

Ref: APTUS/03-NOV/2023-24

November 02, 2023

To,	To,
BSE Limited,	National Stock Exchange of India Ltd.,
Phiroze Jeejeebhoy Towers,	Exchange Plaza, C-1, Block G,
Dalal Street,	Bandra Kurla Complex,
Mumbai- 400001	Bandra (E)
Scrip Code: 543335	Mumbai - 400 051
	Scrip Symbol: APTUS

Sub: Intimation pursuant to Regulation 30, 33, 51 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

Pursuant to Regulation 30, 33, 51 and 52 read along with Part A & Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and read along with SEBI Circulars, we hereby inform that Board at its meeting held on 02nd November, 2023, has considered and approved the following events:

1. <u>Approval of Unaudited Standalone and Consolidated Financial Results for the second quarter and half year ended 30th September, 2023:</u>

A copy of the said Financial Results along with the Limited Review Report with unmodified opinion, submitted by the Statutory Auditors, M/s. T R Chadha & Company LLP, Chartered Accountants is enclosed herewith as **Annexure I.**

Disclosures as required under Regulation 52(4) of the Listing Regulations forms part of the said financial results and is enclosed as **Annexure II**.

Security Cover Certificate as on September 30, 2023 as per Regulation 54 read with SEBI Circular No SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022 is enclosed as **Annexure III**.

Disclosure of Related Party Transactions for the half year ended September 30, 2023, pursuant to Regulation 23(9) of listing Regulations is enclosed as **Annexure IV**.

2. Appointment of Ms. Anitha V as the Chief Compliance Officer (CCO):

Pursuant to RBI Circular Ref.No.DoS.CO.PPG./SEC.01/11.01.005/2022-23 dated April 11, 2022, the Board has approved the appointment of Ms. Anitha V as the Chief Compliance Officer of the Company w.e.f. 02nd November, 2023.



The disclosures required under SEBI Circular No: CIR/CFD/CMD/4/2015 dated September 09, 2015 concerning the above-mentioned appointments are enclosed as **Annexure-A**.

Please note that the said Board meeting commenced at 10:30 a.m. (IST) and concluded at 02:30 p.m. (IST).

You are requested to take the same on record.

Thanking You,

For Aptus Value Housing Finance India Limited

Sanin Panicker Company Secretary & Compliance Officer

T R Chadha & Co LLP

Chartered Accountants



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

Sheshu Samudrala

Partner

Membership No.: 235031 UDIN: 23235031BGWCWY3609

Place: Chennai Date: 02.11.2023

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

(INR In lakhs)

		Quarter ended Half year ended					Year ended
	Particulars	30.09.2023	30.06.2023	30.09.2022	30.09.2023	31.03.2023	
		(Unaudited)				30.09.2022	
	Payanua from anarations	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
'	Revenue from operations Interest Income	26 120 20	24.750.01	24 820 02	FO 909 11	41 422 52	90.015.01
	Fees and commission income	26,138.20 625.26	24,759.91	21,839.92 515.33	50,898.11	41,423.52	89,915.91
			623.60		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
	Total revenue from operations	26,856.62	25,453.79	22,771.50	52,310.41	42,974.00	92,874.91
<u>II</u>	Other income	724.07	472.61	927.01	1,196.68	1,676.67	3,079.05
III	Total Income (I+II)	27,580.69	25,926.40	23,698.51	53,507.09	44,650.67	95,953.96
IV	Expenses						
1 V	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
	Total expenses (IV)	12,568.01	10,743.46	10,285.40	23,311.47	18,282.56	41,250.51
	Total expenses (IV)	12,300.01	10,743.40	10,203.40	23,311.47	10,202.30	41,230.31
٧	Profit before tax (III-IV)	15,012.68	15,182.94	13,413.11	30,195.62	26,368.11	54,703.45
1/1	T						
VI	Tax expense	2 400 64	2 470 02	2 700 25	6 650 66	F 636 00	44 004 00
	(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
	Total tax expense (VI)	3,145.39	3,290.85	2,734.50	6,436.24	5,496.54	12,244.79
VII	Profit for the period (V-VI)	11,867.29	11,892.09	10,678.61	23,759.38	20,871.57	42,458.66
	. ,			-	-		•
	Other Comprehensive Income						
	(a) Items that will not be reclassified to profit or loss						
	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) Items that will be reclassified to profit or loss		-	-		-	-
VIII	Other Comprehensive Income, net of income tax	(2.71)	(2.97)	(0.12)	(5.68)	(0.82)	(11.88)
IX	Total comprehensive income for the period (VII+VIII)	11,864.58	11,889.12	10,678.49	23,753.70	20,870.75	42,446.78
	Earnings per equity share (EPS for the quarters/ half years						
Χ	are not annualised)						
	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

M Anandan Executive Chairman DIN: 00033633

Place : Chennai

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

Statement of Assets & Liabilities	(INR in la	akhs)
	As a	
Particulars	30.09.2023	31.03.2023
	(Unaudited)	(Audited)
ASSETS		
Financial accets		
Financial assets 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
Other illidicial assets	6,87,461.72	6,58,826.49
	0,87,401.72	0,38,820.43
Non-financial assets		
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
Assets field for sale	5,314.57	4,050.78
	3,314.37	4,030.70
Total Assets	6,92,776.29	6,62,877.27
Total Assets	0,32,770.23	0,02,077.27
LIABILITIES AND EQUITY		
·		
LIABILITIES		
Financial liabilities		
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
otter municul numices	3,65,867.62	3,50,898.24
	5,65,667.62	0,00,000.2
Non-Financial Liabilities		
Current tax liabilities (Net)	_	-
Provisions	530.85	457.89
Other non-financial liabilities	520.95	457.51
	1,051.80	915.40
	_,::2:00	2.20.10
Equity		
Equity share capital	9,973.73	9,960.61
Other equity	3,15,883.14	3,01,103.02
	3,25,856.87	3,11,063.63
	1,22,22.27	-,,
	6,92,776.29	6,62,877.27

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

M Anandan Executive Chairman DIN: 00033633

Place : Chennai

Aptus Value Housing Finance India Limited

(CIN: L65922TN2009PLC073881)
Statement of standalone unaudited financial results for the quarter and half year ended September 30, 2023

tandalone Cash flow statement (INR in lakhs)		
Double de la constant		d ended
Particulars	30.09.2023	30.09.2022
Cook flavor from an austing potivities.	(Unaudited)	(Unaudited)
Cash flows from operating activities:	20 105 62	26 260 11
Net profit before tax as per statement of profit and loss	30,195.62	26,368.11
Adjustments for: Finance costs	15 766 76	10.350.60
Interest on fixed deposits with Banks	15,766.76 (1,296.88)	10,359.69
·	1 '1 '1	(795.69)
Net gain on changes in fair value	(163.44)	(547.62)
Interest on Government securities Depreciation and amortisation expense	(184.50) 458.24	396.45
·	513.12	
Impairment on Financial Instruments Financial guarantee commission		1,269.24
<u> </u>	(44.40)	(28.11)
Share based payments to employees	82.15	175.38
Operating profit before working capital changes	45,326.67	37,197.45
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
Cash flow from / (used in) operations	2,520.40	(33,977.07)
Finance cost paid	(16,630.40)	(10,882.83)
Direct Taxes paid	(6,764.22)	(5,471.64)
Net cash flow used in operating activities (A)	(20,874.22)	(50,331.54)
Cash flows from investing activities:		
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
Net cash flow from / (used in) investing activities (B)	1,376.99	(20,279.00)
Cash flows from financing activities		
Issue of equity shares (including securities premium)	918.75	1,476.08
Proceeds from partly paid up shares (including securities premium)	310.75	
Dividend paid	(9,961.36)	_
Share issue expenses (net of taxes)	(5,501.50)	-
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
Net cash flow from financing activities (C)	6,733.92	1,02,896.52
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(12,763.31)	32,285.99
Cash and cash equivalents at the beginning of the period	42,291.71	39,612.30
Cash and cash equivalents at the end of the period	29,528.40	71,898.29

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

M Anandan **Executive Chairman** DIN: 00033633

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

- 1. 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").
- 2. 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.
- 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 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 Of(A), amount debt that slipped written of into NPA during during the half-		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	
Total	3,055.45	298.51	-	188.63	2,568.31	

- 6. 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.
- 7. 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.
- 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

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 and www.nseindia.com and on our website www.aptusindia.com

For Aptus Value Housing Finance India Limited

M Anandan

Executive Chairman

DIN: 00033633

Place: Chennai

Date: Nov 02, 2023

Annexure II

Disclosure in compliance with regulation 52(4) of the Securities and Exchange Board of India (Lisitng 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%

Aptus Value Housing Finance India Limited

Security cover certificate as per Regulation 54(3) of the Securities Exchange Board of India (LODR) Regulations, 2015 as at September 30,2023

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	Rs. in lakh Column O
	Columnia		ve Charge	Columnia	Pari- Passu Charge	Columnia	Column	Eliminati on amount in	(Total C to H)		ed to only those items of			Columnia
Particulars	Description of asset for which this certificate relate	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	offered as	negative) 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 asplicable (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(=K+L+M N)
		Book	Book	Yes/	Book	Book					Rel	ating to Column	F	
		Value	Value	No	Value	Value								
ASSETS														
Property, Plant and Equipment		-	-	Yes	32.12	-	418.49	-	450.61	-	-	-	-	-
Capital Work-in- Progress		-	-	No	-	-	-	-	-	-	-	-	-	-
Right of Use Assets		-	-	No	-	-	1,433.95	-	1,433.95	-	-	-	-	-
Goodwill		-	-	No	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	No	-	-	124.51	-	124.51	-	-	-	-	-
Intangible Assets under		-	-	No	-	-	-	-	-	-	-	-	-	-
Development														
Investment s		-	-	No	-	-	20,663.34	-	20,663.34	-	-	-	-	-
Loans	Book Debt and			No				-		-	10,976.51	-	-	10,976.51
	receivables	10,976.51	4,12,106.87		-	-	2,12,298.72		6,35,382.10					
Inventories		-	-	No	-	-	-	-	-	-	-	-	-	-
Trade Receivable s		-	-	No	-	-	-	-		-	-	-	-	-
Cash and Cash Equivalents	11 - M - I - I 5D	-	-	No	-	-	29,528.40	-	29,528.40	-	-	-	-	-
Bank Balances other than Cash and	Lien Marked FD	-	562.50	No	-	-	186.16	-	748.66	-	-	-	-	-
Cash Equivalents				No			4 444 72		4 444 72					
Others Total		10,976.51	4,12,669.37	No -	32.12	-	4,444.72 2,69,098.29	-	4,444.72 6,92,776.29	-	-	-	-	-
Total		10,976.51	4,12,009.37	-	32.12	-	2,69,098.29	-	0,92,770.29	-	-	-	-	-
LIABILITIES														
Debt securities to which this	Listed Debt	9,971.69		No	_	_	_	_	9,971.69	_	_	_	_	_
certificate pertains	Securities	3,371.03		""					3,371.03					
Other debt sharing pari-assu	Securities		_	No	_	_	_	_	_	_	-	_	_	_
charge with above debt														
Other Debt		1	-	No	-	-	-	-	-	-	-	-	-	-
Subordinated debt		1		No					-	-	-	-	-	-
Borrowings		1	1,15,614.34	No	-	-	-	-	1,15,614.34	-	-	-	-	-
Bank		not to be	2,16,817.93	No	-	-	-	-	2,16,817.93	-	-	-	-	-
Debt Securities		filled	19,943.75	No	-	-	-	-	19,943.75	-	-	-	-	-
Others		1	-	No	-	-	-	-	-	-	-	-	-	-
Trade payables] 	-	No	-	-	362.51	-	362.51	-	-	-	-	-
Lease Liabilities] [-	No	-	-	1,328.46	-	1,328.46	-	-	-	-	-
Provisions] [No	-	-	530.85	-	530.85	-	-	-	-	-
Others				No	-	-	,	-	2,349.89	-	-	-	-	-
Total		9,971.69	3,52,376.02	-	-	-	4,571.71	-	3,66,919.42	-	-	-	-	-
Cover on Book Value														
Cover on Market Value														
	Exclusive Security Cover Ratio	1.10												

T R Chadha & Co LLP

Chartered Accountants



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

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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

Partner

Membership No.: 235031 UDIN: 23235031BGWCWZ2375

Place: Chennai Date: 02.11.2023

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

(INR In lakhs)

		Quarter ended			Half yea	Year ended	
	Particulars	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
ı	Revenue from operations	,	•	•		,	•
	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
	Total revenue from operations	33,358.19	30,563.14	26,823.97	63,921.33	50,858.38	1,09,335.74
П	Other income	1,087.99	923.50	881.37	2,011.49	1,723.09	3,564.13
Ш	Total Income (I+II)	34,446.18	31,486.64	27,705.34	65,932.82	52,581.47	1,12,899.87
IV	Fyrance						
IV	Expenses	0.614.20	0 472 70	C C02 11	10 007 00	12 100 16	27 504 20
	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
	Total expenses (IV)	15,490.06	13,144.15	12,046.18	28,634.21	21,691.96	47,527.90
٧	Profit before tax (III-IV)	18,956.12	18,342.49	15,659.16	37,298.61	30,889.51	65,371.97
VI	Tax expense						
	(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
	Total tax expense (VI)	4,154.14	4,116.85	3,328.49	8,270.99	6,674.69	15,070.51
	,	,	•	,	,	,	· · · · · · · · · · · · · · · · · · ·
VII	Profit for the period (V-VI)	14,801.98	14,225.64	12,330.67	29,027.62	24,214.82	50,301.46
	Other Comprehensive Income						
	(a) Items that will not be reclassified to profit or loss						
	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) Items that will be reclassified to profit or loss	0.91	1.00	0.03	1.91	0.27	4.00
VIII		(2.71)	(2.97)	(0.12)	(5.68)	(0.82)	(11.88)
VIII	Other Comprehensive Income, net of income tax	(2./1)	(2.97)	(0.12)	(5.08)	(0.82)	(11.00)
IX	Total Comprehensive Income for the period (VII+VIII)	14,799.27	14,222.67	12,330.55	29,021.94	24,214.00	50,289.58
ı۸	Total Comprehensive income for the period (vii+viii)	14,733.27	17,222.07	12,330.33	23,021.34	27,214.00	30,203.30
	Earnings per equity share (EPS for the quarters/ half years is						
Х	not annualised)						
^	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
	race value per share (Amount III IIVIV)	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

M Anandan Executive Chairman DIN: 00033633

Place : Chennai

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

Statement of Assets & Liabilities	(INR in la	
Particulars Particulars	As a	
Particulars	30.09.2023 (Unaudited)	31.03.2023 (Audited)
ASSETS	()	,,
Financial Assets		
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
	7,83,678.02	7,13,215.20
Non-Financial Assets		
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
	5,488.49	4,413.28
Total Assets	7,89,166.51	7,17,628.48
LIABILITIES AND EQUITY		
LIABILITIES		
Financial Liabilities		
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
	4,34,039.42	3,82,644.27
Non-Financial Liabilities		
Current tax liabilities (Net)	_	-
Provisions	533.73	462.29
Other non-financial liabilities	598.76	588.80
	1,132.49	1,051.09
EQUITY		
Equity share capital	9,973.73	9,960.61
Other equity	3,44,020.87	3,23,972.51
• •	3,53,994.60	3,33,933.12
Total Liabilities and Equity	7,89,166.51	7,17,628.48

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

M Anandan Executive Chairman DIN: 00033633

Place : Chennai

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

Consolidated Cash flow statement		(INR in lakhs)		
Particulars Particulars	Period et 30.09.2023	30.09.2022		
ratuculais	(Unaudited)	(Unaudited)		
Cash flows from operating activities:				
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)	(817.63)		
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		
Operating profit before working capital changes	55,062.02	44,035.75		
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		
Cash flow from / (used in) operations	(30,050.05)	(30,788.93)		
Finance cost paid	(19,308.16)	(12,614.64)		
Direct Taxes paid	(8,374.95)	(6,678.33)		
Net cash flow used in operating activities (A)	(57,733.16)	(50,081.90)		
Cash flows from investing activities				
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		
Net cash flow from / (used in) investing activities (B)	1,380.88	(20,670.71)		
Cash flows from financing activities				
Proceeds from issue of equity shares (including securities premium)	918.75	1,476.08		
Dividend paid	(9,961.36)	-		
Share issue expenses	- 1	-		
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		
Net cash flow from financing activities (C)	43,599.70	1,02,970.60		
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(12,752.58)	32,218.00		
Cash and cash equivalents at the beginning of the period	44,678.92	40,519.95		
Cash and cash equivalents at the end of the period	31,926.34	72,737.95		

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

M Anandan Executive Chairman DIN: 00033633

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:

	% Shareholding and voting power of Aptus Value Housing Finance	
Name of the Company	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.
- 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	written of	Of(A), amount paid by the borrowers during the half- year	as standard consequent to implementation of resolution
	(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
Total	3,557.48	376.80	-	213.02	2,967.66

- 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:
 - (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.
- 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 and www.nseindia.com and on our website www.aptusindia.com.

For Aptus Value Housing Finance India Limited

M Anandan

Executive Chairman

DIN: 00033633

Place: Chennai

Date: Nov 02, 2023

Disclosure of Related Party transaction for the half year ended 30 September 2023

Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.

S. No	Details of the party (listed entity /subsidiary) entering into the transaction	(listed entity ubsidiary) entering		Type of related	Value of the related party transaction as approved by the audit committee	Value of transaction during the reporting period (Rs .in Lakhs)	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments							
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary	transaction			Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/ advance/ inter- corporate deposit/ investment	Interest Rate (%)	Tenure	Secured/ unsecure d	Purpose for which the funds will be utilised by the ultimate recipient of funds (end- usage)
1	Aptus Value Housing Finance India Limited	M Anandan	Executive Chairman	Remuneration	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	931.22										
2	Aptus Value Housing Finance India Limited	K M Mohandass	Independent Director	Sitting fees & Commission	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	2.50										
3	Aptus Value Housing Finance India Limited	S Krishnamurthy	Independent Director	Sitting fees & Commission	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	2.10										
4	Aptus Value Housing Finance India Limited	Krishnamurthy Vijayan	Independent Director	Sitting fees & Commission	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	1.60										
5	Aptus Value Housing Finance India Limited	Mona Kachhwaha	Independent Director	Sitting fees & Commission	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	2.10										
6	Aptus Value Housing Finance India Limited	V G Kannan	Independent Director	Sitting fees & Commission	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	1.20										
7	Aptus Value Housing Finance India Limited	Shailesh Mehta	Non- Executive Director	Sitting fees & Commission	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	0.80										
8	Aptus Value Housing Finance India Limited	Suman Bollina	Non- Executive Director	Sitting fees & Commission	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	0.40										
9	Aptus Value Housing Finance India Limited	P Balaji	Managing Director	Salary Share based benefits	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	134.90 19.27										
10	Aptus Value Housing Finance India Limited	John Vijayan Rayappa	Chief Financial Officer	Salary	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	23.70										
	Aptus Value Housing		Company	Salary	As approved by the NRC, Audit Committee	8.85										
11	Finance India Limited	Sanin Panicker	Secretary	Share based benefits Support Cost	and Board in accordance with the provisions of Companies Act, 2013	0.77 1978.96										
	Aptus Value Housing Finance India Limited	Aptus Finance India Private Limited	Wholly owned Subsidiary	shared Loans &	As approved by the Audit Committee & Board	18000.00										
				advances given Loans &advances repaid		7050.00										
12				Guarantees given in respect of borrowings by subsidiary		33950.00										
				Interest income received		1405.07										
				Investment		129.87										
			Tota	<u> </u>		63643.31										



ANNEXURE - A

Disclosure required pursuant to Regulation 30 of the SEBI (LODR) and Para A of Part A of Schedule III to the SEBI (LODR), 2015 read along with the SEBI Circular having reference no. CIRICFD /CMD /4/2015 dated September 9, 2015, with regard to change in Directors and Key Managerial Personnel:

Appointment of Ms. Anitha V as the Chief Compliance Officer (CCO):

S. No.	Particulars	Details							
1.	Reason for change	Board has approved the							
	viz. appointment, resignation, removal,	appointment of Ms. Anitha V as the							
	death or otherwise	CCO of the Company.							
2.	Date of appointment/cessation/ & term	Appointment for a term of 3 (three)							
	of appointment	years with effect from November							
		02, 2023.							
3.	Brief profile (in case of appointment)	Ms. Anitha V is a qualified member							
		of the Institute of Company							
		Secretaries of India (ICSI). She holds							
		a Bachelor's degree in Commerce							
		from the Ethiraj College for							
		Women. She has more than 3 years							
		of rich experience in Legal,							
		Secretarial and Compliance							
		Management. Prior to this, she has							
		held the position of Company							
		Secretary in two Companies of the							
		Lactalis group viz., Tirumala Milk							
		Products Private Limited, Chennai							
		and its Wholly Owned Subsidiary-							
		Sunfresh Agro Industries Private							
4	D: 1	Limited, Maharashtra.							
4.	Disclosure of relationships between	Mr. Anitha V is not related to any							
	Directors	Director of the Company.							