

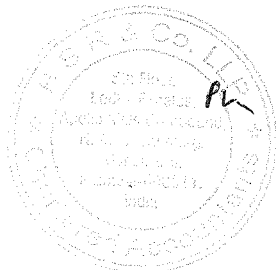
Tata Capital Housing Finance Limited

Statement of Profit and Loss for the half year ended September 30, 2019

(Rs. in lakh)

Particulars	For the half year ended September 30, 2019	For the half year ended September 30, 2018	For the year ended March 31, 2019
	Audited	Audited	Audited
I Revenue from operations			
(i) Interest Income	1,44,079	1,08,095	2,33,013
(ii) Dividend Income	-	-	-
(iii) Rental Income	-	-	-
(iv) Fees and commission Income	1,670	1,726	3,281
(v) Net gain on fair value changes	1,791	463	2,467
(vi) Net gain on derecognition of investment	-	-	-
(vii) Sale of services	-	-	-
II Other income	1,949	2,448	5,240
III Total Income (I+II)	1,49,489	1,12,732	2,44,001
IV Expenses			
(i) Finance costs	1,10,632	82,402	1,77,451
(ii) Fees and commission expense	-	-	-
(iii) Net loss on fair value changes	-	-	-
(iv) Impairment of investment	-	-	-
(v) Impairment on financial instruments	17,190	10,081	20,210
(vi) Employee benefits expense	7,776	8,284	16,967
(vii) Depreciation, amortisation expense and impairment	477	262	590
(viii) Other expenses	8,202	7,547	16,046
Total expenses (IV)	1,44,277	1,08,576	2,31,264
V Profit/(loss) before exceptional items and tax (III-IV)	5,212	4,156	12,737
VI Exceptional Items	-	-	-
VII Profit/(loss) before tax (V-VI)	5,212	4,156	12,737
VIII Tax expense			
(1) Current tax	4,315	2,577	8,797
(2) Deferred tax	(1,473)	(213)	(1,109)
Net tax expense	2,842	2,364	7,688
IX Profit from continuing operations (VII-VIII)	2,370	1,792	5,049
X Profit from discontinued operations before tax	-	-	-
XI Tax expense of discontinued operations	-	-	-
XII Profit from discontinued operations (after tax) (X-XI)	-	-	-
XIII Profit for the period (IX+XII)	2,370	1,792	5,049
XIV Other Comprehensive Income			
(i) Items that will be reclassified subsequently to statement of profit and loss			
(a) Net changes in fair values of time value of cash flow hedges	773	-	-
(ii) Income tax relating to items that will be reclassified to profit or loss	(270)	-	-
(i) Items that will not be reclassified subsequently to statement of profit and loss			
(a) Remeasurement of defined employee benefit plans	(69)	(30)	(76)
(ii) Income tax relating to items that will not be reclassified to profit or loss	24	10	27
Total Other Comprehensive Income/(Losses)	458	(20)	(49)
XV Total Comprehensive Income for the period (XIII+XIV)(Comprising Profit/(Loss) and Other Comprehensive Income for the period)	2,828	1,772	5,000
XVI Earnings per equity share (for continuing operation):			
(1) Basic (Rs.) *	2.00	1.74	2.58
(2) Diluted (Rs.) *	2.00	1.74	2.58
XVII Earnings per equity share (for discontinuing operation):			
(1) Basic (Rs.)	-	-	-
(2) Diluted (Rs.)	-	-	-
XVIII Earnings per equity share (for discontinued and continuing operations)			
(1) Basic (Rs.) *	2.00	1.74	2.58
(2) Diluted (Rs.) *	2.00	1.74	2.58

* (not annualised for half year ended September 2019 and September 2018)



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Tata Capital Housing Finance Limited

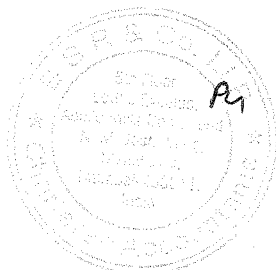
Balance Sheet as at September 30, 2019

(Rs. in lakh)

Particulars	As at September 30, 2019	As at March 31, 2019
	Audited	Audited
ASSETS		
(1) Financial assets		
(a) Cash and cash equivalents	2,925	13,276
(b) Bank balances other than (a) above	10,051	51,708
(c) Derivative financial instruments	1,684	347
(d) Receivables		
(i) Trade receivables	1,128	462
(ii) Other receivables	-	-
(e) Loans	27,61,131	26,40,928
(f) Investments	381	369
(g) Other financial assets	392	338
Total Financial assets	27,77,692	27,07,428
(2) Non-Financial assets		
(a) Current tax assets (Net)	312	312
(b) Deferred tax assets (Net)	13,474	12,001
(c) Investment Property	388	397
(d) Property, plant and equipment	2,767	1,827
(e) Capital work-in-progress	129	66
(f) Intangible assets under development	-	9
(g) Goodwill	-	-
(h) Other intangible assets	659	714
(i) Other non-financial assets	1,079	998
Total Non-Financial assets	18,808	16,324
Total Assets	27,96,500	27,23,752
LIABILITIES AND EQUITY		
LIABILITIES		
(1) Financial liabilities		
(a) Derivative financial instruments	1,241	372
(b) 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	8,238	6,489
(c) Debt Securities	3,77,648	4,01,921
(d) Borrowings (Other than debt securities)	21,72,080	20,93,694
(e) Deposits	-	-
(f) Subordinated liabilities	62,289	62,283
(g) Other financial liabilities	27,792	23,844
Total Financial liabilities	26,49,288	25,88,603
(2) Non-Financial liabilities		
(a) Current tax liabilities (Net)	443	2,900
(b) Provisions	44,722	32,929
(c) Other non-financial liabilities	1,277	1,426
Total Non-Financial liabilities	46,442	37,255
(3) Equity		
(a) Share capital	30,971	30,971
(b) Other equity	69,799	66,923
Total equity	1,00,770	97,894
Total Liabilities and Equity	27,96,500	27,23,752

Notes: -

- The above results have been reviewed by the Audit Committee and have been approved and taken on record by the Board of Directors at their respective meetings held on October 30, 2019. The Statutory Auditors of the Company have carried out audit of the aforesaid results.
- These financial results together with the results for the comparative reporting period have been prepared in accordance with the recognition and measurement principles prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India.
The financial results have been prepared on historical cost basis except for certain financial instruments measured at fair value in accordance with the requirement of Ind AS.



- 3 The Company is regulated by the National Housing Bank ("NHB"). The NHB periodically issues/amends directions, regulations and/or guidance (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 need to be followed by the Company in preparing its financial statements. The financial results for the current and previous period may need to undergo changes in measurement and / or presentation upon receipt of clarifications on the Regulatory Framework or changes thereto.
- 4 The Company is engaged in the business of Housing Finance and hence only one "business segment".
- 5 The Government of India, on September 20, 2019, vide the Taxation Laws (Amendment) Ordinance dated September 20, 2019 inserted a new Section 115BAA in the Income Tax Act, 1961, which provides an option to the Company for paying income tax at reduced rates as per the provisions / conditions defined in the said section. The Company has a one time option to opt for a reduced Maximum Marginal Tax Rate ("MMR") of 25.17% instead of 34.94% in the current financial year up to March 31, 2020 or in the future financial years. The Company is in the process of finalizing its position with respect to adoption of the reduced tax rates. If Company exercises the choice of lower MMR in the current financial year, there will be one-time impact of partial write off of opening Deferred Tax Asset ("DTA") offset by lower current tax outflow net of the deferred tax income.
- 6 Previous period's / year's figures have been regrouped / reclassified, wherever necessary, to correspond with the current period's /year's classification/ disclosure.

Mumbai
October 30, 2019



For Tata Capital Housing Finance Limited

Anil Kaul
Anil Kaul
Managing Director
(DIN No. : 00644761)



Annexure 1

Additional Information

a) Credit rating

Products	Rating
(a) Commercial Paper	CRISIL A1+, [ICRA]A1+
(b) Secured NCDs	CRISIL AAA/Stable, [ICRA]AAA(Stable)
(c) Sub-Debt NCDs	CRISIL AAA/Stable, [ICRA]AAA(Stable)
(d) Secured NCDS - MLD	CRISIL PP-MLD AAAr/Stable
(e) Secured NCDS - Public	CRISIL AAA/Stable, [ICRA]AAA(stable), IND AAA/Stable
(f) Bank Loans	CRISIL AAA/Stable, IND AAA/Stable

During the period under review, the rating agencies have re-affirmed the ratings for the above products.

b) Asset Cover available for non convertible debt securities : 1.85 times.

c) Debt Equity ratio: 9.93 times (Outstanding Debt - CCCPS and dividend accrued thereon) / (Networth).

d) Previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/ repayment of principal of non-convertible preference shares/ non convertible debt securities and whether the same has been paid or not; (Refer Annexure "A"). The Company has not issued any non-convertible redeemable preference shares.

e) Next due date for the payment of interest/ dividend of non-convertible preference shares/ principal along with the amount of interest/ dividend of non-convertible preference shares payable and the redemption amount (Refer Annexure "A"). The Company has not issued any non-convertible redeemable preference shares.

f) Debt service coverage ratio: 0.07 times

g) Interest service coverage ratio: 1.05 times

h) Outstanding redeemable preference shares (Quantity & value) : Since the Company does not have any outstanding redeemable preference shares this clause is not applicable.

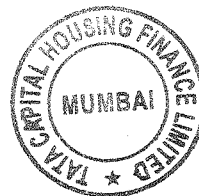
i) Capital redemption reserve/ debenture redemption reserve: Not Applicable

j) Net worth : Rs. 2,49,250 lakh . Networth has been calculated as per section 2(57) of Companies Act, 2013 and includes Compulsorily Convertible Cumulative Preference Share (CCCPS) held entirely by the Holding Company of Rs. 1,57,200 lakh.

k) Net profit after tax: Rs. 2,370 lakh. Total Comprehensive Income: Rs. 2,828 lakh.

l) Earnings per share: Rs. 2.00 (Basic and Diluted - not annualised)

m) There was no material deviation in the use of the proceeds of the issue of Non Convertible Debt Securities.



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TATA CAPITAL HOUSING FINANCE LIMITED

Annexure "A"

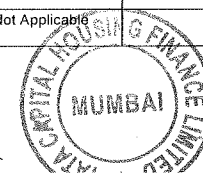
Information as per Regulation 58 (d) and 52 (4) & (5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, information as at September 30, 2019 with respect to NCDs issued on a private placement basis

Sr No	Series under which the NCDs are held	ISIN No.	Credit rating	Previous due date for payment of interest	Whether the previous interest has been paid or not	Next due date for payment of interest	Next Interest amount (Rs. in Lakh)	Previous due date for payment of principal	whether the previous principal payment has been paid or not	Next due date for payment of principal	Next Redemption amount (Rs. in Lakh)	Next Redemption amount (Rs. in Lakh)
1	TCHFL NCD 'G' FY 2012-13	INE033L07413	"CRISIL AAA/Stable" by CRISIL Limited	May 20, 2019	(Paid)	May 18, 2020	100.45	Not Applicable	-	May 18, 2022	1,000.00	Secured NCDs
2	TCHFL NCD 'K' FY 2012-13	INE033L07462	"CRISIL AAA/Stable" by CRISIL Limited	October 3, 2018	(Paid)	October 3, 2019	100.50	Not Applicable	-	October 3, 2019	1,000.00	Secured NCDs
3	TCHFL NCD 'Q' FY 2012-13	INE033L07520	"CRISIL AAA/Stable" by CRISIL Limited	December 28, 2018	(Paid)	December 30, 2019	96.00	Not Applicable	-	December 28, 2022	1,000.00	Secured NCDs
4	TCHFL NCD 'R' FY 2012-13	INE033L07538	"CRISIL AAA/Stable" by CRISIL Limited	January 18, 2019	(Paid)	January 20, 2020	143.28	Not Applicable	-	January 18, 2023	1,500.00	Secured NCDs
5	TCHFL NCD 'U' FY 2012-13	INE033L07561	"CRISIL AAA/Stable" by CRISIL Limited	March 12, 2019	(Paid)	March 12, 2020	95.00	Not Applicable	-	March 10, 2023	1,000.00	Secured NCDs
6	TCHFL NCD 'A' FY 2014-15 Option-II	INE033L07926	"CRISIL AAA/Stable" by CRISIL Limited	June 13, 2019	(Paid)	Not Applicable	Nil	June 13, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
7	TCHFL NCD 'B' FY 2014-15 Option II	INE033L07959	"CRISIL AAA/Stable" by CRISIL Limited	July 22, 2019	(Paid)	Not Applicable	Nil	July 22, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
8	TCHFL NCD 'D' FY 2014-15 Option II	INE033L07AB5	"CRISIL AAA/Stable" by CRISIL Limited	August 22, 2019	(Paid)	Not Applicable	Nil	August 22, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
9	TCHFL NCD 'G' FY 2014-15	INE033L07AF6	"CRISIL AAA/Stable" by CRISIL Limited	October 22, 2018	(Paid)	October 22, 2019	528.00	Not Applicable	-	October 22, 2019	5,500.00	Secured NCDs
10	TCHFL NCD 'R' FY 2014-15	INE033L07AU5	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	December 10, 2018	(Paid)	December 9, 2019	1838.95	Not Applicable	-	December 9, 2024	20,000.00	Secured NCDs
11	TCHFL NCD 'V' FY 2014-15	INE033L07AZ4	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	January 23, 2019	(Paid)	January 23, 2020	1357.50	Not Applicable	-	January 23, 2025	15,000.00	Secured NCDs
12	TCHFL NCD 'Z' FY 2014-15	INE033L07BE7	"CRISIL AAA/Stable" by CRISIL Limited	February 12, 2019	(Paid)	February 12, 2020	90.50	Not Applicable	-	February 12, 2020	1,000.00	Secured NCDs
13	TCHFL NCD 'O' FY 2015-16	INE033L07CW7	"CRISIL AAA/Stable" by CRISIL Limited	June 17, 2019	(Paid)	June 16, 2020	176.52	Not Applicable	-	June 16, 2025	2,000.00	Secured NCDs
14	TCHFL NCD 'T' FY 2015-16 Option I	INE033L07DG8	"CRISIL AAA/Stable" by CRISIL Limited	July 9, 2019	(Paid)	July 9, 2020	89.50	Not Applicable	-	July 9, 2020	1,000.00	Secured NCDs
15	TCHFL NCD 'X' FY 2015-16	INE033L07DL8	"CRISIL AAA/Stable" by CRISIL Limited	July 29, 2019	(Paid)	July 29, 2020	674.25	Not Applicable	-	July 29, 2022	7,500.00	Secured NCDs
16	TCHFL NCD 'Z' FY 2015-16	INE033L07DO2	"CRISIL AAA/Stable" by CRISIL Limited	August 7, 2019	(Paid)	August 7, 2020	265.80	Not Applicable	-	August 7, 2020	3,000.00	Secured NCDs
17	TCHFL NCD 'AA' FY 2015-16	INE033L07DP9	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	August 19, 2019	(Paid)	August 17, 2020	880.16	Not Applicable	-	August 17, 2020	10,000.00	Secured NCDs
18	TCHFL NCD 'AB' FY 2015-16	INE033L07DQ7	"CRISIL AAA/Stable" by CRISIL Limited	August 20, 2019	(Paid)	August 20, 2020	88.50	Not Applicable	-	August 20, 2020	1,000.00	Secured NCDs
19	TCHFL NCD 'AE' FY 2015-16	INE033L07DU9	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	September 3, 2019	(Paid)	August 31, 2020	175.95	Not Applicable	-	August 29, 2025	2,000.00	Secured NCDs
20	TCHFL NCD 'AG' FY 2015-16	INE033L07DW5	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	October 8, 2018	(Paid)	October 9, 2019	65.43	Not Applicable	-	October 8, 2025	750.00	Secured NCDs
21	TCHFL NCD 'AH' FY 2015-16	INE033L07DX3	"CRISIL AAA/Stable" by CRISIL Limited	October 15, 2018	(Paid)	October 14, 2019	173.52	Not Applicable	-	October 14, 2020	2,000.00	Secured NCDs
22	TCHFL NCD 'AI' FY 2015-16	INE033L07DY1	"CRISIL AAA/Stable" by CRISIL Limited	October 16, 2018	(Paid)	October 16, 2019	435.00	Not Applicable	-	October 16, 2020	5,000.00	Secured NCDs
23	TCHFL NCD 'AM' FY 2015-16 Option I	INE033L07EC5	"CRISIL AAA/Stable" by CRISIL Limited	November 6, 2018	(Paid)	November 6, 2019	301.00	Not Applicable	-	November 6, 2025	3,500.00	Secured NCDs
24	TCHFL NCD 'AM' FY 2015-16 Option II	INE033L07ED3	"CRISIL AAA/Stable" by CRISIL Limited	November 6, 2018	(Paid)	November 6, 2019	43.00	Not Applicable	-	November 6, 2020	500.00	Secured NCDs
25	TCHFL NCD 'AP' FY 2015-16 Option I	INE033L07EG6	"CRISIL AAA/Stable" by CRISIL Limited	January 14, 2019	(Paid)	January 13, 2020	130.14	Not Applicable	-	January 12, 2023	1,500.00	Secured NCDs
26	TCHFL NCD 'AP' FY 2015-16 Option II	INE033L07EH4	"CRISIL AAA/Stable" by CRISIL Limited	January 14, 2019	(Paid)	January 13, 2020	130.14	Not Applicable	-	January 12, 2024	1,500.00	Secured NCDs
27	TCHFL NCD 'AS' FY 2015-16	INE033L07EK8	"CRISIL AAA/Stable" by CRISIL Limited	January 22, 2019	(Paid)	January 22, 2020	174.00	Not Applicable	-	January 22, 2021	2,000.00	Secured NCDs



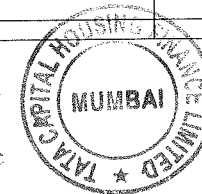
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28	TCHFL NCD 'AT' FY 2015-16	INE033L07EL6	"CRISIL AAA/Stable" by CRISIL Limited and "ICRA] AAA/Stable" by ICRA Limited	May 16, 2019	(Paid)	Not Applicable	Nil	May 16, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
29	TCHFL NCD 'AU' FY 2015-16 Option I	INE033L07EM4	"CRISIL AAA/Stable" by CRISIL Limited	April 2, 2019	(Paid)	March 30, 2020	130.62	Not Applicable	-	March 30, 2026	1,500.00	Secured NCDs
30	TCHFL NCD 'AU' FY 2015-16 Option II	INE033L07EN2	"CRISIL AAA/Stable" by CRISIL Limited	April 18, 2019	(Paid)	Not Applicable	Nil	April 18, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
31	TCHFL NCD 'A' FY 2016-17	INE033L07E00	"CRISIL AAA/Stable" by CRISIL Limited	April 12, 2019	(Paid)	April 13, 2020	1050.47	Not Applicable	-	April 12, 2021	12,000.00	Secured NCDs
32	TCHFL NCD 'B' FY 2016-17	INE033L07EP7	"CRISIL AAA/Stable" by CRISIL Limited	April 18, 2019	(Paid)	Not Applicable	Nil	April 18, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
33	TCHFL NCD 'E' FY 2016-17	INE033L07ES1	"CRISIL AAA/Stable" by CRISIL Limited	May 6, 2019	(Paid)	May 4, 2020	171.66	Not Applicable	-	May 4, 2023	2,000.00	Secured NCDs
34	TCHFL NCD 'G' FY 2016-17 Option I	INE033L07EU7	"CRISIL AAA/Stable" by CRISIL Limited	June 24, 2019	(Paid)	Not Applicable	Nil	June 24, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
35	TCHFL NCD 'G' FY 2016-17 Option II	INE033L07EV5	"CRISIL AAA/Stable" by CRISIL Limited	Not Applicable	-	December 23, 2019	449.01	Not Applicable	-	December 23, 2019	1,300.00	Secured NCDs
36	TCHFL NCD 'H' FY 2016-17	INE033L07EW3	"CRISIL AAA/Stable" by CRISIL Limited and "ICRA] AAA/Stable" by ICRA Limited	June 14, 2019	(Paid)	Not Applicable	Nil	June 14, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
37	TCHFL NCD 'J' FY 2016-17	INE033L07EY9	"CRISIL AAA/Stable" by CRISIL Limited and "ICRA] AAA/Stable" by ICRA Limited	July 1, 2019	(Paid)	June 30, 2020	86.76	Not Applicable	-	June 30, 2026	1,000.00	Secured NCDs
38	TCHFL NCD 'K' FY 2016-17	INE033L07EZ6	"CRISIL AAA/Stable" by CRISIL Limited and "ICRA] AAA/Stable" by ICRA Limited	July 5, 2019	(Paid)	July 6, 2020	174.48	Not Applicable	-	July 5, 2021	2,000.00	Secured NCDs
39	TCHFL NCD 'M' FY 2016-17	INE033L07FB4	"CRISIL AAA/Stable" by CRISIL Limited	July 12, 2019	(Paid)	Not Applicable	Nil	July 12, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
40	TCHFL NCD 'N' FY 2016-17	INE033L07FC2	"CRISIL AAA/Stable" by CRISIL Limited	July 29, 2019	(Paid)	Not Applicable	Nil	July 29, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
41	TCHFL NCD 'P' FY 2016-17	INE033L07FE8	"CRISIL AAA/Stable" by CRISIL Limited	August 8, 2019	(Paid)	Not Applicable	Nil	August 8, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
42	TCHFL NCD 'R' FY 2016-17	INE033L07FG3	"CRISIL AAA/Stable" by CRISIL Limited	August 30, 2019	(Paid)	Not Applicable	Nil	August 30, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
43	TCHFL NCD 'T' FY 2016-17	INE033L07FI9	"CRISIL AAA/Stable" by CRISIL Limited and "ICRA] AAA/Stable" by ICRA Limited	September 16, 2019	(Paid)	September 15, 2020	81.78	Not Applicable	-	September 15, 2021	1,000.00	Secured NCDs
44	TCHFL NCD 'W' FY 2016-17	INE033L07FL3	"CRISIL AAA/Stable" by CRISIL Limited	December 10, 2018	(Paid)	December 10, 2019	3094.68	Not Applicable	-	December 28, 2021	40,800.00	Secured NCDs
45	TCHFL NCD 'X' FY 2016-17	INE033L07FM1	"CRISIL AAA/Stable" by CRISIL Limited	February 11, 2019	(Paid)	February 7, 2020	396.09	Not Applicable	-	February 7, 2020	5,140.00	Secured NCDs
46	TCHFL NCD 'Y' FY 2016-17	INE033L07FN9	"CRISIL AAA/Stable" by CRISIL Limited	March 18, 2019	(Paid)	March 17, 2020	2616.03	Not Applicable	-	March 17, 2020	30,000.00	Secured NCDs
47	TCHFL NCD "A" FY 2017-18	INE033L07FO7	"CRISIL AAA/Stable" by CRISIL Limited	April 5, 2019	(Paid)	Not Applicable	Nil	April 5, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
48	TCHFL NCD "B" FY 2017-18	INE033L07FP4	"ICRA] AAA/Stable" by ICRA Limited	April 16, 2019	(Paid)	Not Applicable	Nil	April 16, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
49	TCHFL NCD "C" FY 2017-18	INE033L07FQ2	"ICRA] AAA/Stable" by ICRA Limited	April 22, 2019	(Paid)	April 20, 2020	38.55	Not Applicable	-	April 29, 2020	500.00	Secured NCDs
50	TCHFL NCD "D" FY 2017-18	INE033L07FR0	"ICRA] AAA/Stable" by ICRA Limited	May 30, 2019	(Paid)	Not Applicable	Nil	May 30, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
51	TCHFL NCD "E" FY 2017-18	INE033L07FS8	"ICRA] AAA/Stable" by ICRA Limited	June 7, 2019	(Paid)	June 8, 2020	38.75	Not Applicable	-	June 30, 2020	500.00	Secured NCDs
52	TCHFL NCD "F" FY 2017-18	INE033L07FT6	"ICRA] AAA/Stable" by ICRA Limited	June 14, 2019	(Paid)	June 15, 2020	424.66	Not Applicable	-	June 15, 2020	5,500.00	Secured NCDs
53	TCHFL NCD "G" FY 2017-18	INE033L07FU4	"ICRA] AAA/Stable" by ICRA Limited	July 12, 2019	(Paid)	Not Applicable	Nil	July 12, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
54	TCHFL NCD "H" FY 2017-18	INE033L07FV2	"ICRA] AAA/Stable" by ICRA Limited	July 19, 2019	(Paid)	Not Applicable	Nil	July 19, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
55	TCHFL NCD "I" FY 2017-18	INE033L07FW0	"ICRA] AAA/Stable" by ICRA Limited	September 3, 2019	(Paid)	August 31, 2020	2590.00	Not Applicable	-	August 31, 2020	35,000.00	Secured NCDs
56	TCHFL NCD "A" FY 2018-19	INE033L07FX8	"ICRA] AAA/Stable" by ICRA Limited	July 30, 2019	-	Not Applicable	Nil	July 30, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
57	TCHFL NCD "B" FY 2018-19	INE033L07FY6	"ICRA] AAA/Stable" by ICRA Limited	September 30, 2019	(Paid)	Not Applicable	Nil	September 30, 2019	(Paid)	Not Applicable	Nil	Secured NCDs
58	TCHFL NCD "C" FY 2018-19	INE033L07GA4	"CRISIL AAA/Stable" by CRISIL Limited	Not Applicable	-	April 13, 2022	10098.01	Not Applicable	-	April 13, 2022	29,430.00	Secured NCDs
59	TCHFL NCD "D" FY 2018-19	INE033L07GB2	"CRISIL AAA/Stable" by CRISIL Limited	June 26, 2019	(Paid)	June 26, 2020	4735.70	Not Applicable	-	June 26, 2020	58,000.00	Secured NCDs
60	TCHFL NCD "A" FY 2019-20	INE033L07GC0	"CRISIL AAA/Stable" by CRISIL Limited	N.A. since Zero coupon Debentures	-	N.A. since Zero coupon Debentures	0.00	Not Applicable	-	July 8, 2020	12,500.00	Secured NCDs
61	TCHFL NCD "B" FY 2019-20	INE033L07GD8	"CRISIL AAA/Stable" by CRISIL Limited	N.A. since Zero coupon Debentures	-	N.A. since Zero coupon Debentures	0.00	Not Applicable	-	July 2, 2021	5,000.00	Secured NCDs
62	TCHFL NCD "C" FY 2019-20	INE033L07GE6	"CRISIL AAA/Stable" by CRISIL Limited	Not Applicable	-	July 6, 2020	212.00	Not Applicable	-	July 4, 2022	2,500.00	Secured NCDs
63	TCHFL NCD "D" FY 2019-20	INE033L07GF3	"CRISIL AAA/Stable" by CRISIL Limited	Not Applicable	-	March 11, 2020	457.68	Not Applicable	-	March 11, 2022	10,000.00	Secured NCDs
64	TCHFL NCD "E" FY 2019-20	INE033L07GH9	"CRISIL AAA/Stable" by CRISIL Limited	Not Applicable	-	March 11, 2020	1224.66	Not Applicable	-	March 11, 2021	30,000.00	Secured NCDs
65	TCHFL Market Linked NCD "A" FY 2019-20	INE033L07GG1	CRISIL PP-MLD AAA/Stable by CRISIL Limited	Not Applicable	-	August 22, 2022	253.92	Not Applicable	-	August 22, 2022	990.00	Secured MLD NCDs
66	TCHFL Market Linked NCD "B" FY 2019-20	INE033L07GI7	CRISIL PP-MLD AAA/Stable by CRISIL Limited	Not Applicable	-	September 30, 2021	98.34	Not Applicable	-	September 30, 2021	614.00	Secured MLD NCDs



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60	TCHFL Tier II Bonds 'B' FY 2011-12	INE033L08023	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	September 30, 2019	(Paid)	September 29, 2020	252.31	Not Applicable	-	September 29, 2021	2,530	Sub-Debt
61	TCHFL Tier II Bonds 'C' FY 2011-12	INE033L08031	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	October 29, 2018	(Paid)	October 28, 2019	10.97	Not Applicable	-	October 28, 2021	110	Sub-Debt
62	TCHFL Tier II Bonds 'D' FY 2011-12	INE033L08049	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	November 5, 2018	(Paid)	November 4, 2019	100.72	Not Applicable	-	November 4, 2021	1,010	Sub-Debt
63	TCHFL Tier II Bonds 'E' FY 2011-12	INE033L08056	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	January 25, 2019	(Paid)	January 27, 2020	137.03	Not Applicable	-	January 25, 2022	1,350	Sub-Debt
64	TCHFL Tier II Bonds 'F' FY 2011-12	INE033L08064	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	March 12, 2019	(Paid)	March 12, 2020	103.53	Not Applicable	-	March 12, 2022	1,020	Sub-Debt
65	TCHFL Tier II Bonds 'A' FY 2012-13	INE033L08072	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	May 10, 2019	(Paid)	May 10, 2020	10.00	Not Applicable	-	May 10, 2022	100	Sub-Debt
66	TCHFL Tier II Bonds 'B' FY 2012-13	INE033L08098	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	May 30, 2019	(Paid)	May 30, 2020	3.00	Not Applicable	-	May 30, 2022	30	Sub-Debt
67	TCHFL Tier II Bonds 'C' FY 2012-13	INE033L08080	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	May 30, 2019	(Paid)	May 30, 2020	301.50	Not Applicable	-	May 30, 2022	3,000	Sub-Debt
68	TCHFL Tier II Bonds 'D' FY 2012-13	INE033L08106	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	August 22, 2019	(Paid)	August 22, 2020	338.25	Not Applicable	-	August 22, 2022	3,300	Sub-Debt
69	TCHFL Tier II Bonds 'E' FY 2012-13	INE033L08114	"CRISIL AAA/Stable" by CRISIL Limited	March 28, 2019	(Paid)	March 28, 2020	146.25	Not Applicable	-	March 28, 2023	1,500	Sub-Debt
70	TCHFL Tier II Bonds 'A' FY 2013-14	INE033L08122	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	April 15, 2019	(Paid)	April 15, 2020	242.50	Not Applicable	-	April 15, 2023	2,500	Sub-Debt
71	TCHFL Tier II Bonds 'B' FY 2013-14	INE033L08130	"CRISIL AAA/Stable" by CRISIL Limited	April 23, 2019	(Paid)	April 23, 2020	20.37	Not Applicable	-	April 23, 2023	210	Sub-Debt
72	TCHFL Tier II Bonds 'C' FY 2013-14	INE033L08148	"CRISIL AAA/Stable" by CRISIL Limited	May 20, 2019	(Paid)	May 20, 2020	9.30	Not Applicable	-	May 19, 2023	100	Sub-Debt
73	TCHFL Tier II Bonds 'D' FY 2013-14	INE033L08155	"CRISIL AAA/Stable" by CRISIL Limited	January 10, 2019	(Paid)	January 10, 2020	77.00	Not Applicable	-	January 10, 2024	770	Sub-Debt
74	TCHFL Tier II Bonds 'E' FY 2013-14	INE033L08163	"CRISIL AAA/Stable" by CRISIL Limited	March 18, 2019	(Paid)	March 18, 2020	4.00	Not Applicable	-	March 18, 2024	40	Sub-Debt
75	TCHFL Tier II Bonds 'A' FY 2014-15	INE033L08171	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	September 28, 2019	(Paid)	September 28, 2020	489.87	Not Applicable	-	September 26, 2024	4,800	Sub-Debt
76	TCHFL Tier II Bonds 'A' FY 2015-16	INE033L08189	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	April 30, 2019	(Paid)	April 28, 2020	367.98	Not Applicable	-	April 28, 2025	4,000	Sub-Debt
77	TCHFL Tier II Bonds 'B' FY 2015-16	INE033L08197	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	July 22, 2019	(Paid)	July 22, 2020	323.75	Not Applicable	-	July 22, 2025	3,500	Sub-Debt
78	TCHFL Tier II Bonds 'C' FY 2015-16	INE033L08205	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	September 16, 2019	(Paid)	September 16, 2020	92.00	Not Applicable	-	September 16, 2025	1,000	Sub-Debt
79	TCHFL Tier II Bonds 'D' FY 2015-16	INE033L08213	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	September 23, 2019	(Paid)	September 21, 2020	137.25	Not Applicable	-	September 19, 2025	1,500	Sub-Debt
80	TCHFL Tier II Bonds 'E' FY 2015-16	INE033L08221	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	November 5, 2018	(Paid)	November 4, 2019	268.96	Not Applicable	-	November 4, 2025	3,000	Sub-Debt
81	TCHFL Tier II Bonds 'F' FY 2015-16	INE033L08239	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	December 17, 2018	(Paid)	December 16, 2019	224.38	Not Applicable	-	December 15, 2025	2,500	Sub-Debt
82	TCHFL Tier II Bonds 'G' FY 2015-16	INE033L08247	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	December 17, 2018	(Paid)	December 17, 2019	225.00	Not Applicable	-	December 17, 2025	2,500	Sub-Debt
83	TCHFL Tier II Bonds 'H' FY 2015-16	INE033L08254	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	March 15, 2019	(Paid)	March 16, 2020	180.49	Not Applicable	-	March 13, 2026	2,000	Sub-Debt
84	TCHFL Tier II Bonds 'A' FY 2016-17	INE033L08262	"CRISIL AAA/Stable" by CRISIL Limited and "[ICRA] AAA/Stable" by ICRA Limited	August 5, 2019	(Paid)	August 4, 2020	1779.12	Not Applicable	-	August 4, 2026	20,000	Sub-Debt
							42,422.47				4,39,894	



Ambedkar

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Chartered Accountants

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Independent Auditor's Report on the Half Yearly Financial Results of Tata Capital Housing Finance Limited pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of
Tata Capital Housing Finance Limited

Opinion

We have audited the accompanying half yearly financial results of Tata Capital Housing Finance Limited ("the Company") for the half year ended 30 September 2019, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us these financial results:

- i. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India of the net profit and other comprehensive income and other financial information for the half year ended 30 September 2019.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Financial Results* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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Independent Auditor's Report on the Half Yearly Financial Results of Tata Capital Housing Finance Limited pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)

Management's and Board of Directors' Responsibilities for the Financial Results

These half yearly financial results have been prepared on the basis of the condensed interim financial statements. The Company's Management and Board of Directors are responsible for the preparation of these financial results that give a true and fair view of the net profit/loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial results, the Management and the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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Independent Auditor's Report on the Half Yearly Financial Results of Tata Capital Housing Finance Limited pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)

Auditor's Responsibilities for the Audit of the Financial Results (Continued)

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the financial results made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/W-100022



Sagar Lakhani
Partner

Mumbai
30 October 2019

Membership No: 111855
UDIN: 19111855 AAAAR 4915

No. 8719/ITSL/OPR/2019-20

October 30, 2019

Tata Capital Housing Finance Limited
11th Floor, Tower A, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel,
Mumbai – 400 013

Dear Sir,

Certificate for receipt and noting of information

[Pursuant to Regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015]

We, IDBI Trusteeship Services Limited (“**Debenture Trustee**”) hereby confirm that we have received and noted the information, as specified under regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“**Regulations**”), provided to us by Tata Capital Housing Finance Limited (“**the Company**”) for the half year ended September 30, 2019.

This Certificate is being issued pursuant to the requirements of regulation 52(5) of the aforesaid Regulations, for onward submission to Stock Exchange(s) by the Company.

For IDBI Trusteeship Services Limited


Authorised Signatory

October 30, 2019



To,

Mr. Jinesh Meghani
Company Secretary,
Tata Capital Housing Finance Limited,
11th Floor, Tower A, Peninsula Business Park
Ganpatrao Kadam Marg, Lower Parel
Mumbai 400013

Dear Sir,

Sub: Certificate of Debenture Trustee under Regulation 52(5) of SEBI (LODR) Regulations, 2015 for September 30, 2019.

In compliance of the requirements of Chapter V, Regulation 52, Sub – Regulation (4) and (5) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for Non – Convertible Debt Securities we would like to state as under:

We, Vistra ITCL (India) Limited, are acting as a Debenture Trustee for the Unsecured, Redeemable, Non-Convertible Subordinated Debentures (“NCDs”) aggregating to Rs. 450 crores on a private placement basis (Rs. 100 crores. + Rs. 200 crores + Rs. 75 crores + Rs. 75 crores) issued by Tata Capital Housing Finance Limited.

With reference to above, we have received the following documents and have noted its contents

1. Statement of Profit and Loss for the half year ended September 30, 2019 and Balance Sheet as at September 30, 2019.
2. Additional Information as per Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Annexure A).
3. Auditors Report for the half year ended September 30, 2019.

This certificate has been signed and issued by us based on documents (mentioned above) provided by you.

Thanking You.

Yours sincerely,

For Vistra ITCL (India) Limited


Authorized Signatory

Place: Mumbai