



REPCO HOME FINANCE LIMITED.
(Promoted by Repco Bank-Govt. of India Enterprise)
CIN : L65922TN2000PLC044655.

RHFL/SE/51/2019-20

November 12, 2019

The BSE Ltd,
Phiroze Jeejeebhoy Towers,
26th Floor, Dalal Street,
Mumbai-400001
BSE Security Code: 535322

The National Stock Exchange of India Ltd,
Exchange Plaza, C-1, Block G,
Bandra Kurla Complex,
Bandra(E), Mumbai- 400051
NSE Symbol: REPCOHOME

Kind Attn: Listing Department

Dear Sir,

Sub: Outcome of the Board Meeting and Submission of Financial Results for the half year ended 30th September 2019 under Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

The Board of Directors of the Company, at their meeting held on November 12, 2019, inter-alia, considered and approved the Financial Results (Standalone and Consolidated) of the Company for the quarter ended September 30, 2019.

In terms of Regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (LODR), please find enclosed herewith the Unaudited Financial results (Standalone and Consolidated) along with Limited Review Report for the quarter ended 30th September 2019,

This may please be treated as compliance made under Regulations 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The meeting of the Board of Directors commenced at 3 P.M and concluded at 7.15 P.M.

The intimation letter along with annexures will be made available on the Company's website www.repcohome.com today.

The above intimation may please be taken on record.

Thanking you,

Yours faithfully,

Company Secretary



Corporate Office : 3rd Floor, Alexander Square, New No : 2 (Old No. 34 & 35) Sardar Patel Road, Guindy, Chennai - 600 032.

Phone : 044 - 42106650 Fax : 044 - 42106651 E-mail : co@repcohome.com, www.repcohome.com

Registered Office : 'REPCO TOWER', No : 33, North Usman Road, T.Nagar, Chennai - 600 017. Phone : 044-28340715 / 4037 / 2845

REPCO HOME FINANCE LIMITED

CIN- L65922TN2000PLC044655

Registered Office: Repco Tower, No. 33, North Usman Road, T. Nagar, Chennai 600 017

Corporate office: Third Floor, Alexander Square, Old No.34 & 35, New No.2, Sardar Patel Road, Guindy, Chennai – 600032

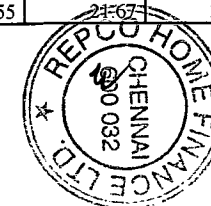
Ph: (044) - 42106650 Fax: (044) – 42106651; E-mail: cs@repcohome.com

Website: www.repcohome.com

STATEMENT OF UNAUDITED STANDALONE AND CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2019

(Rs.in crores)

Particulars	Standalone						Consolidated					
	Quarter Ended			Half Year Ended		Year Ended	Quarter Ended			Half Year Ended		Year Ended
	30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	31.03.2019	30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	31.03.2019
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 Revenue from Operations												
(a) Interest income	324.47	323.09	284.39	647.56	564.84	1,163.37	324.47	323.09	284.39	647.56	564.84	1,163.37
(b) Other loan related income	7.22	5.06	6.47	12.28	12.95	25.88	7.22	5.06	6.47	12.28	12.95	25.88
Total Revenue from operations	331.69	328.15	290.86	659.84	577.79	1,189.25	331.69	328.15	290.86	659.84	577.79	1,189.25
2 Other Income	3.84	0.29	5.14	4.13	5.40	5.92	3.84	0.29	5.14	4.13	5.40	5.92
3 Total Income (1+2)	335.53	328.44	296.00	663.97	583.19	1,195.17	335.53	328.44	296.00	663.97	583.19	1,195.17
4 Expenditure												
(a) Finance Cost	208.52	201.49	175.49	410.01	343.85	719.95	208.52	201.49	175.49	410.01	343.85	719.95
(b) Employees Benefit Expenses	15.57	14.66	13.77	30.23	26.75	58.52	15.57	14.66	13.77	30.23	26.75	58.52
(c) Depreciation and Amortisation	3.18	3.00	1.47	6.18	2.51	5.03	3.18	3.00	1.47	6.18	2.51	5.03
(d) Other Expenditure	6.16	5.84	8.32	12.00	16.20	34.87	6.16	5.84	8.32	12.00	16.20	34.87
(e) Provisions / Bad Debts Written off	0.14	7.46	(3.45)	7.60	1.21	16.98	0.14	7.46	(3.45)	7.60	1.21	16.98
Total Expenditure (sum of (a) to e)	233.57	232.45	195.60	466.02	390.52	835.35	233.57	232.45	195.60	466.02	390.52	835.35
5 Profit before tax (3-4)	101.96	95.99	100.40	197.95	192.67	359.82	101.96	95.99	100.40	197.95	192.67	359.82
6 Tax expense												
Current Tax	14.97	26.75	26.79	41.72	54.22	101.69	14.97	26.75	26.79	41.72	54.22	101.69
Deferred Tax	(13.61)	6.89	7.03	(6.72)	10.97	23.49	(13.61)	6.89	7.03	(6.72)	10.97	23.49
Total tax expense	1.36	33.64	33.82	35.00	65.19	125.18	1.36	33.64	33.82	35.00	65.19	125.18
7 Net profit for the period / year (5-6)	100.60	62.35	66.58	162.95	127.48	234.64	100.60	62.35	66.58	162.95	127.48	234.64
8 Share of Profit from associate							4.33	5.09	3.77	9.42	7.72	14.42
9 Profit after tax and share of profit from associate							104.93	67.44	70.35	172.37	135.20	249.06
8 Other comprehensive income												
Items that will not be reclassified to statement of profit or loss (Net of Tax)	(0.19)	0.19	0.37	-	0.34	0.84	(0.19)	0.19	0.37	-	0.34	0.84
Total other comprehensive income net of tax	(0.19)	0.19	0.37	-	0.34	0.84	(0.19)	0.19	0.37	-	0.34	0.84
9 Total comprehensive income (7+8)	100.41	62.54	66.95	162.95	127.82	235.48	104.74	67.63	70.72	172.37	135.54	249.90
10 Paid up share capital (face value of Rs. 10)	62.56	62.56	62.56	62.56	62.56	62.56	62.56	62.56	62.56	62.56	62.56	62.56
11 Other Equity				1,607.52	1,436.17	1,464.82				1,643.44	1,459.16	1,494.50
12 Earnings Per Share (EPS) (of Rs. 10 each) (not annualised for quarter)												
a) Basic (Rs)	16.08	9.97	10.70	26.05	20.43	37.51	16.77	10.78	11.30	27.55	21.67	39.81
b) Diluted (Rs)	16.08	9.97	10.70	26.05	20.43	37.51	16.77	10.78	11.30	27.55	21.67	39.81



REPCO HOME FINANCE LIMITED

NOTES TO THE STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2019

Note 1: Standalone and Consolidated Balance sheet

S.No	Particulars	Standalone		Consolidated	
		As at Sep 30, 2019	As at Mar 31, 2019	As at Sep 30, 2019	As at Mar 31, 2019
		Unaudited	Audited	Unaudited	Audited
I	Assets				
	Financial assets				
	Cash and cash equivalents	503.43	57.47	503.43	57.47
	Bank balance other than cash and	0.11	0.13	0.11	0.13
	Loans and advances	11,305.64	10,837.93	11,305.64	10,837.93
	Other Financial assets	36.21	14.26	36.21	14.26
	Investment in associate	22.00	22.00	57.93	51.68
	Non-financial assets				
	Property, plant and equipment	13.15	13.61	13.15	13.61
	Other intangible assets	21.99	1.91	21.99	1.91
	Other non-financial assets	10.54	9.66	10.54	9.66
	Total Assets	11,913.07	10,956.97	11,949.00	10,986.65
II	Liabilities and equity				
	Financial liabilities				
	Debt securities	750.15	825.40	750.15	825.40
	Borrowings (other than debt securities)	9,280.93	8,452.01	9,280.93	8,452.01
	Other financial liabilities	153.12	88.21	153.12	88.21
	Non-financial liabilities				
	Current tax liabilities (Net)	-	-	-	-
	Provisions	14.22	11.98	14.22	11.98
	Deferred tax liabilities (net)	44.57	51.99	44.57	51.99
	Total liabilities	10,242.99	9,429.59	10,242.99	9,429.59
III	Equity				
	Equity share capital	62.56	62.56	62.56	62.56
	Other equity	1,607.52	1,464.82	1,643.45	1,494.50
	Total equity	1,670.08	1,527.38	1,706.01	1,557.06
	Total liabilities and equity	11,913.07	10,956.97	11,949.00	10,986.65

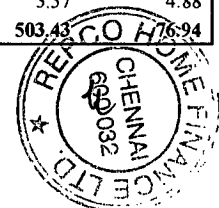


REPCO HOME FINANCE LIMITED

NOTES TO THE STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED
SEPTEMBER 30, 2019

Note 2: Standalone and Consolidated Cashflow Statement for the half year ended September 30, 2019

Particulars	Standalone		Consolidated	
	Half year ended Sep 30, 2019	Half year ended Sep 30, 2018	Half year ended Sep 30, 2019	Half year ended Sep 30, 2018
A. Cash Flow From Operating Activities				
Profit before tax	197.95	192.67	207.37	200.39
Adjustments to reconcile profit before tax to net cash flows:				
Depreciation	6.18	2.51	6.18	2.51
(Profit)/Loss on Sale of Fixed Assets	0.02	(0.07)	0.02	(0.07)
Bad debts written off	0.27	0.43	0.27	0.43
Provision for Non-Performing Assets/Standard Assets (including Bad debts written off)	7.33	0.80	7.33	0.80
Dividend received on Investments	(2.64)	(1.87)	(2.64)	(1.87)
Share of Profit from Associate	-	-	(9.42)	(7.72)
Reversal of unamortized transaction cost on NCD	(0.25)	1.02	(0.25)	1.02
Actuarial Gain/Loss	(0.22)	0.53	(0.22)	0.53
Operating Profit Before Working Capital Changes	208.64	196.02	208.64	196.02
Changes in Working Capital				
(Increase)/Decrease in loans and advances	(0.88)	4.30	(0.88)	4.30
(Increase)/Decrease in other financial assets	(2.05)	(1.61)	(2.05)	(1.61)
Increase/(decrease) in provisions	2.26	(1.63)	2.26	(1.63)
Increase/(decrease) in financial liabilities	60.56	(117.97)	60.56	(117.97)
Operating Profit after Working Capital Changes	268.53	79.11	268.53	79.11
(Increase)/Decrease in Housing/other loans	(475.29)	(660.68)	(475.29)	(660.68)
Net Cash From Operations	(206.76)	(581.57)	(206.76)	(581.57)
Direct Taxes Paid	(62.13)	60.17	(62.13)	60.17
Net Cash flow used in operating activities (A)	(268.89)	(521.40)	(268.89)	(521.40)
B. Cash Flow From Investing Activities				
Purchase of Fixed Assets	(25.81)	(3.96)	(25.81)	(3.96)
Proceeds from sale of fixed assets	-	0.12	-	0.12
(Increase)/Decrease in Capital advances	0.51	0.78	0.51	0.78
Subscription to Investments	-	(6.40)	-	(6.40)
Dividend received on Investments	2.64	1.87	2.64	1.87
Net Cash flow used in Investing Activities (B)	(22.66)	(7.59)	(22.66)	(7.59)
C. Cash Flow From Financing Activities				
Termloans received from Banks and financial institutions	1,375.00	2,343.00	1,375.00	2,343.00
Repayment of Term loan from banks and financial Institutions	(789.58)	(789.76)	(789.58)	(789.76)
Redemption of Non convertible Debentures	(75.00)	(450.00)	(75.00)	(450.00)
Proceeds from issue of Commercial paper	350.00	1,100.00	350.00	1,100.00
Redemption of Commercial Paper	(350.00)	(1,450.00)	(350.00)	(1,450.00)
Proceeds of refinance availed from NHB	200.00	-	200.00	-
Repayment of Refinance availed from National Housing Bank	(93.11)	(256.52)	(93.11)	(256.52)
Increase in Short term Borrowings	139.06	83.39	139.06	83.39
Dividends Paid(Including Dividend distribution tax)	(18.86)	-	(18.86)	-
Net Cash flow from financing activities (C)	737.51	580.11	737.51	580.11
Net Increase/Decrease in cash and cash equivalent D = (A+B+C)	445.96	51.12	445.96	51.12
Cash and Cash Equivalents - Opening Balance (E)	57.47	25.82	57.47	25.82
Cash and Cash Equivalents - Closing Balance (D) + (E)	503.43	76.94	503.43	76.94
Components of Cash and Cash Equivalents at the end of the year				
Current account with Banks	349.62	70.72	349.62	70.72
Short term deposits	150.25	1.34	150.25	1.34
Cash on Hand	3.57	4.88	3.57	4.88
Total Cash and Cash Equivalents	503.43	76.94	503.43	76.94



REPCO HOME FINANCE LIMITED

**NOTES TO THE STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED
SEPTEMBER 30, 2019**

3. The standalone and Consolidated financial results for the Quarter and Half year ended September 30, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 12, 2019 and subject to the limited review by the statutory auditors. The consolidated figures for the corresponding quarter ended and year to date ended September 30, 2018, and the standalone figures for the cash flows for the corresponding period from April 1, 2018 to September 30, 2018, as reported in the statement of unaudited financial results, have been approved by the Board of Directors of the Company, but have not been subjected to limited review by auditors.

4. Effective April 1, 2019, the Company adopted Ind AS 116 "Leases", applied to all lease contracts existing on April 1, 2019 using the modified retrospective method and has taken the cumulative adjustment to retained earnings, on the date of initial application (April 1, 2019). As a consequence:

- a. On April 1, 2019 (transition date), the Company has recognised lease liability measured at the present value of the remaining lease payments, and Right-of-Use (ROU) asset at its carrying amount as if the standard had been applied since the lease commencement date, and discounted using the lessee's incremental borrowing rate as at April 1, 2019.
- b. As permitted by Ind AS 116, comparatives for the year ended March 31, 2019 and quarters ended September 30, 2018 and Half year ended September 30, 2018 have not been restated, and the Company has elected not to apply the requirements of that standard to leases that are either short-term or for which the underlying asset is determined to be low value.
- c. In the statement of profit and loss, the nature of expenses in respect of leases has changed from lease rent in the earlier periods to depreciation cost on the ROU asset and finance cost on lease liability as per Ind AS 116.

On transition, the adoption of the new standard resulted in recognition of Right-of-Use asset (ROU) of Rs.17.83 crores, and a lease liability of Rs. 19.73 Crores. The cumulative effect of applying the standard resulted in Rs.1.90 Crores being debited to retained earnings.

5. Pursuant to The Taxation Laws (Amendment) Ordinance, 2019 (the "Ordinance") issued on September 20, 2019, the Income tax rates have been changed with effect from April 1, 2019. The Company has elected to exercise the option permitted by the Ordinance and has accordingly recognised provision for income taxes for the quarter and six-month period ended September 30, 2019, and remeasured the balance of net deferred tax assets, at the rates prescribed by the Ordinance. Accordingly, and the deferred tax expense for the half year ended September 30, 2019 is net of Rs 14.54 crores resulting from the adjustment, on account of the above change, to the net deferred tax liability pertaining to earlier years.

6. The Company's main business is "Housing related finance". All other activities of the Company revolve around the main business. The Chief Operating Decision Maker as defined under Ind-AS 108, regularly evaluates the loan portfolio as a whole. Accordingly, as such, there are no separate reportable segments for standalone financial results, as per Ind AS 108 "Operating Segments" specified under section 133 of the Companies Act, 2013. Consolidated segment information as a group is as follows,

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	31.03.2019
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment revenue						
a. Housing related finance	335.53	328.44	296.00	663.97	583.19	1,195.17
Segment results						
a. Housing related finance	100.60	62.35	66.58	162.95	127.48	234.64
b. Others*	4.33	5.09	3.77	9.42	7.72	14.42
Segment assets						
a. Housing related finance	11,891.07	11,372.80	10,423.88	11,891.07	10,423.88	10,934.97
b. Others*	57.93	56.78	44.99	57.93	44.99	51.68
Segment liabilities						
a. Housing related finance	10,242.99	9,806.78	8,947.15	10,242.99	8,947.15	9,429.59

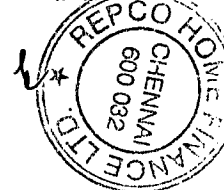
*Others represent segment asset and segment result of the Repco Micro Finance Limited (an associate entity of the Company), engaged in the business of Micro Finance which is accounted based on equity method of accounting.

7. Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary.

Place : Chennai
Date : November 12, 2019

On behalf of the Board of Directors
Repco Home Finance Ltd.,


(Yashpal Gupta)
Managing Director and CEO



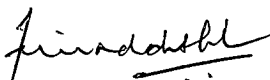
Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Repc Home Finance Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Repco Home Finance Limited (the "Company") for the quarter ended September 30, 2019 and year to date from April 01, 2019 to September 30, 2019 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"). Attention is drawn to the fact that the Statement of Cash Flows for the corresponding period from April 01, 2018 to September 30, 2018, as reported in these unaudited standalone financial results have been approved by the Board of Directors of the Company but have not been subjected to review.
2. This 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, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review 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 Standards on Auditing 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.
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 the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004



per Aniruddh Sankaran

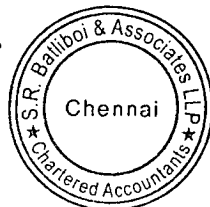
Partner

Membership No.: 211107

UDIN: 19211107AAAAFQ5979

Chennai

November 12, 2019



Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Repc Home Finance Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Repco Home Finance Limited (the "Holding Company") and its associate (the Holding Company and its associate referred to as the "Group") for the quarter ended September 30, 2019 and year to date from April 01, 2019 to September 30, 2019 (the "Statement") attached herewith, 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 (the "Listing Regulations"). Attention is drawn to the fact that the consolidated figures for the corresponding quarter and year-to-date ended September 30, 2018, as reported in these unaudited consolidated financial results have been approved by the Holding Company's Board of Directors, but have not been subjected to review.
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review 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 Standards on Auditing 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 Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the Holding Company's associate, Repco Microfinance Limited.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



S.R. BATLIBOI & ASSOCIATES LLP

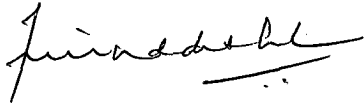
Chartered Accountants

6. The accompanying Statement includes Group's share of net profit after tax of Rs. 4.33 crores and Rs 9.42 crores and total comprehensive income of Rs. 4.33 crores and Rs. 9.42 crores, for the quarter ended September 30, 2019 and the year-to-date period ended September 30, 2019, respectively, as considered in the Statement, in respect of one associate, whose interim financial results have been reviewed by its independent auditors. The independent auditor's reports on interim financial results of the associate have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of this associate is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement in respect of matters stated above is not modified with respect to our reliance on the work done and the reports of the other auditors.

For S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004



per Aniruddh Sankaran

Partner

Membership No.: 211107

UDIN: 19211107AAAAFR1913

Chennai

November 12, 2019

