Walker Chandiok &Co LLP

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Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Results of Shubham Housing Development Finance Company Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Shubham Housing Development Finance Company Limited

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of Shubham Housing Development Finance Company Limited ('the Company') for the quarter ended 30 September 2024 and the year to date results for the period 1 April 2024 to 30 September 2024, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

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 the Company ('the RBI guidelines') and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 52 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.

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 52 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.



5. The review of unaudited quarterly and year-to-date financial results for the period ended 30 September 2023, unaudited quarterly financial results for the period ended 30 June 2024, and audit of financial statements for the year ended 31 March 2024 included in the Statement was carried out and reported by MSKA & Associates who has expressed unmodified conclusion vide their review reports dated 8 November 2023 and 29 July 2024 and unmodified opinion vide their audit report dated 16 May 2024, respectively, whose reports have been furnished to us and which have 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 Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Lalit Kumar
Partner
Membership No. 095256

UDIN: 24095256BKXAVP7758

Place: Gurugram
Date: 14 November 2024

Shubham Housing Development Finance Company Limited
CIN - U65921DL2010PLC199469
608-609, 6th Floor, Block-C Ansal Imperial Tower, Community Center, Naraina Vihar, New Delhi - 110028
Corporate office: Shubham House, 425, Udyog Vihar Phase IV, Gurugram - 122015

Statement of Unaudited Financial Results for the Quarter and Half Year Ended 30 September, 2024

(₹ in lakh, unless otherwise stated)

Particulars	Quarter ended			Half year ended		Year ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	30 September 2023	31 March 2024
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Revenue from operations						
Interest income	16,768.80	15,353.12	13,379.04	32,121.92	25,623.10	55,016.55
Fees and commission income	515.78	509.88	571.57	1,025.66	1,115.28	1,928.58
Net gain on fair value change	298.88	785.13	388.07	1,084.01	718.67	1,751.85
Net gain on derecognition of financial instruments at amortised cost	1,742.88	-	857.38	1,742.88	857.38	1,570.45
Other operating income	-	-	-	-	4.00	8.00
Total revenue from operations	**19,326.34**	**16,648.13**	**15,196.06**	**35,974.47**	**28,318.43**	**60,275.43**
Other income	420.23	768.72	312.44	1,188.95	626.61	1,319.01
Total income	**19,746.57**	**17,416.85**	**15,508.50**	**37,163.42**	**28,945.04**	**61,594.44**
Expenses						
Finance costs	7,327.35	7,277.18	5,006.57	14,604.53	9,431.63	21,779.72
Impairment on financial instruments	308.73	228.44	84.41	537.17	158.75	(20.90)
Employee benefits expenses	5,159.90	4,861.49	4,162.49	10,021.39	8,121.32	16,988.04
Depreciation, amortisation and impairment	248.75	224.09	222.60	472.84	415.13	988.99
Others expenses	1,506.98	1,549.86	1,160.90	3,056.84	2,155.79	4,661.82
Total expenses	**14,551.71**	**14,141.06**	**10,636.97**	**28,692.77**	**20,282.62**	**44,397.67**
Profit before tax	**5,194.86**	**3,275.79**	**4,871.53**	**8,470.65**	**8,662.42**	**17,196.77**
Tax expense:						
- Current tax	787.57	764.37	887.34	1,551.94	1,706.46	3,252.70
- Tax for earlier years	(10.48)	2.24	-	(8.24)	-	(47.21)
- Deferred tax (credit)/charge	377.77	(5.63)	242.51	372.14	230.76	394.40
Total tax expense	**1,154.86**	**760.98**	**1,129.85**	**1,915.84**	**1,937.22**	**3,599.89**
Profit after tax	**4,040.00**	**2,514.81**	**3,741.68**	**6,554.81**	**6,725.20**	**13,596.88**
Other comprehensive income:						
Items that will not be reclassified subsequently to statement of profit or loss						
a) Remeasurements of defined employee benefit plans	(24.50)	11.84	65.48	(12.66)	(21.49)	(75.15)
b) Income tax relating to items that will not be reclassified to profit or loss	6.17	(2.98)	(16.48)	3.19	5.41	18.91
Total comprehensive income	**4,021.67**	**2,523.67**	**3,790.68**	**6,545.34**	**6,709.12**	**13,540.64**
Earnings per equity share (par share value of ₹ 1 each)						
Basic* (in ₹)	5.34	3.32	4.94	8.67	8.87	17.94
Diluted* (in ₹)	5.09	3.16	4.71	8.25	8.48	17.13

**Not annualised for the quarters and half years*

Shubham Housing Development Finance Company Limited

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

Shubham Housing Development Finance Company Limited
CIN - U65921DL2010PLC199469
608-609, 6th Floor,Block-C Ansal Imperial Tower, Community Center, Naraina Vihar, New Delhi-110028
Corporate office: Shubham House, 425, Udyog Vihar Phase IV, Gurugram - 122015

1. Statement of Assets and Liabilities as at 30 September 2024

(₹ in lakh)

Particulars	As at 30 September 2024 Unaudited	As at 31 March 2024 Audited
ASSETS		
1 Financial assets		
(a) Cash and cash equivalents	37,778.65	26,207.55
(b) Bank balances other than cash and cash equivalents	777.22	306.01
(c) Loans	4,49,713.37	4,37,047.60
(d) Investments	1,788.56	2,295.36
(e) Other financial assets	5,562.24	4,080.57
Total financial assets	**4,95,620.04**	**4,69,937.09**
2 Non-financial assets		
(a) Current tax assets (net)	705.16	810.07
(b) Deferred tax assets (net)	495.42	864.38
(c) Property, plant and equipment	1,077.52	910.43
(d) Intangible assets under development	10.90	49.27
(e) Other intangible assets	114.94	96.94
(f) Right-of-use assets	892.31	881.27
(g) Other non-financial assets	749.14	4,740.67
Total non-financial assets	**4,045.39**	**8,353.03**
3 Assets held for sale	2,152.70	1,953.15
TOTAL ASSETS	5,01,818.13	4,80,243.27
LIABILITIES AND EQUITY		
LIABILITIES		
1 Financial liabilities		
(a) Payables		
(I) Trade payables		
(i) Dues of micro enterprises and small enterprises	5.71	169.37
(ii) Other than micro enterprises and small enterprises	1,006.08	889.46
(b) Debt securities	20,317.36	327.22
(c) Borrowings (other than debt securities)	3,25,036.57	3,26,955.21
(d) Others financial liabilities	8,602.18	12,114.76
Total financial liabilities	**3,54,967.90**	**3,40,456.02**
2 Non-financial liabilities		
(a) Provisions	699.59	552.46
(b) Other non-financial liabilities	507.69	703.81
Total non-financial liabilities	**1,207.28**	**1,256.27**
3 EQUITY		
(a) Equity share capital	202.98	202.98
(b) Instruments entirely equity in nature	767.16	767.16
(c) Other equity	1,44,672.81	1,37,560.84
Total equity	**1,45,642.95**	**1,38,530.98**
TOTAL LIABILITIES AND EQUITY	5,01,818.13	4,80,243.27

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2. Statement of Cash Flow for the Half year ended 30 September 2024

(₹ in lakh)

Particulars	Half year ended 30 September 2024 Unaudited	Half year ended 30 September 2023 Unaudited
Cash flow from operating activities		
Profit before tax	8,470.65	8,662.42
Adjusted for:		
Depreciation, amortisation and impairment	472.84	415.13
Interest in lease liability	45.52	26.34
Provision for expected credit loss	275.21	160.34
EIR adjustment	(1,534.49)	(252.92)
Net gain on sale of investments	(1,084.01)	(718.67)
Net gain on derecognition of financial instruments	(1,742.88)	(857.38)
Provision for loss on asset held for sale	21.74	19.49
Provision for diminution in value of investment	(36.31)	(88.22)
Net loss/(gain) on sale of property plant and equipment	(0.40)	1.80
Loan assets written off	119.94	27.23
Loss on sale/settlement of acquired properties	156.59	69.87
OCI impact of Gratuity	(12.66)	(21.49)
Share based payments expense	566.62	510.24
Operating profit before working capital changes	**5,718.36**	**7,954.18**
Adjusted for net changes in working capital:		
(Increase)/decrease in other non-financial assets	3,991.53	(1,255.10)
(Increase)/decrease in assets held for sale	(377.88)	31.59
(Increase)/decrease in other financial assets	827.46	470.41
(Increase) in loan assets	(12,325.24)	(55,340.95)
Increase/(decrease) in trade payable	(47.04)	494.08
Increase/(decrease) in other financial liabilities	(3,548.55)	(12,530.49)
Increase/(decrease) in other none financial liabilities	(196.12)	17.40
Increase/(decrease) in provisions	83.18	(17.63)
Cash used in operating activities	**(5,874.30)**	**(60,176.51)**
Taxes paid (net off refunds)	(1,438.78)	(1,645.27)
Net Cash used in operating activities	**(7,313.08)**	**(61,821.78)**
Cash flows from investing activities		
Purchase of property, plant and equipment including intangible assets under development	(381.87)	(237.50)
Proceeds from sale of property, plant and equipment	9.15	1.06
Purchase of investments	(1,99,000.00)	(1,16,494.15)
Proceeds from sale of investments	2,00,084.01	1,17,212.82
Proceeds from redemption of security receipts	543.11	625.33
Net Cash generated from investing activities	**1,254.40**	**1,107.56**
Cash flows from financing activities		
Proceeds from borrowings including debts securities	61,000.00	1,01,500.00
Repayment of borrowings including debts securities	(43,088.84)	(34,968.36)
Payment of principal portion of lease liabilities	(235.86)	(230.83)
Payment of interest on lease liabilities	(45.52)	(26.34)
Proceeds from issue of shares (net of share issue expenses)	-	174.91
Net Cash generated from financing activities	**17,629.78**	**66,449.38**
Net increase in cash and cash equivalents	**11,571.10**	**5,735.16**
Cash and cash equivalents at the beginning of the year	26,207.55	15,432.24
Cash and cash equivalents at the end of the year	**37,778.65**	**21,167.40**
Cash and bank balance include:		
Cash-on-hand	417.09	425.46
Balance with banks		-
In current accounts	24,243.50	19,601.95
Deposits with original maturity of less than three months	11,007.00	-
Cheques in hand	53.54	130.69
Balance with cash credit facilities	2,057.52	1,009.30
Cash and cash equivalents at the end of the year	**37,778.65**	**21,167.40**

Shubham Housing Development Finance Company Limited

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

3. The financials results for the quarter and half year ended 30 September 2024 have been reviewed by the Audit Committee on 14 November 2024 and approved by the Board of Directors at its meeting held on 14 November 2024. The above results for the quarter and half year ended 30 September 2024 have been subjected to review by the Statutory Auditors of the Company.

4. The financial results have been prepared by management in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and disclosure requirements) Regulations, 2015, as amended ("SEBI Regulations").

5. The Company's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108 dealing with Operating Segments.

6. The secured listed Non-convertible debentures ("NCD's") issued by the Company are secured by first and exclusive charge on loan receivables to the extent as stated in the respective offer document, terms sheet and debenture trust deed (together referred to as "transaction documents"). Further, the Company has maintained asset cover as stated in the transaction documents which is sufficient to discharge the principal amount at all times for the said NCDs.

7. **Disclosure pursuant to RBI notification No.RBI/2020-21/16 DOR No. BP.BC/3/21.04.048/2020-21 on Resolution Framework for COVID-19-related Stress dated August 6, 2020 read with RBI/2021-22/32 DOR.STR.REC.12/21.04.048/2021-22 dated May 5, 2021 in relation to resolution framework-2.0:**

Format - B
Amount (in lakh)

Type of Borrower	Exposure to accounts classified as standard consequent to the implementation of resolution plan- position as the end of the previous half year (A) (31-03-24)	Of (A) aggregate debt that slipped in to NPA during the half year	Of (A) amount written off during the half year	Of (A) amount paid by the borrowers during the half year#	Exposure of accounts classified as standard consequent to implementation of resolution plan-position as at the end of this half year (30-09-24) #
Personal loan	1,368.49	83.38	1.38	128.12	1,158.59
Corporate persons*	-	-	-	-	-
Of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	1,368.49	83.38	1.38	128.12	1,158.59

* As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016
# The Company has given moratorium to its borrowers as part of restructuring.
# Above includes loan accounts which were restructured and has been upgraded from NPA to standard assets during the half year ended September 30, 2024.

8. **Disclosure pursuant to RBI circular RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 for loans transferred/acquired under the Master Direction - RBI (Transfer of Loan Exposures) Directions, 2021 dated 24 September 2021 during the quarter and half year ended 30 September 2024 are given below:**

(i) Details of loans not in default transferred/acquired through assignment for the quarter ended 30 September 2024:

Particulars	Transferred	Acquired
Aggregate amount of loans transferred/acquired (₹ in lakh)	17,748.09	-
Weighted average balance maturity (in years)	16.38	-
Weighted average holding period (in years)	1.49	-
Retention of beneficial economic interest	10%	-
Tangible security coverage	100%	-
Rating wise distribution of rated loans	Not Applicable	-

Shubham Housing Development Finance Company Limited

WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

(ii) Details of loans not in default transferred/acquired through assignment for the half year ended 30 September 2024:

Particulars	Transferred	Acquired
Aggregate amount of loans transferred/acquired (₹ in lakh)	17,748.09	-
Weighted average balance maturity (in years)	16.38	-
Weighted average holding period (in years)	1.49	-
Retention of beneficial economic interest	10%	-
Tangible security coverage	100%	-
Rating wise distribution of rated loans	Not Applicable	-

(iii) The Company has not acquired/transferred, any stressed/non-performing loan during the quarter and half year ended 30 September 2024.

9. **Details of ratings of security receipts**

Amount (in lakh)

Rating	Rating Agency	Recovery rating	Outstanding as on September 30, 2024
SR-1	Acuité Ratings & Research Limited	ACUITE RR1+	0.01
SR-2	Infomerics Valuation and Rating Private Limited	IVR RR1	1,954.65

10. The material accounting policies applied in preparation of these financial results are consistent with those followed in the annual financial statements for the year ended 31 March 2024.

11. Subsequent to the reporting date, the Company converted 1,74,01,507 Compulsorily Convertible Preference Shares (CCPS) held by shareholders into the 1,74,01,507 Equity Shares of the Company, in pursuance of the rights conferred upon them.

12. Figures for the immediately preceding quarter ended 30 June 2024, corresponding quarter and half year ended 30 September 2023 and for the year ended 31 March 2024, included in these financial results, were reviewed/ audited by the predecessor auditor i.e. MSKA & Associates.

13. The figures for the previous periods / year have been regrouped / rearranged wherever necessary to conform to current period presentation.

14. The above financial results are available on the stock exchange website (www.bseindia.com) and the website of the Company (www.shubham.co)

For and on behalf of the Board of Directors of
Shubham Housing Development Finance Company Limited

Shubham Housing Development Finance Company Limited

Shubham Housing Development Finance Co. Ltd. Gurgaon

Sanjay Chaturvedi
Director
DIN: 01636432

Place: Gurugram
Date: 14 November 2024

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Additional disclosures pursuant to Regulation 52(4) of SEBI (LODR) Regulation, 2015

(₹ in lakh, unless stated otherwise)

Particulars	As at 30 September 24
	Unaudited
Debt equity ratio (Debt securities + Borrowings (other than debt securities)) / (equity including equity share capital, instrument entirely equity in nature and other equity)	2.37
Outstanding redeemable preference shares	Nil
Capital redemption reserve / Debenture redemption reserve	NA
Net worth (includes instruments entirely equity in nature and other equity) (refer Note 3 below)	1,36,247.95
Total debt to total assets (in %) (Debt securities + Borrowings (other than debt securities)) / Total assets	68.82%
Gross stage III (in %) (Gross stage III loans EAD / Gross total loans EAD) (refer Note 2 & 4 below)	1.33%
Net stage III (in %) (Gross stage III loans EAD - impairment loss allowance for stage III) / (Gross total loans EAD -Impairment loss allowance for stage III) (refer Note 2 & 4 below)	0.90%
Provision coverage ratio (Total impairment loss allowance for stage III / Gross stage III loans EAD) (refer Note 2 & 4 below)	32.84%
Capital risk adequacy ratio (CRAR) (in %)	39.89%

Particulars	For the quarter ended 30 September 2024	For the half year ended 30 September 2024
	Unaudited	Unaudited
Net Profit after tax (₹ in lakh)	4,040.00	6,554.81
Net profit margin (in %) (Net profit after tax / Total income)	20.46%	17.64%
Earnings per share [not annualised]		
Basic (in ₹)	5.34	8.67
Diluted (in ₹)	5.09	8.25

Note 1: Current ratio, Debt service coverage ratio, Interest service coverage ratio, Long term debt to working capital, Bad debts to Accounts receivable ratio, Current liability ratio, Debtors turnover, Inventory turnover and Operating margin ratio are not applicable to the Company.

Note 2: Exposure at default (EAD) includes loan balance and interest outstanding & accrual thereon.

Note 3: Net worth is computed in accordance with Schedule II - 'Half Yearly Return' prescribed by National Housing Bank.

Note 4: Securitised loans have not been considered for the said calculation.

For and on behalf of the Board of Directors of
Shubham Housing Development Finance Company Limited

Sanjay Chaturvedi
Director
DIN: 01636432

Place: Gurugram
Date: 14 November 2024