

Ref. No. 957/ITSL/OPR/16-17
May 16, 2016

To,

Edelweiss Housing Finance Limited
Edelweiss House, Off C.S.T Road, Kalina,
Mumbai – 400 098

Kind attn.: Mr. Vineet Mahajan

Subject: Certificate u/r 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, for Debentures Issued by Edelweiss Housing Finance Limited, for the half year ended 31st March, 2016.

Dear Sir,


We are acting as Debenture Trustee for the Secured Redeemable Non-Convertible Debentures issued by Edelweiss Housing Finance Limited ("The Company").

In terms of the provisions of Regulation 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, ("Regulations") we certify that we have taken note of the disclosures made by the Company in the letter enclosed hereto, under Regulation 52(4).

Thanking you.

Yours faithfully,

IDBI Trusteeship Services Limited


Authorized Signatory



Encl. As above

EHFL/SEC/2016/263

The President
Bombay Stock Exchange Ltd.
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai - 400001

Sub: Audited financial results for the year ended March 31, 2016

Dear Sir / Madam,

Pursuant to the regulation 52(4) of the Securities & Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015, kindly find enclosed the following:

- i. Annual audited Financial Results along with Auditor's Report and Form A;
- ii. Disclosures under Regulation 52(4) of the Securities & Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015:

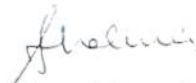
The Certificate of Debenture Trustee under Regulation 52(5) of the said Regulation is being sent separately.

The Board has also approved issue of Non Convertible Debentures of INR 500 crore by way of IPO, at an appropriate time, subject to necessary approvals.

This is for your information and record.

Thanking you.

Yours truly,
for Edelweiss Housing Finance Limited


Shalinee Mimani
Director

Encl: As above

Edelweiss Housing Finance Limited

CIN : U65922MH2008PLC182906

Regd. Off: Edelweiss House, Off C.S.T. Road, Kalina, Mumbai - 400 098, Tel: +91-22-40094400 Fax: +91-22-40863610

website: www.edelweishousingfin.com

Financial Results for the half year and year ended March 31, 2016

(Rs. in Millions)

Particulars	Half Year Ended		Year Ended	
	March 31, 2016	March 31, 2015	March 31, 2016	March 31, 2015
	Unaudited	Unaudited	Audited	Audited
1. Interest earned (a)-(b)-(c)-(d)				
(a) Interest on advances	1,490.89	902.79	2,515.31	1,680.32
(b) Income on investments (including fixed deposits)	1,488.21	900.43	2,510.38	1,677.12
(c) Interest on balances with Reserve Bank of India and other inter bank funds	2.68	1.86	4.93	3.20
(d) Others	-	-	-	-
2. Other Income	132.81	48.53	218.08	118.32
3. Total Income (1+2)	1,623.70	950.82	2,733.39	1,798.64
4. Interest Expended	782.99	554.82	1,366.64	1,063.49
5. Operating Expenses (i)+(ii)	405.28	208.22	631.66	351.08
(i) Employees cost	162.64	100.13	274.34	152.83
(ii) Other operating expenses	242.64	108.09	357.32	198.25
6. Total Expenditure (4+5) excluding provisions and contingencies	1,188.27	763.04	2,000.30	1,414.57
7. Operating Profit before Provisions and Contingencies (3-6)	435.43	187.78	733.09	384.07
8. Provisions (other than tax) and Contingencies	86.57	12.36	126.83	43.76
9. Exceptional Items	-	-	-	-
10. Profit (+)/ Loss (-) from Ordinary Activities before tax (7-8-9)	348.86	175.42	606.26	340.31
11. Tax expenses	128.22	73.53	224.12	129.26
12. Net Profit (+)/ Loss (-) from Ordinary Activities after tax (10-11)	220.64	101.89	382.14	211.05
13. Extraordinary Items (net of tax expense)	-	-	-	-
14. Net Profit (+)/ Loss (-) for the period (12-13)	220.64	101.89	382.14	211.05
15. Paid-up equity share capital (Face Value of Rs. 10 each)	493.50	493.50	493.50	493.50
16. Reserves excluding Revaluation Reserves (as per balance sheet of previous accounting year)	-	-	2,892.28	2,615.86
17. Analytical Ratios				
(i) Capital Adequacy Ratio	19.40%	29.13%	19.40%	29.13%
(ii) Earnings Per Share (In Rupees) (Basic and Diluted) (See note 2)	4.47	2.67	7.74	5.55
18. NPA Ratios				
(a) % of Gross NPA to Total credit exposure	1.17%	0.75%	1.17%	0.75%
(b) % of Net NPA to Total credit exposure	0.83%	0.60%	0.83%	0.60%
19. Return on Assets (See note 3)	1.09%	0.66%	1.89%	1.50%

Notes:-

- The above audited financial results of Edelweiss Housing Finance Limited ("EHFL" or "the Company") for the year ended March 31, 2016 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on May 11, 2016.
- Earnings per share for the half year ended March 31, 2016 and March 31, 2015 have been calculated for six months and not annualised.
- Return on Assets has been computed as a percentage of profit after tax to average total assets and not annualised for half year ended results.
- The net profit for the year ended March 31, 2016 is after adjusting the premium payable on redemption of non-convertible debentures of Rs. 105.72 million (net of tax) to the securities premium account as permissible under section 52 of the Companies Act, 2013.
- The previous financial year/period figures have been regrouped /reclassified wherever necessary to conform to current financial year/ period presentation.
- The Statement and details as referred in Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 is attached as Annexure-A.

Date: May 11, 2016

Place: Mumbai

By order of the Board of Directors

Shalinee Mimani

Shalinee Mimani

Director

DIN : 07404075

B S R & Associates LLP

Chartered Accountants

5th Floor, Lodha Excelus,
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011
India

Telephone +91 (22) 4345 5300
Fax +91 (22) 4345 5399

Independent Auditor's Report on Standalone Financial Results Pursuant to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors Edelweiss Housing Finance Limited

We have audited the accompanying Financial Results of Edelweiss Housing Finance Limited (the 'Company') for the year ended 31 March 2016 (the 'Financial Results'), being submitted by the Company pursuant to the requirement of Regulation 52 of the Securities and Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015. These Financial Results, which are the responsibility of the Company's management and approved by the Board of Directors, has been prepared on the basis of the related financial statements which is in accordance with the Accounting Standards prescribed under Section 133 of the Companies Act, 2013 (the 'Act'), read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on these Financial Results based on our audit.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Financial Results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as Financial Results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

In our opinion and to the best of our information and according to the explanations given to us, the Financial Results:

- i. are presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
- ii. give a true and fair view of the net profit and other financial information for the year ended 31 March 2016.

The Financial Results include the results for the half year ended 31 March 2016 being the balancing figure between audited figures in respect of the full financial year and the published unaudited year to date figures up to the half year of the current financial year which were subjected to limited review by us.

For B S R & Associates LLP
Chartered Accountants

Firm's Registration No: 116231 W/W-100024

Ashwin Suvarna
Partner


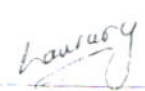

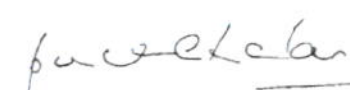
Membership No: 109503

Mumbai
11 May 2016

B S R & Associates (a partnership firm with
Registration No. BA69226) converted into
B S R & Associates LLP (a Limited Liability
Partnership with LLP Registration No. AAB-8182)
with effect from October 14, 2013

Registered Office
5th Floor, Lodha Excelus
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011

FORM A

1	Name of the company	Edelweiss Housing Finance Limited
2	Annual financial statements for the year ended	31 st March 2016
3	Type of Audit observation	Unmodified
4	Frequency of observation	None
5	To be signed by-	
	Anil Kothuri Chief Executive Officer	
	Gaurang Tailor Chief Financial Officer	
	Auditor of the company For BSR & Associates LLP Chartered Accountants Firm's Registration No:116231W/100024 Ashwin Suvarna Partner Membership No: 109503	
	P. N. Venkatachalam Audit Committee Chairman	

Annexure A

Information as required pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

a) Details of Credit Rating :

(Rs. In Millions)

Instrument Category	ICRA	CARE	Brickworks
i) Long Term Instruments :			
Rating	[ICRA] AA	CARE AA	BWR AA+
Amount	23,000	24,000	7,500
ii) Short Term Instruments :			
Rating	[ICRA] A1+	CARE A1+	-
Amount	10,000	5,000	-

	Particulars	Half year ended		Year ended	
		March 31, 2016	March 31, 2015	March 31, 2016	March 31, 2015
b)	Asset Cover available	1.00	1.00	1.00	1.00
c)	Debt-equity Ratio (D/E)*	5.80	3.93	5.80	3.93
d)	Debt service coverage ratio (DSCR)**	0.14	0.31	0.19	0.24
e)	Interest service coverage ratio (ISCR)***	1.45	1.32	1.44	1.32
f)	Capital redemption reserve	Nil	Nil	Nil	Nil
g)	Debenture redemption reserve	Nil	Nil	Nil	Nil
h)	Net worth (Rs. in millions)****	3,361.48	3,109.36	3,361.48	3,109.36

* D/E = "Total debt (Long term + Short term + Current maturities of long term debt)/ Net worth"

** DSCR = "Earnings before Interest and Tax/(Interest + Principal repayments)"

*** ISCR = "Earnings before Interest and Tax)/Interest"

**** Net worth = "Share Capital + Reserves and Surplus - Deferred Tax Assets"

