.
5. 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.
6. The listed Non-Convertible Debentures of the Company aggregating Rs. 9,975.56 Lakhs as at December 31, 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.
7. 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.
8. 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 & nine months ended December 31, 2023.
 - (b) The Company has not transferred or acquired, any stressed loans during the quarter ended & nine months ended December 31, 2023.

Aptus Value Housing Finance India Limited

Notes to Standalone Financial Results for the quarter and nine months ended December 31, 2023

9. Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) regulations 2015, as amended, for the nine months ended December 31, 2023 is attached as Annexure II.
10. Disclosures in compliance with Regulation 54(3) of the SEBI (Listing Obligations and Disclosure Requirements) regulations 2015, as amended, for the nine months ended December 31, 2023 is attached as Annexure III.
11. The comparatives for previous periods have been regrouped/reclassified wherever necessary to conform the current period presentation.
12. The figure for the quarter ended December 31, 2023 and December 31, 2022 are balancing figures between unaudited figures in respect of the nine months ended December 31, 2023 and December 31, 2022 and the unaudited figures for the half year ended September 30, 2023 and September 30, 2022 respectively.
13. These Standalone Unaudited Financial Results are also available on the stock exchange websites www.bseindia.com and www.nseindia.com and on our website www.aptusindia.com

For Aptus Value Housing Finance India Limited

M Anandan
Executive Chairman
DIN: 00033633

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Place: Chennai

Date: Feb 01, 2024

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 & nine months ended Dec 31, 2023

S. No.	Particulars	Nine months ended Dec'23
1	Debt-equity	1.10
2	Net worth (INR in lakhs)	3,38,341.00
3	Net profit for the period (after tax) (INR in lakhs)	35,837.97
4	Earnings per share (Equity shares of par value Rs.2 each):	
	(a) Basic	7.19
	(b) Diluted	7.15
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	56.00%
17	Net profit margin	43.72%
18	Sector specific equivalent ratios, as applicable	
	Gross Non-Performing Assets (GNPA)	1.19%
	Net Non-Performing Assets (NNPA)	0.87%
	Provision Coverage Ratio	85.78%
	Liquidity Coverage Ratio	160%

