

Ref No: APTUS/03-FEB/2022-23

February 02, 2023

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

Subject: Outcome of the Board Meeting held on Thursday, February 02, 2023.

This is to inform that pursuant to Regulation 33 and 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), the Board of Directors of the Company at its meeting held on Thursday, February 02, 2023 has inter-alia considered and approved the unaudited financial (standalone and consolidated) results of the Company for the third quarter ended December 31, 2022.

Please find enclosed herewith the following:

1. A copy of the unaudited financial results of the Company for the third quarter ended December 31, 2022 along with the Limited Review Report submitted by Statutory Auditors of the Company, T R Chadha & Co, LLP, Chartered Accountants.
2. Disclosure as per Regulation 52(4) of the SEBI LODR Regulations is enclosed as **Annexure I**.
3. Security Cover Certificate as on December 31, 2022 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 II**.

Please note that the said Board Meeting commenced at 10.30 a.m (IST) and concluded at 03.00 p.m (IST)

Kindly take the same on record.

Thanking you,

For Aptus Value Housing Finance India Limited

Sanin Panicker
Company Secretary & Compliance Officer
Membership No: A32834



Aptus Value Housing Finance India Ltd.

8B, Doshi Towers, 205, Poonamallee High Road, Kilpauk, Chennai-600 010. Tel : 044-4565000, Fax : 044-4555 4170.

CIN : L65922TN2009PLC073881

www.aptusindia.com



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 Disclosure 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, 2022 ("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



T R Chadha & Co., a partnership firm converted into T R Chadha & Co LLP
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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: 23235031BGWCTX7673



Place: Chennai

Date: 02.02.2023

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(INR In lakhs)

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

Place : Chennai
Date : February 02, 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 Feb 01, 2023 and approved by the Board of Directors at their meeting held on Feb 02, 2023. The financial results for the quarter ended and nine months ended December 31, 2022 have been subjected to a limited review by the statutory auditors of the company.
3. 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.
4. The Board of Directors had declared an Interim Dividend of Rs.2 per share for equity share of face value of Rs.2 each at their meeting held on November 28, 2022 and the dividend has been paid to shareholder's in the same period.
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 Company has evaluated the impact of COVID-19 on the business and operations of the Company as at December 31, 2022 and is of the view that it does not have any material impact on the financial results of the Company on the basis of the facts and events up to the date of approval of these financial statements/results. However, in view of the dynamic nature of the pandemic, the Company will continue to monitor future events / developments that may result in an adverse effect on the business and operations of the Company.
7. The listed Non-Convertible Debentures of the Company aggregating Rs. 27,594.74 Lakhs as at December 31, 2022 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.
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, 2022.
 - (b) The Company has not transferred or acquired, any stressed loans during the quarter ended & nine months ended December 31, 2022.



Aptus Value Housing Finance India Limited

Notes to Standalone Financial Results for the quarter and nine months ended December 31, 2022

10. Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) regulations 2015, as amended, for the quarter ended December 31, 2022 is attached as Annexure I.
11. Disclosures in compliance with Regulation 54(3) of the SEBI (Listing Obligations and Disclosure Requirements) regulations 2015, as amended, for the quarter ended December 31, 2022 is attached as Annexure II.
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.apтусindia.com



Place: Chennai

Date: Feb 02, 2023

For Aptus Value Housing Finance India Limited

M Anandan

Chairman & Managing Director

DIN: 00033633





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 Disclosure 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, 2022 ("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.



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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. 12,201.22 Lakhs, total net profit after tax of Rs.5,306.21 Lakhs, total comprehensive income Rs.5,306.21 Lakhs, for the period ended December 31, 2022, 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 has 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

Sheshu Samudrala

Partner

Membership No.: 235031

UDIN: 23235031BGWCTW6710



Place: Chennai

Date: 02.02.2023

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Aptus Value Housing Finance India Limited
(CIN : L65922TN2009PLC073881)

Statement of consolidated unaudited financial results for the quarter and nine months ended December 31, 2022

	Particulars	Quarter ended			Nine months ended		(INR In lakhs)
		31.12.2022 (Unaudited)	30.09.2022 (Unaudited)	31.12.2021 (Unaudited)	31.12.2022 (Unaudited)	31.12.2021 (Unaudited)	Year ended 31.03.2022 (Audited)
I	Revenue from operations						
	Interest Income	27,732.22	25,746.93	20,368.63	76,779.28	57,441.16	79,166.7
	Fees and commission income	689.02	632.04	518.76	1,923.97	1,220.13	1,768.8
	Net gain on fair value changes	205.56	445.00	136.81	781.93	283.67	532.8
	Total revenue from operations	28,626.80	26,823.97	21,024.20	79,485.18	58,944.96	81,468.3
II	Other income	853.83	881.37	606.92	2,576.92	1,642.27	2,553.3
III	Total Income (I+II)	29,480.63	27,705.34	21,631.12	82,062.10	60,587.23	84,021.7
IV	Expenses						
	Finance costs	7,716.37	6,683.11	4,861.43	19,825.53	15,936.78	20,858.6
	Impairment of Financial Instruments	777.67	907.46	937.27	2,636.92	2,400.48	3,447.2
	Employee benefits expense	3,089.32	3,296.41	2,059.37	8,592.32	6,541.16	8,435.5
	Depreciation and amortisation expense	174.26	230.71	147.86	570.71	445.87	661.1
	Other expenses	878.15	928.49	509.47	2,702.25	1,693.68	2,617.4
	Total expenses (IV)	12,635.77	12,046.18	8,515.40	34,327.73	27,017.97	36,020.11
V	Profit before tax (III-IV)	16,844.86	15,659.16	13,115.72	47,734.37	33,569.26	48,001.59
VI	Tax expense						
	(1) Current tax	3,792.58	3,411.97	3,011.47	10,649.97	8,154.57	11,550.85
	(2) Deferred tax	495.31	(83.48)	(43.40)	312.61	(612.69)	(563.27)
	Total tax expense (VI)	4,287.89	3,328.49	2,968.07	10,962.58	7,541.88	10,987.58
VII	Profit for the period (V-VI)	12,556.97	12,330.67	10,147.65	36,771.79	26,027.38	37,014.01
	Other Comprehensive Income						
	(a) Items that will not be reclassified to profit or loss						
	Remeasurement of defined benefit liability	(0.54)	(0.15)	(4.27)	(1.63)	(12.80)	(3.75)
	Income tax effect	0.14	0.03	1.08	0.41	3.22	0.94
	(b) Items that will be reclassified to profit or loss						
VIII	Other Comprehensive Income, net of income tax	(0.40)	(0.12)	(3.19)	(1.22)	(9.58)	(2.81)
IX	Total Comprehensive Income for the period (VII+VIII)	12,556.57	12,330.55	10,144.46	36,770.57	26,017.80	37,011.20
X	Earnings per equity share (EPS for the quarters/ nine months are not annualised)						
	Basic (Amount in INR)	2.53	2.48	2.05	7.40	5.33	7.58
	Diluted (Amount in INR)	2.52	2.47	2.03	7.37	5.30	7.53
	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
Chairman & Managing Director
DIN: 00033633



Place : Chennai
Date : February 02, 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 Feb 01, 2023 and approved by the Board of Directors at their meeting held on Feb 02, 2023. The financial results for the quarter ended and nine months ended December 31, 2022 have been subjected to a limited review by the statutory auditors of the company.
3. 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.
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. The Board of Directors had declared an Interim Dividend of Rs.2 per share for equity share of face value of Rs.2 each at their meeting held on November 28, 2022 and the dividend has been paid to shareholder in the same period.
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 Company has evaluated the impact of COVID-19 on the business and operations of the Company as at December 31, 2022 and is of the view that it does not have any material impact on the financial results of the Company on the basis of the facts and events up to the date of approval of these financial statements/results. However, in view of the dynamic nature of the pandemic, the Company will continue to monitor future events / developments that may result in an adverse effect on the business and operations of the Company.
8. The listed Non-Convertible Debentures of the Company aggregating Rs. 28,433.15 Lakhs as at December 31, 2022 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.



Aptus Value Housing Finance India Limited

Notes to Consolidated Financial Results for the quarter & nine months ended December 31, 2022

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 & nine months ended December 31, 2022.
 - (b) The Company has not transferred or acquired, any stressed loans during the quarter ended & nine months ended December 31, 2022.
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.apthusindia.com.



Place: Chennai

Date: Feb 02, 2023

For Aptus Value Housing Finance India Limited

M Anandan

Chairman & Managing Director

DIN: 00033633



Aptus Value Housing Finance India Limited
(CIN : L65922TN2009PLC073881)

Disclosure in compliance with regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the nine months ended December 31, 2022

S. No.	Particulars	Nine months ended December 31, 2022
1	Debt-equity	1.11
2	Net worth (INR in lakhs)	2,99,942.68
3	Net profit for the period (after tax) (INR in lakhs)	31,508.72
4	Earnings per share (Equity shares of par value Rs.2 each):	
	(a) Basic	6.33
	(b) Diluted	6.31
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	Not Applicable
17	Net profit margin	45.06%
18	Sector specific equivalent ratios, as applicable	
	Gross Non-Performing Assets (GNPA)	1.31%
	Net Non-Performing Assets (NNPA)	0.93%
	Provision Coverage Ratio	28.84%
	Liquidity Coverage Ratio	195%
	* Provision Coverage Ratio = Provision on NPA / NPA	



