

Ref. No. AAVAS/SEC/2022-23/636

Date: October 20, 2022

To, The National Stock Exchange of India Limited The Listing Department Exchange Plaza, Bandra Kurla Complex, Mumbai - 400051 Scrip Symbol: AAVAS	To, BSE Limited Dept of Corporate Services Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400001 Scrip Code: 541988
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Dear Sir/Madam,

Subject: Outcome of the Board Meeting held on Thursday, October 20, 2022

Pursuant to applicable provisions of Securities & Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI (LODR) Regulations, 2015"), this is to inform you that the Board of Directors of the Company at its Meeting held today i.e. Thursday, October 20, 2022 has *inter-alia*, considered and approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and half year ended September 30, 2022 ("Financial Results") and took note of the Limited Review Report submitted by Statutory Auditors of the Company, M/s. Walker Chandiook & Co LLP, Chartered Accountants.

Please find enclosed herewith the following:

1. Limited Review Report submitted by Statutory Auditors of the Company, M/s. Walker Chandiook & Co LLP, Chartered Accountants along with the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and half year ended September 30, 2022;
2. Disclosure pursuant to Regulation 54 (3) of the SEBI (LODR) Regulations, 2015; (Attached as Annexure 1)
3. Disclosure of Related Party Transactions for the half year ended pursuant to Regulation 23 (9) of SEBI (LODR) Regulations, 2015 (Attached as Annexure 2)

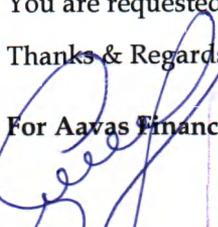
The above information will also be made available on the website of the Company at www.aavas.in

Please note that the said Board Meeting commenced at 12:00 P.M (IST) and concluded at 12:57 P.M, (IST).

You are requested to take the same on your record.

Thanks & Regards,

For Aavas Financiers Limited


Sharad Pathak
Company Secretary & Compliance Officer
(FCS-9587)

Enclosed: a/a



AAVAS FINANCIERS LIMITED

(Formerly known as "Au HOUSING FINANCE LIMITED")

An ISO 9001: 2015 Certified Company | CIN NO.: L65922RJ2011PLC034297

Regd. & Corp. Office: 201-202, 2nd Floor, Southend Square,

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Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of the Housing Finance Company ('HFC') pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Aavas Financiers Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ('the Statement') of **Aavas Financiers Limited** ('the Company') for the quarter ended **30 September 2022** and the year to date financial results for the period 01 April 2022 to 30 September 2022 being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations'), including relevant circulars issued by the SEBI from time to time.
2. The Statement, which is the responsibility of the Company's management and approved by the 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 ('the Act'), the circulars, guidelines and directions issued by the Reserve Bank of India ('the RBI') from time to time, applicable to HFCs ('the RBI guidelines'), and other accounting principles generally accepted in India, and is in compliance with the presentation and disclosure requirements of Regulation 33 and Regulation 52 read with Regulation 63 of the Listing Regulations. Our responsibility is to express a conclusion 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Aavas Financiers Limited

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results and Year to Date Financial Results of the Housing Finance Company ('HFC') pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

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 the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, the RBI guidelines, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 and Regulation 52 read with Regulation 63 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 RBI in respect of income recognition, asset classification, provisioning and other related matters, or that it contains any material misstatement.
5. The review of standalone unaudited quarterly and year to date financial results for the period ended 30 September 2021 included in the Statement was carried out and reported by S.R. Batliboi & Associates LLP who have expressed unmodified conclusion vide their review report dated 28 October 2021 whose report has been furnished to us by the management and which has been relied upon by us for the purpose of our review of the Statement. Our conclusion is not modified in respect of this matter.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm Registration No:001076N/N500013



Manish Gujral
Partner
Membership No: 105117

UDIN:22105117BAJMGX9867

Place: Jaipur
Date: 20 October 2022

AAVAS FINANCIERS LIMITED
(CIN: L65922RJ2011PLC034297)

Statement of standalone financial results for the quarter and half year ended September 30, 2022

(INR in lakh)

Particulars	Quarter ended			Half Year ended		Year ended
	30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I Revenue from operations						
Interest income	32,867.08	31,484.87	27,871.04	64,351.95	54,174.90	1,12,877.15
Fees and commission income	1,396.99	1,429.46	1,203.85	2,826.45	1,944.64	4,623.19
Gain on derecognition of financial instruments under amortised cost category	4,938.05	2,169.17	3,309.28	7,107.22	3,309.28	12,403.56
Net gain on fair value changes	273.04	195.47	101.96	468.51	247.01	531.99
Total revenue from operations	39,475.16	35,278.97	32,486.13	74,754.13	59,675.83	1,30,435.89
II Other income	33.23	9.35	60.04	42.58	69.37	119.91
III Total income (I+II)	39,508.39	35,288.32	32,546.17	74,796.71	59,745.20	1,30,555.80
IV Expenses						
Finance costs	14,101.75	13,467.57	11,599.14	27,569.32	22,878.51	47,750.33
Fees and commission expense	228.68	231.90	159.96	460.58	357.19	571.23
Impairment on financial instruments	161.27	91.61	474.66	252.88	2,175.27	2,260.52
Employee benefits expense	7,722.27	6,756.12	5,767.23	14,478.39	10,317.27	23,223.53
Depreciation, amortization and impairment	691.59	622.78	576.48	1,314.37	1,076.98	2,375.76
Other expenses	2,823.31	2,651.18	2,135.82	5,474.49	3,614.89	8,888.70
Total expenses (IV)	25,728.87	23,821.16	20,713.29	49,550.03	40,420.11	85,070.07
V Profit before tax (III-IV)	13,779.52	11,467.16	11,832.88	25,246.68	19,325.09	45,485.73
VI Tax expense						
(1) Current tax	2,451.19	2,460.84	2,504.14	4,912.03	4,875.88	9,122.53
(2) Deferred tax expense/(credit)	646.09	83.90	116.26	729.99	(752.57)	683.28
Total tax expense (VI)	3,097.28	2,544.74	2,620.40	5,642.02	4,123.31	9,805.81
VII Profit for the period (V-VI)	10,682.24	8,922.42	9,212.48	19,604.66	15,201.78	35,679.92
Other comprehensive income						
a) Items that will not be reclassified to profit or loss						
Remeasurements of defined benefit liability	27.98	-	28.90	27.98	28.90	94.73
Income tax effect	(7.04)	-	(7.27)	(7.04)	(7.27)	(23.84)
b) Items that will be reclassified to profit or loss	-	-	-	-	-	-
VIII Other comprehensive income, net of income tax	20.94	-	21.63	20.94	21.63	70.89
IX Total comprehensive income for the period (VII+VIII)	10,703.18	8,922.42	9,234.11	19,625.60	15,223.41	35,750.81
X Earnings per equity share (EPS for the quarters/half year are not annualised)						
Basic (Amount in INR)	13.52	11.30	11.71	24.83	19.35	45.31
Diluted (Amount in INR)	13.49	11.26	11.62	24.75	19.18	45.02
Face value per share (Amount in INR)	10.00	10.00	10.00	10.00	10.00	10.00



Notes to the financial results :

1 Statement of Assets and Liabilities	(INR in Lakh)		
	As at		
	30.09.2022 (Unaudited)	30.09.2021 (Unaudited)	31.03.2022 (Audited)
Particulars			
ASSETS			
Financial assets			
Cash and cash equivalents	2,050.22	5,663.47	4,230.66
Other bank balance	1,31,862.63	1,16,112.59	1,48,791.98
Loans	10,08,178.94	8,20,749.42	9,05,342.36
Investments	6,681.68	450.00	6,751.73
Other financial assets	28,696.77	22,971.50	26,164.64
Sub-total - Financial Assets	11,77,470.24	9,65,946.98	10,91,281.37
Non-financial assets			
Current tax assets (net)	141.33	-	566.13
Property, plant and equipment	2,967.98	2,502.81	2,694.35
Intangible assets under development	643.91	12.48	209.98
Other intangible assets	482.75	395.93	368.94
Right-of-use assets	3,688.70	3,291.62	3,552.85
Other non-financial assets	1,497.92	1,199.17	1,025.35
Sub-total - Non-financial Assets	9,422.59	7,402.01	8,417.60
Assets held for sale	1,904.49	1,780.12	2,339.34
Total Assets	11,88,797.32	9,75,129.11	11,02,038.31
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	2,155.48	898.50	368.07
Debt securities	1,50,247.69	1,44,572.73	1,70,946.09
Borrowings (other than debt securities)	6,96,887.65	5,35,999.31	6,16,321.15
Subordinated liabilities	9,987.27	9,977.98	9,982.50
Lease liabilities	4,098.39	3,613.08	3,948.24
Other financial liabilities	15,335.02	17,976.27	14,243.01
Sub-total - Financial Liabilities	8,78,711.50	7,13,037.87	8,15,809.06
Non-financial liabilities			
Current tax liabilities (net)	-	1,293.49	-
Provisions	564.56	509.13	402.50
Deferred tax liabilities (net)	4,265.54	2,099.70	3,535.55
Other non-financial liabilities	2,114.85	1,184.59	1,426.86
Sub-total - Non-financial Liabilities	6,944.95	5,086.91	5,364.91
Equity			
Equity share capital	7,902.64	7,891.22	7,893.65
Other equity	2,95,238.23	2,49,113.11	2,72,970.69
Sub-total - Equity	3,03,140.87	2,57,004.33	2,80,864.34
Total Liabilities and Equity	11,88,797.32	9,75,129.11	11,02,038.31



2 Standalone Cash Flow Statement	(INR in Lakh)		
	Period ended		Year ended
	30.09.2022	30.09.2021	31.03.2022
	(Unaudited)	(Unaudited)	(Audited)
Particulars			
Cash flow from operating activities:			
Net profit before tax as per statement of profit and loss	25,246.68	19,325.09	45,485.73
Adjustments for			
Depreciation and amortisation of property, plant and equipment and right of use assets	1,314.37	1,076.98	2,375.76
Interest on lease liabilities	182.94	142.32	318.86
Net gain on derecognition on assigned loans	(2,095.61)	377.48	(4,501.10)
Provision for expected credit loss (ECL)	252.88	2,175.27	2,260.52
Provision for employee benefits	134.42	152.04	137.16
Share based payments	1,279.72	664.55	1,784.61
Operating profit before working capital changes	26,315.40	23,913.73	47,861.54
Changes in working capital			
Increase in loans	(1,03,099.82)	(70,543.58)	(1,55,044.05)
Increase in financial and other assets	(408.30)	(1,194.23)	(97.83)
Increase in financial and other liabilities	3,567.41	5,191.93	1,170.50
Total of changes in working capital	(99,940.71)	(66,545.88)	(1,53,971.38)
Direct taxes paid	(3,688.15)	(3,499.21)	(7,480.75)
Net cash flow used in operating activities (A)	(77,313.46)	(46,131.36)	(1,13,590.59)
Cash flow from investing activities:			
Inflow (outflow) on account of :			
Investment in Subsidiary Company	-	-	(1,050.00)
Government securities	70.05	-	(5,251.73)
Investment in fixed deposits	16,929.34	(6,205.48)	(38,884.86)
Purchase of property, plant and equipment (including capital work-in-progress)/ intangible assets	(1,505.32)	(529.78)	(1,559.64)
Sale of property, plant and equipment	28.25	21.84	35.58
Net cash flow used in investing activities (B)	15,522.32	(6,713.42)	(46,710.65)
Cash flow from financing activities:			
Issue of equity shares (including share premium)	565.13	975.90	1,047.13
Share / debenture issue expenses	-	-	(265.68)
Proceeds from borrowings	1,40,690.45	1,40,814.25	3,61,165.66
Repayment of borrowings	(80,817.58)	(84,806.52)	(1,98,192.53)
Repayment of lease liabilities	(827.30)	(664.50)	(1,411.80)
Net cash flow from financing activities (C)	59,610.70	56,319.13	1,62,342.78
Net Increase/(decrease) in cash and cash equivalents (A+B+C)	(2,180.44)	3,474.35	2,041.54
Cash and cash equivalents as at the beginning of the year	4,230.66	2,189.12	2,189.12
Cash and cash equivalents at the end of the period	2,050.22	5,663.47	4,230.66



- 3 The financial results have been prepared in accordance with applicable accounting standards prescribed under section 133 of Companies Act, 2013 read with (Indian Accounting Standard) Rules, 2015 (Ind AS), as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
- 4 The above results for the quarter and half year ended September 30, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 20, 2022 and subjected to limited review by the statutory auditors of the Company. The financial results for the quarter and half year ended September 30, 2021 were subjected to limited review by S.R Batliboi & Associates LLP, Chartered Accountants.
- 5 During the half year ended September 30, 2022, the Company has allotted 27,518, 36,634 and 25,811 equity shares to eligible employees under Employee stock Option Plan at a price of INR 215.25, INR 328 and INR 1580.20 per equity share at premium of INR 205.25, INR 318 and INR 1570.20 per equity share respectively.
- 6 Disclosures pursuant to RBI Notification-RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021
- (a) Details of transfer through assignment in respect of loans not in default during the quarter and half year ended September 30, 2022

Particulars	Quarter ended September 30, 2022	Half Year ended September 30, 2022
Entity	NBFC (Housing Finance Company)	NBFC (Housing Finance Company)
Count of loan accounts assigned	4,014 loans	5,540 loans
Amount of loan accounts assigned	INR 32,972 lakh	INR 48,789 lakh
Weighted average maturity	129 months	129 months
Weighted average holding period	13 months	12 months
Retention of beneficial economic interest (MRR)	10%	10%
Tangible security coverage	100%	100%
Rating wise distribution of rated loans	Unrated	Unrated

(b) The Company has not transferred or acquired, any stressed loans during the quarter and half year ended September 30, 2022

(c) The Company has not acquired, any loans not in default during the quarter and half year ended September 30, 2022

- 7 Disclosure pursuant to RBI Notification -RBI/2021-22/31/DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021

Type of Borrower	Exposure to accounts classified as standard consequent to implementation of resolution plan - position as at March 31, 2022 (A)	of (A) aggregate debt that slipped into NPA during the half year ended September 30, 2022	Of (A) amount written off during the half year ended September 30, 2022	Of (A) amount paid by the borrower during the half year ended September 30, 2022*	(INR in lakh)
					Exposure to accounts classified as standard consequent to implementation of resolution plan - position as at September 30, 2022
Personal Loan	13,610.45	2,525.03	60.01	900.33	10,125.08
Corporate Loan	-	-	-	-	-
Of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	13,610.45	2,525.03	60.01	900.33	10,125.08

* Amount paid by the borrower during the half year is net of additions.

- 8 Pursuant to the RBI circular dated November 12, 2021 - "Prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances - Clarifications", the Company has implemented the requirements and aligned its definition of default accordingly. On February 15, 2022, RBI has deferred the implementation of Para 10 of circular till September 30, 2022 pertaining to upgradation of non-performing assets. However, the Company has not opted for this deferment and such alignment has resulted in additional non-performing assets of INR 1,725.64 lakh as at September 30, 2022.
- 9 Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 for the quarter ended September 30, 2022 is attached as Annexure A.
- 10 The Company has maintained at-least 100% assets cover on its secured redeemable non-convertible debentures (NCDs) as on September 30, 2022 (by creating floating charge on hypothecation of book debts and receivables). The proceeds of the NCDs were used for the objects that were stated in the respective offer documents.
- 11 The Company is engaged primarily in the business of housing finance and accordingly there are no separate reportable segments as per Ind AS 108 dealing with Operating Segments.
- 12 Figures for the previous year/period have been regrouped and/or reclassified wherever considered necessary.

Place: Jaipur
Date: October 20, 2022



For and on behalf of the Board of Directors
AAVAS FINANCIERS LIMITED

Sushil Kumar Agarwal
Sushil Kumar Agarwal
(Managing Director and CEO)

Annexure A

Disclosures in compliance with regulation 52(4) of the Securities and Exchange Board of India (listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended September 30, 2022

Particulars	For the quarter ended September 30, 2022
a) Debt Equity Ratio	2.83
b) Debt service coverage ratio	Not applicable, being a Housing Finance Company (HFC)
c) Interest service coverage ratio	Not applicable, being a Housing Finance Company (HFC)
d) Outstanding redeemable preference shares (quantity and value)	NA
e) Capital redemption reserve/Debenture redemption reserve	NA
f) Net worth (lakh)	3,03,140.87
g) Net profit after tax (lakh)	10,682.24
h) Earnings per share (INR)	
-Basic	13.52
-Diluted	13.49
i) Current Ratio	Not applicable, being a Housing Finance Company (HFC)
j) Long term debt to working capital	Not applicable, being a Housing Finance Company (HFC)
k) Bad debts to account receivable ratio	Not applicable, being a Housing Finance Company (HFC)
l) Current liability ratio	Not applicable, being a Housing Finance Company (HFC)
m) Total Debts to Total Assets	0.72
n) Debtors Turnover	Not applicable, being a Housing Finance Company (HFC)
o) Inventory Turnover	Not applicable, being a Housing Finance Company (HFC)
p) Operating Margin(%)	Not applicable, being a Housing Finance Company (HFC)
q) Net Profit Margin(%)	27.04%
r) Sector specific equivalent ratios, as applicable	
i) Gross Non-Performing Assets (GNPA)	1.10%
ii) Net Non-Performing Assets (NNPA)	0.84%
iii) Provision coverage ratio	58.33%
iv) Capital Risk Adequacy Ratio (CRAR)	50.36%
v) Liquidity Coverage Ratio (Calculated as per RBI guidelines)	169%

Debt Equity Ratio = (Debt securities+Borrowings+Subordinated liabilities+ Interest accrued on total debt)/Networth

Total Debts to Total Assets= (Debt securities+Borrowings+Subordinated liabilities+ Interest accrued on total debt)/Total assets

Provision Coverage Ratio (PCR)(%) = Total impairment loss allowance / Gross Stage III Loans.



Walker Chandiook & Co LLP

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Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of the Housing Finance Company ('HFC') pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Aavas Financiers Limited

1. We have reviewed the accompanying statement of consolidated unaudited financial results ('the Statement') of **Aavas Financiers Limited** ('the Holding Company') and Aavas Finserv Limited ('the subsidiary') (the Holding Company and its subsidiary together referred to as 'the Group'), for the quarter ended **30 September 2022** and the consolidated year to date financial results for the period 01 April 2022 to 30 September 2022, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations'), including relevant circulars issued by the SEBI from time to time.
2. This Statement, which is the responsibility of the Holding Company's management and has been 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 ('the Act'), the circulars, guidelines and directions issued by the Reserve Bank of India ('the RBI') from time to time, applicable to HFCs ('the RBI guidelines'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019 issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.



Aavas Financiers Limited

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Financial Results of the Housing Finance Company ('HFC') pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

4. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review report of the other auditor, 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 Ind AS 34, prescribed under section 133 of the Act, the RBI guidelines, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We did not review the interim financial results of one subsidiary, included in the Statement, whose financial information reflects total assets of ₹ 1,643.32 lakhs as at 30 September 2022, total revenues of ₹ 15.45 lakhs and ₹ 27.96 lakhs, total net loss after tax of ₹ 17.84 lakhs and ₹ 35.40 lakhs, total comprehensive loss of ₹ 17.84 lakhs and ₹ 35.40 lakhs for the quarter and six-month period ended on 30 September 2022 respectively, and cash flows (net) of ₹ 19.63 lakhs for the period ended 30 September 2022 as considered in the Statement. These interim financial results have been reviewed by other auditor whose review report has been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of the subsidiary is based solely on the review report of such other auditors and the procedures performed by us as stated in paragraph 3 above.

Our review report is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

6. The review of consolidated unaudited quarterly and year to date financial results for the period ended 30 September 2021 included in the Statement was carried out and reported by S. R. Batliboi & Associates LLP who have expressed modified conclusion vide their review report dated 28 October 2021, whose review report has been furnished to us by the management and which has been relied upon by us for the purpose of our review of the Statement. Our conclusion is not modified in respect of this matter.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm Registration No:001076N/N500013



Manish Gujral
Partner
Membership No:105117

UDIN:22105117BAJMSZ2822

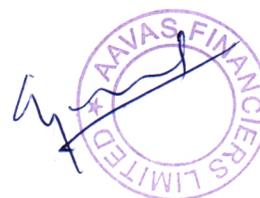
Place: Jaipur
Date: 20 October 2022

AAVAS FINANCIERS LIMITED
(CIN: L65922RJ2011PLC034297)

Statement of consolidated financial results for the quarter and half year ended September 30, 2022

(INR in lakh)

Particulars	Quarter ended			Half Year ended		Year ended
	30.09.2022 (Unaudited)	30.06.2022 (Unaudited)	30.09.2021 (Unaudited)	30.09.2022 (Unaudited)	30.09.2021 (Unaudited)	31.03.2022 (Audited)
I Revenue from operations						
Interest income	32,877.01	31,491.93	27,869.87	64,368.94	54,177.28	1,12,886.13
Fees and commission income	1,396.99	1,429.46	1,203.85	2,826.45	1,944.64	4,623.19
Gain on derecognition of financial instruments under amortised cost category	4,938.05	2,169.17	3,309.28	7,107.22	3,309.28	12,403.56
Net gain on fair value changes	273.04	195.47	101.96	468.51	247.01	531.99
Total revenue from operations	39,485.09	35,286.03	32,484.96	74,771.12	59,678.21	1,30,444.87
II Other income	33.23	9.35	60.04	42.58	69.37	119.91
III Total income (I+II)	39,518.32	35,295.38	32,545.00	74,813.70	59,747.58	1,30,564.78
IV Expenses						
Finance costs	14,101.75	13,467.57	11,598.18	27,569.32	22,878.50	47,750.34
Fees and commission expense	228.68	231.90	159.96	460.58	357.19	571.23
Impairment on financial instruments	161.27	91.61	474.66	252.88	2,175.27	2,260.52
Employee benefits expense	7,754.94	6,785.32	5,794.92	14,540.26	10,460.28	23,428.89
Depreciation, amortization and impairment	691.62	622.80	576.55	1,314.42	1,077.11	2,376.02
Other expenses	2,824.39	2,652.47	2,137.44	5,476.86	3,616.78	8,908.85
Total expenses (IV)	25,762.65	23,851.67	20,741.71	49,614.32	40,565.13	85,295.85
V Profit before tax (III-IV)	13,755.67	11,443.71	11,803.29	25,199.38	19,182.45	45,268.93
VI Tax expense						
(1) Current tax	2,451.19	2,460.84	2,504.14	4,912.03	4,875.88	9,122.53
(2) Deferred tax expense/(credit)	640.09	78.00	108.72	718.09	(788.66)	628.34
Total tax expense (VI)	3,091.28	2,538.84	2,612.86	5,630.12	4,087.22	9,750.87
VII Profit for the period (V-VI)	10,664.39	8,904.87	9,190.43	19,569.26	15,095.23	35,518.06
Other comprehensive income						
a) Items that will not be reclassified to profit or loss						
Remeasurements of defined benefit liability	27.98	-	28.90	27.98	28.90	94.73
Income tax effect	(7.04)	-	(7.27)	(7.04)	(7.27)	(23.84)
b) Items that will be reclassified to profit or loss	-	-	-	-	-	-
VIII Other comprehensive income, net of income tax	20.94	-	21.63	20.94	21.63	70.89
IX Total comprehensive income for the period (VII+VIII)	10,685.33	8,904.87	9,212.06	19,590.20	15,116.86	35,588.95
X Earnings per equity share (EPS for the quarters/half years are not annualised)						
Basic (Amount in INR)	13.51	11.28	11.69	24.78	19.21	45.10
Diluted (Amount in INR)	13.46	11.24	11.60	24.71	19.05	44.81
Face value per share (Amount in INR)	10.00	10.00	10.00	10.00	10.00	10.00



Notes to the financial results :

1 Statement of Assets and Liabilities	(INR in Lakh)		
	As at		
	30.09.2022 (Unaudited)	30.09.2021 (Unaudited)	31.03.2022 (Audited)
Particulars			
ASSETS			
Financial assets			
Cash and cash equivalents	2,580.99	5,709.38	4,781.06
Other bank balance	1,32,862.63	1,16,612.59	1,49,791.98
Loans	10,08,178.94	8,20,749.42	9,05,342.36
Investments	5,181.68	-	5,251.73
Other financial assets	28,436.94	22,726.01	25,911.24
Sub-total - Financial Assets	11,77,241.18	9,65,797.40	10,91,078.37
Non-financial assets			
Current tax assets (net)	146.74	2.27	568.74
Property, plant and equipment	2,968.09	2,503.09	2,694.50
Intangible assets under development	643.91	12.48	209.98
Other intangible assets	482.75	395.93	368.94
Right-of-use assets	3,688.70	3,291.62	3,552.85
Other non-financial assets	1,385.15	1,130.70	935.35
Sub-total - Non-financial Assets	9,315.34	7,336.09	8,330.36
Assets held for sale	1,904.49	1,780.12	2,339.34
Total Assets	11,88,461.01	9,74,913.61	11,01,748.07
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	2,156.57	899.04	370.30
Debt securities	1,50,247.69	1,44,572.73	1,70,946.09
Borrowings (other than debt securities)	6,96,887.65	5,35,999.31	6,16,321.15
Subordinated liabilities	9,987.27	9,977.98	9,982.50
Lease liabilities	4,098.39	3,613.08	3,948.24
Other financial liabilities	15,335.02	17,982.04	14,243.01
Sub-total - Financial Liabilities	8,78,712.59	7,13,044.18	8,15,811.29
Non-financial liabilities			
Current tax liabilities (net)	-	1,293.49	-
Provisions	571.47	509.13	406.70
Deferred tax liabilities (net)	4,175.62	2,040.53	3,457.53
Other non-financial liabilities	2,117.18	1,187.96	1,429.52
Sub-total - Non-financial Liabilities	6,864.27	5,031.11	5,293.75
Equity			
Equity share capital	7,902.64	7,891.22	7,893.65
Other equity	2,94,981.51	2,48,947.10	2,72,749.38
Sub-total - Equity	3,02,884.15	2,56,838.32	2,80,643.03
Total Liabilities and Equity	11,88,461.01	9,74,913.61	11,01,748.07



2 Consolidated Cash Flow Statement	(INR in Lakh)		
	Period ended		Year ended
	30.09.2022	30.09.2021	31.03.2021
	(Unaudited)	(Unaudited)	(Audited)
Particulars			
Cash flow from operating activities:			
Net profit before tax as per statement of profit and loss	25,199.38	19,182.45	45,268.93
Adjustments for			
Depreciation and amortisation of property, plant and equipment and right of use assets	1,314.42	1,077.10	2,376.02
Interest on lease liabilities	182.94	142.32	318.86
Net gain on derecognition on assigned loans	(2,095.61)	377.48	(4,501.10)
Provision for expected credit loss (ECL)	252.88	2,175.27	2,260.52
Provision for employee benefits	134.42	152.04	137.16
Share based payments	1,279.72	664.55	1,784.61
Operating profit before working capital changes	26,268.15	23,771.21	47,645.00
Changes in working capital			
Increase in loans	(1,03,099.82)	(70,543.57)	(1,55,044.04)
Increase in financial and other assets	(388.97)	(1,196.58)	(71.60)
Increase in financial and other liabilities	3,578.50	5,212.67	1,441.51
Total of changes in working capital	(99,910.29)	(66,527.48)	(1,53,674.13)
Direct taxes paid	(3,690.95)	(3,499.87)	(7,481.75)
Net cash flow used in operating activities (A)	(77,333.09)	(46,256.14)	(1,13,510.88)
Cash flow from investing activities:			
Inflow (outflow) on account of :			
Government securities	70.05	-	(5,251.73)
Investment in fixed deposits	16,929.34	(6,305.48)	(39,484.86)
Purchase of property, plant and equipment (including capital work-in-progress)/ intangible assets	(1,505.32)	(529.78)	(1,559.64)
Sale of property, plant and equipment	28.25	21.84	35.58
Net cash flow used in investing activities (B)	15,522.32	(6,813.42)	(46,260.65)
Cash flow from financing activities:			
Issue of equity shares (including share premium)	565.13	975.90	1,047.13
Share / debenture issue expenses	-	-	(265.68)
Proceeds from borrowings	1,40,690.45	1,41,064.25	3,61,165.66
Repayment of borrowings	(80,817.58)	(84,806.52)	(1,98,192.53)
Repayment of lease liabilities	(827.30)	(664.50)	(1,411.80)
Net cash flow from financing activities (C)	59,610.70	56,569.13	1,62,342.78
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(2,200.07)	3,499.57	2,571.25
Cash and cash equivalents as at the beginning of the year	4,781.06	2,209.81	2,209.81
Cash and cash equivalents at the end of the year	2,580.99	5,709.38	4,781.06



3 The consolidated financial results include result of the following Company:

Name of the Company	% Shareholding and voting power of Aavas Financiers Limited	Consolidated as
Aavas Finserv Limited	100%	Subsidiary

- 4 The consolidated financial results have been prepared in accordance with Ind AS 110 – Consolidated Financial Statements, prescribed under section 133 of the Companies Act, 2013 (the "Act") read with the relevant rules issued thereunder and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
- 5 The above results for the quarter and half year ended September 30, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 20, 2022 and subjected to limited review by the statutory auditors of the Company. The financial results for the quarter and half year ended September 30, 2021 were subjected to limited review by S.R Batliboi & Associates LLP, Chartered Accountants.
- 6 During the half year ended September 30, 2022, the Company has allotted 27,518, 36,634 and 25,811 equity shares to eligible employees under Employee stock Option Plan at a price of INR 215.25, INR 328 and INR 1580.20 per equity share at premium of INR 205.25, INR 318 and INR 1570.20 per equity share respectively.
- 7 Pursuant to the RBI circular dated November 12, 2021 - "Prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances - Clarifications", the Company has implemented the requirements and aligned its definition of default accordingly. On February 15, 2022, RBI has deferred the implementation of Para 10 of circular till September 30, 2022 pertaining to upgradation of non-performing assets. However, the Company has not opted for this deferment and such alignment has resulted in additional non-performing assets of INR 1,725.64 lakh as at September 30, 2022.
- 8 The Holding Company has maintained at-least 100% assets cover on its secured redeemable non-convertible debentures (NCDs) as on September 30, 2022 (by creating floating charge on hypothecation of book debts and receivables). The proceeds of the NCDs were used for the objects that were stated in the respective offer documents.
- 9 The Holding Company is engaged primarily in the business of housing finance and accordingly there are no separate reportable segments as per Ind AS 108 dealing with Operating Segments.
- 10 Figures for the previous year/period have been regrouped and/or reclassified wherever considered necessary.

Place: Jaipur
Date: October 20, 2022



For and on behalf of the Board of Directors
AAVAS FINANCIERS LIMITED

Sushil Kumar Agarwal
Sushil Kumar Agarwal
(Managing Director and CEO)

Annexure 1

Ref. No. AAVAS/SEC/2022-23/637

Date: October 20, 2022

To,
BSE Limited
Dept. of Corporate Services
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400001

Dear Sir/Madam,

Sub: Disclosure of Security Cover under Regulation 54 (3) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

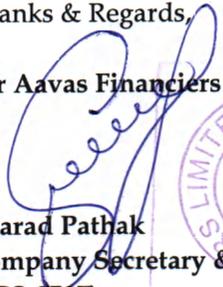
Pursuant to the captioned regulation, it is hereby declared that all the Secured Listed Non-Convertible Debentures issued by the Company are secured by way of exclusive hypothecation of specified receivables and/or against pari passu charge on specified immovable property of the Company to the extent of at least 100% of outstanding secured Non-Convertible Debentures or higher security cover as per the terms of Offer Document/Placement Memorandum for the quarter ended September 30, 2022.

Security Cover Certificate pursuant to SEBI circular SEBI/HO/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022 is attached as **Annexure 1(a)**.

You are requested to take the same on your record.

Thanks & Regards,

For Aavas Financiers Limited


Sharad Pathak
Company Secretary & Compliance Officer
(FCS-9587)



AAVAS FINANCIERS LIMITED

(Formerly known as "Au HOUSING FINANCE LIMITED")

An ISO 9001: 2015 Certified Company | CIN NO.: L65922RJ2011PLC034297

Regd. & Corp. Office: 201-202, 2nd Floor, Southend Square,
Mansarovar Industrial Area, Jaipur-302020

Tel: +91 141 661 8888 | E-Mail: info@aavas.in, Website: www.aavas.in



AAVAS FINANCIERS LIMITED
(CIN: L65922RJ2011PLC034297)

Security Cover Certificate as per Regulation 54 (3) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as at September 30, 2022

													(Rs. in lakh)	
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	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge		Pari-Passu Charge			Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		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)		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 applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii	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)
ASSETS														
Property, Plant and Equipment					4.95		2,963.03		2,967.98					
Capital Work-in-Progress							-		-					
Right of Use Assets							3,688.70		3,688.70					
Goodwill							-		-					
Intangible Assets							482.75		482.75					
Intangible Assets under Development							643.91		643.91					
Investments							6,681.68		6,681.68					
Loans		28,090.35	8,94,747.13				85,341.45		10,08,178.94					
Inventories									-					
Trade Receivables									-					
Cash and Cash Equivalents							2,050.22		2,050.22					
Bank Balances other than Cash and Cash Equivalents			1,283.94				1,30,578.69		1,31,862.63					
Others							32,240.51		32,240.51					
Total		28,090.35	8,96,031.07	-	4.95	-	2,64,670.94	-	11,88,797.32					
LIABILITIES														
Debt securities to which this certificate pertains		25,936.77							25,936.77					



Other debt sharing pari-passu charge with above debt				34,450.92			(34,450.92)	-					
Other Debt			6,499.33					6,499.33					
Subordinated debt						10,724.03		10,724.03					
Borrowings			2,31,709.64					2,31,709.64					
Banks			4,59,082.45					4,59,082.45					
Debt Securities			71,787.16			53,388.26		1,25,175.41					
Others								-					
Trade payables						2,155.48		2,155.48					
Lease Liabilities						4,098.39		4,098.39					
Provisions						564.56		564.56					
Others						19,710.39		19,710.39					
Total		25,936.77	7,69,078.57	-	34,450.92	-	90,641.11	(34,450.92)	8,85,656.45				
Cover on Book Value													
Cover on Market ValueIX													
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio								

Note: The enclosed figures are based on IND AS Results.



AAVAS FINANCIERS LIMITED
(CIN: L65922RJ2011PLC034297)

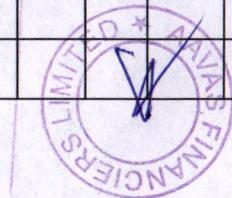
Annexure 2

Disclosure of related party transactions for the half year ended September 30, 2022

Rs. (in lakh)

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		Details of the counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of transaction during the reporting period	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					Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)	
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary				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
1	Aavas Financiers Limited		Mr. Sandeep Tandon		Chairperson and Independent Director	Consolidated Remuneration*	Within the maximum limit as approved by the NRC/Board	13.08									
2	Aavas Financiers Limited		Mr. Sushil Kumar Agarwal		Managing Director and CEO	Remuneration	As approved by the NRC, Audit Committee and Board in accordance with the provisions of Companies Act, 2013	236.68									
						Share based payment	As approved by the NRC/Board	15.49									
3	Aavas Financiers Limited		Mrs. Kalpana Iyer		Independent Director	Consolidated Remuneration*	Within the maximum limit as approved by the NRC/Board	13.08									
4	Aavas Financiers Limited		Mrs. Soumya Rajan		Independent Director	Consolidated Remuneration*	Within the maximum limit as approved by the NRC/Board	13.08									
5	Aavas Financiers Limited		Mr. Ramachandra Kasargod Kamath		Non-Executive Nominee Director	Issue of Equity shares	As approved by the NRC/Board	42.93									
						Consolidated Remuneration*	Within the maximum limit as approved by the NRC/Board	13.08									
6	Aavas Financiers Limited		Mr. Vivek Vig		Non-Executive Nominee Director	Consolidated Remuneration*	Within the maximum limit as approved by the NRC/Board	13.08									
7	Aavas Financiers Limited		Mr. Ghanshyam Rawat		Chief Financial Officer	Remuneration	As approved by the NRC, Audit Committee and Board	161.56									
						Share based payment	As approved by the NRC/Board	15.49									
8	Aavas Financiers Limited		Mr. Sharad Pathak		Company Secretary and Compliance Officer	Remuneration	As approved by the NRC, Audit Committee and Board	16.21									
						Share based payment	As approved by the NRC/Board	13.20									



9	Aavas Financiers Limited		Aavas Foundation		Enterprises under significant influence of the Key Management Personnel	Contribution as a settler	At actuals	130.00														
10	Aavas Financiers Limited		Aavas Finserv Limited		Wholly owned Subsidiary	Reimbursement of expenses	At actuals	3.27	18.42	21.69												
						Reimbursement of Statutory Payments	At actuals	19.66	71.58	91.24												
						Inter Corporate Loan	Within the limit as approved by the Board pursuant to Companies Act, 2013	-	250.00	250.00												
						Interest (Receivable) on Inter Corporate Loan	At actuals	9.87	15.53	25.40												
11	Aavas Financiers Limited		Aavas Gratuity Trust		Trust	Gratuity Contribution	At actuals	84.00	-	-												
Total								813.75	355.53	388.34												

Note: Consolidated Remuneration is paid to Non-Executive Directors as profit linked commission instead of paying Sitting fees and Commission separately.

