



**GRUH
FINANCE
LIMITED**

We help you build homes

SEC: 2018:
October 29, 2018

The BSE Limited
Phiroze Jeejeebhoy Towers,
26th Floor, Dalal Street
Mumbai – 400 001

BSE Security Code No: 511288

Kind Attn : Sr General Manager - DCS

Dear Sir,

The National Stock Exchange of India Ltd
"Exchange Plaza",
Bandra-Kurla Complex,
Bandra (E),
Mumbai 400 051

Symbol : GRUH

Kind Atten : Head -Listing

Sub :Unaudited Financial Results for the quarter / six months period ended September 30, 2018:

We are pleased to inform you that at the meeting of the Board of Directors of the Company held today at Mumbai, the Unaudited Financial Results of the Company for the quarter / six months period ended on September 30, 2018 which are prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) and which have been subjected to a "Limited Review" by the Auditors, were taken on record/ approved.

Please note that the enclosed financial results have been prepared based on the notified Schedule III for Non Banking Finance Companies (NBFCs) issued by the MCA vide its Notification dated October 11, 2018.

Pursuant to Regulation 33 of the SEBI (LODR) Regulations, 2015, we are enclosing herewith the said results alongwith the Limited Review Report issued by the Statutory Auditors of the Company.

Kindly note the same and notify your constituents accordingly.

Thanking you,

Yours sincerely,
For **GRUH FINANCE LIMITED**

MARCUS LOBO
Company Secretary

A subsidiary of HDFC Ltd

Registered Office: "GRUH", Netaji Marg, Near Mithakhali Six Roads, Ellisbridge, Ahmedabad-380 006.
Tel. : (91) (79) 2642 1671-75, 2656 0649

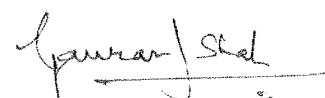
CIN : L65923GJ1986PLC008809 - Website : www.gruh.com

INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

**TO THE BOARD OF DIRECTORS OF
GRUH FINANCE LIMITED**

1. We have reviewed the accompanying Interim Statement of Unaudited Financial Results of **GRUH FINANCE LIMITED** (the "Company") for the quarter and half year ended September 30, 2018 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.
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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
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 Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



Gaurav J. Shah
Partner
(Membership No. 35701)

MUMBAI, October 29, 2018

**STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF-YEAR ENDED
SEPTEMBER 30, 2018**

(Rs. in crore)

Particulars	Quarter ended Sept 30, 2018	Quarter ended June 30, 2018	Quarter ended Sept 30, 2017	Half Year ended Sept 30, 2018	Half Year ended Sept 30, 2017
	Reviewed				
Income from Operations :					
a) Interest Income	464.20	438.00	401.86	902.20	793.79
b) Fees and Other Income	16.34	14.19	14.36	30.53	26.84
Total Income from Operations	480.54	452.19	416.22	932.73	820.63
Expenditure :					
a) Finance Cost	289.78	263.43	242.44	553.21	479.43
b) Employee Benefit Expenses	20.85	14.99	20.64	35.84	33.59
c) Other Expenses	14.61	13.46	9.72	28.07	22.40
d) Depreciation and Amortisation	0.87	0.83	0.76	1.70	1.42
e) Provisions for Expected Credit Loss and Write offs	8.47	3.77	22.85	12.24	34.14
Total Expenditure	334.58	296.48	296.41	631.06	570.98
Profit Before Tax	145.96	155.71	119.81	301.67	249.65
Tax Expense					
- Current Tax	43.29	40.40	40.05	83.69	77.02
- Deferred Tax	(2.82)	0.20	(8.11)	(2.62)	(11.18)
Total Tax Expense	40.47	40.60	31.94	81.07	65.84
Net Profit After Tax	105.49	115.11	87.87	220.60	183.81
Other Comprehensive Income (net of tax)	(0.10)	(0.07)	(0.18)	(0.17)	(0.31)
Total Comprehensive Income	105.39	115.04	87.69	220.43	183.50
Earnings per Share (of Rs. 2 each) # (Not Annualised)					
- Basic (Rs.)	1.44	1.57	1.20	3.01	2.52
- Diluted (Rs.)	1.44	1.57	1.20	3.01	2.51
Paid-up Debt Capital	35.00	35.00	35.00	35.00	35.00
Paid-up Equity Share Capital (Face Value of Rs. 2 each)	146.48	146.29	73.08	146.48	73.08

Earnings per Share for corresponding period in previous year have been adjusted to give impact of bonus shares issued during June'2018.



A subsidiary of HDFC Ltd

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Tel. : (91) (79) 2642 1671-75, 2656 0649

CIN : L65923GJ1986PLC008809 - Website : www.gruh.com

NOTES :

1. The Company has adopted Indian Accounting Standards (Ind AS) with effect from April 1, 2018 with comparative figures being restated to make them comparable. The above financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 - Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with relevant Rules issued thereunder and other accounting principles generally accepted in India.

Further transition adjustments may be required to these financial results including those arising from new or revised standards or interpretations issued by the Ministry of Corporate Affairs and National Housing Bank, as applicable.

2. Loan Assets have increased from Rs. 14,137 crore as on September 30, 2017 to Rs. 16,534 crore as on September 30, 2018 registering a growth of 17%.
3. The Company's main business is to provide loans for purchase or construction of residential houses. All other activities of the Company revolve around the main business. As such, there are no separate reportable segments, as per the Ind AS 108 "Operating Segments" specified under section 133 of the Companies Act, 2013.
4. Reconciliation of Net Profit as reported under erstwhile Indian GAAP and Ind AS is given below:

(Rs. in crore)

Particulars	Quarter ended Sept 30, 2017	Half year ended Sept 30, 2017
Net Profit reported as per previous Indian GAAP	77.77	150.01
Add / (Less) : Adjustments for GAAP Differences		
Net gain arising on Financial Assets measured at amortised cost	(0.07)	(0.04)
Increase in Employee Benefit Expenses due to Fair Valuation of Employee Stock options	(1.05)	(2.13)
Increase in Interest Income pursuant to application of Effective Interest Rate (EIR) Method	2.21	8.46
Increase in Borrowing cost pursuant to application of Effective Interest Rate (EIR) Method	(0.94)	(1.48)
Reclassification of net Actuarial loss on Employee defined Benefit obligation to Other Comprehensive Income (OCI)	0.10	0.30
Provision for Expected Credit Loss	-	16.67
Deferred Tax impact on Ind AS adjustments	9.85	12.02
Net Profit Before Other Comprehensive Income as per Ind AS	87.87	183.81
Other Comprehensive Income after Tax	(0.18)	(0.31)
Total Comprehensive Income as per Ind AS	87.69	183.50

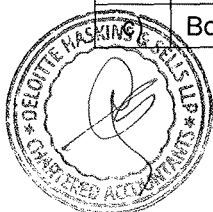
5. During the half-year, the Company has allotted 9,51,610 (previous half-year 8,30,530) Equity Shares pursuant to exercise of stock options by employees.
6. During the period under review, there are no transactions in the nature of exceptional or extraordinary items.



7. The results have been prepared based on the notified Schedule III for Non-Banking Financial Companies issued by the Ministry of Corporate Affairs on October 11, 2018.

8. A Statement showing Assets and Liabilities is as under :

		(Rs. in crore)
Particulars		September 30, 2018
		Reviewed
	Assets	
1	Financial Assets	
a)	Cash and Cash Equivalents	
	-Bank and Cash Balances	20.96
	-Bank Deposits	1,438.00
	Total Cash and Cash Equivalents	1,458.96
b)	Receivables	
	- Trade Receivables	-
	- Other Receivables	-
c)	Gross Loans	16,662.89
	Less : Provisions	129.03
	Net Loans	16,533.86
d)	Investments	209.77
e)	Other Financial Assets	75.29
		18,277.88
2	Non-Financial Assets	
a)	Current Tax Assets (Net)	32.34
b)	Deferred Tax Assets (Net)	42.21
c)	Property, Plant and Equipment	13.41
d)	Intangible Assets	1.84
e)	Other Non-Financial Assets	6.56
		96.36
	Total Assets	18,374.24
	Liabilities and Equity	
	Liabilities	
1	Financial Liabilities	
a)	Payables	
	i) Trade Payables	
	- total outstanding dues of Micro Enterprises and Small Enterprises	-
	- total outstanding dues of creditors other than Micro Enterprises and Small Enterprises	3.21
	ii) Other Payables	
	- total outstanding dues of Micro Enterprises and Small Enterprises	-
	- total outstanding dues of creditors other than Micro Enterprises and Small Enterprises	-
b)	Debt Securities	7,339.66
	Borrowings (Other than Debt Securities)	7,599.85



d)	Public Deposits	1,514.97
e)	Subordinated Liabilities	35.00
f)	Other Financial Liabilities	150.70
		16,643.39
2	Non-Financial Liabilities	
a)	Provisions	6.43
b)	Other Non-Financial Liabilities	62.69
		69.12
3	Equity	
a)	Equity Share Capital	146.48
b)	Other Equity	1,515.25
		1,661.73
	Total Liabilities and Equity	18,374.24

The above results for the quarter and half-year ended September 30, 2018, which have been subjected to a 'Limited Review' by the Auditors of the Company, were reviewed and recommended by the Audit Committee of Directors and subsequently approved by the Board of Directors at its meeting held on October 29, 2018 in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In terms of our report attached
For Deloitte Haskins & Sells LLP
 Firm Registration No. 117366W/W-100018
 Chartered Accountants



Gaurav J Shah
Partner
 Membership No. 35701



Mumbai
 October 29, 2018

For GRUH Finance Limited



Sudhin Choksey
Managing Director
 (DIN : 00036085)