

June 8, 2021

BSE Limited
P J Towers,
Dalal Street, Fort,
Mumbai – 400 001.

National Stock Exchange Of India Limited
Exchange Plaza,
Bandra-Kurla Complex
Bandra (E)
Mumbai- 400051

Dear Sirs,

Sub.: Noting Certificate from the Debenture Trustees

Further to our letter dated June 5, 2021 regarding the submission of the Audited Financial Results of the Company for the Financial Year ended March 31, 2021, please find enclosed the Certificate from the Debenture Trustees, in accordance with the provisions of Regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Edelweiss Housing Finance Limited

Riddhi Parekh
Company Secretary

Encl: as above

28452/ITSL/OPR/2021
Date: June 07, 2021

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

Dear Sir/Madam,

Subject: Certificate u/r 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, for Debentures issued by Edelweiss Housing Finance Limited, for the year ended March 31, 2021.

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) without verification.

Thanking you.

Yours faithfully,

Yours Faithfully,
IDBI Trusteeship Services Limited




Authorized Signatory

Encl. As attached to email

June 5, 2021

BSE Limited
P J Towers,
Dalal Street, Fort,
Mumbai – 400 001.

National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex,
Bandra (E),
Mumbai – 400 051.

Dear Sirs,

Sub: Submission of Financial Results for the year ended March 31, 2021 as per Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

With reference to the captioned subject, we enclose the following:

- a) A copy of the Audited Financial Results of the Company for the financial year ended March 31, 2021 together with the report of the Auditors' thereon;

M/s. S.R. Batliboi & Co. LLP, the Auditors of the Company have issued an unmodified opinion of the financial results.

- b) Information as required pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;
- c) Initial Disclosure to be made by entity identified as a Large Corporate with respect to SEBI Circular SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018;
- d) Annual Disclosure in the applicable format, to be made by entity identified as a Large Corporate with respect to SEBI Circular SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018; and
- e) Information as required pursuant to Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular SEBI/HO/DDHS/08/2020 dated January 17, 2020.

The Certificates of the Debenture Trustees, required under Regulation 52(5) of the Listing Regulations will be sent separately.

Edelweiss Housing Finance Limited

Corporate Identity Number: U65922MH2008PLC182906

Registered Office: Edelweiss House, Off. C.S.T Road, Kalina, Mumbai-400098, Maharashtra ☎ +91 22 40094400 Fax: +91 22 4019 4925

Website: www.edelweisshousingfin.com email id: homeservice@edelweisssfin.com

Further, we would like to inform that the Board of Directors of the Company at their meeting held on June 4, 2021 have approved, inter alia, the issuance of Non-Convertible Debentures for an amount not exceeding Rs. 3,500 crores, on a private placement basis, subject to requisite approvals.

Kindly take the above on record.

Thanking you,

Yours faithfully,

For Edelweiss Housing Finance Limited

RIDDHI
KAMAL
PAREKH

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by RIDDHI KAMAL
PAREKH
Date: 2021.06.05
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Riddhi Parekh
Company Secretary

Encl: as above

Independent Auditor's Report On the Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Edelweiss Housing Finance Limited

Report on the audit of the Financial Results

Opinion

We have audited the accompanying statement of financial results of Edelweiss Housing Finance Limited (the "Company"), for the year March 31, 2021 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

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

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive loss and other financial information of the Company for the year ended March 31, 2021.

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, as amended ("the Act"). Our responsibilities under those Standards 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 statements 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 obtained by us is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter - Assessment of COVID 19 Impact

We draw attention to Note 7 to the Statement, which describes the economic and social disruption as a result of COVID-19 pandemic of the Company's business and financial metrics including the Company's estimates of impairment of loans to customers and investments which are highly dependent on uncertain future developments.

Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Financial Results

The Statement has been prepared on the basis of the annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive loss of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder 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 the 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, 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 are 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 Statement as a whole is 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 the Statement.

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 Statement, 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.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the 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 Statement, including the disclosures, and whether the Statement represents 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.

Further, we report that the figures for the half year ended March 31, 2021 represent the derived figures between the audited figures in respect of the financial year ended March 31, 2021 and the published unaudited figures for the half year ended September 30, 2020, which were subjected to a limited review by us, as required under the Listing Regulations.

For S.R. BATLIBOI & Co. LLP

Chartered Accountants

ICAI Firm registration number: 301003E/E300005

SHRAWAN
BHAGWATI
JALAN

Digitally signed by SHRAWAN
BHAGWATI JALAN
DN: cn=SHRAWAN BHAGWATI
JALAN, c=IN, o=Personal,
email=shrawan.jalan@srb.in
Date: 2021.06.04 22:07:02 +05'30'

per Shrawan Jalan

Partner

Membership No.: 102102

UDIN: 21102102AAAAKI1955

Mumbai

June 4, 2021

Financial Results for the half year and year ended March 31, 2021

(₹ in Crores)

	Particulars	Half year ended		Year Ended	
		March 31, 2021 (Audited)	March 31, 2020 (Audited)	March 31, 2021 (Audited)	March 31, 2020 (Audited)
1	Revenue from operations				
	(a) Interest income	223.28	266.06	502.67	565.44
	(b) Dividend income	0.18	-	0.18	-
	(c) Fee and commission income	19.89	18.55	34.15	35.72
	(d) Net gain on fair value changes	7.78	3.36	11.72	3.97
	Total revenue from operations	251.13	287.97	548.72	605.13
2	Other income	0.82	1.67	2.34	2.27
3	Total Income (1+2)	251.95	289.64	551.06	607.40
4	Expenses				
	(a) Finance costs	186.22	205.70	389.28	419.33
	(b) Employee benefits expense	28.75	31.19	55.80	69.07
	(c) Depreciation and amortisation expense	2.42	3.93	5.64	7.89
	(d) Impairment on financial instruments	33.06	32.04	51.14	40.71
	(e) Other expenses	27.58	34.07	57.28	72.03
	Total expenses	278.03	306.93	559.14	609.03
5	Profit / (Loss) before tax (3-4)	(26.08)	(17.29)	(8.08)	(1.63)
6	Tax expense	(16.66)	(8.29)	(11.81)	(3.19)
	Current tax (includes reversal of excess provision of earlier years)	(10.92)	(3.18)	(5.13)	8.87
	Deferred tax	(5.74)	(5.11)	(6.68)	(12.06)
7	Net Profit / (Loss) for the period (5-6)	(9.42)	(9.00)	3.73	1.56
8	Other Comprehensive Income	(0.17)	(0.03)	(0.22)	(0.10)
	(i) Items that will not be reclassified to profit or loss	(0.22)	(0.03)	(0.29)	(0.14)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	0.05	(0.00)	0.07	0.04
9	Total Comprehensive Income (7+8)	(9.59)	(9.03)	3.51	1.46
10	Earnings Per Share (₹) (Face Value of ₹ 10/- each)				
	- Basic (Not Annualised)	(1.36)	(1.30)	0.54	0.22
	- Diluted (Not Annualised)	(1.36)	(1.30)	0.54	0.22

Notes:

- Edelweiss Housing Finance Limited (the 'Company'/'EHFL') has prepared audited financial results (the 'Statement') for the half year ended and year ended March 31, 2021 in accordance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations, 2015') and the Accounting Standards specified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended and the relevant provision of the Companies Act, 2013, as applicable.
- The above financial results of the Company are reviewed and recommended by the Audit Committee and have been approved by the Board of Directors of the Company at their respective meetings held on June 4, 2021.
- The results for the half year ended March 31, 2021 and March 31, 2020 being the derived figures between audited figures in respect of full financial year ended March 31, 2021 and March 31, 2020 and published year to date figures up to the half year ended September 30, 2020 and September 30, 2019 respectively which were subject to limited review by statutory auditor of the company.

4. During earlier years and during the year ended March 31, 2021, the Company sold financial assets amounting to Rs. 132.50 crores (net of provisions and losses) and Rs. 72.18 crores (net of provisions and losses) respectively to various asset reconstructions company trusts ('ARC Trusts') and acquired security receipts (SR) amounting to Rs. 104.48 crores and Rs. 61.35 crores respectively from these ARC Trusts. Ind AS 109 – 'Financial Instruments', prescribed under section 133 of the Companies Act, 2013, requires substantially all risks and rewards to be transferred for the purpose of de-recognition of such financial assets from the Company's financial statements. Edelweiss Financial Services Limited (EFSL), the ultimate holding company, and Edelweiss Rural and Corporate Services Limited (ERC SL), the holding company, had undertaken substantially all risks and assumed rewards amounting to Rs. 92.47 crores and Rs. 54.27 crores respectively for earlier years and for the year ended March 31, 2021 in respect of such financial assets. As a result, these Security Receipts are recognised under Investments in Company's financial statements.

Based on a review performed by the Company's management and EFSL, with effect from January 1, 2021, EFSL has directly undertaken substantially all risks and rewards and consequently ERC SL is relieved of its obligations. Further, pursuant to such review, certain terms and conditions of risk and rewards agreements have been amended with effect from January 1, 2021. The Board of Directors of the Company in the meeting held on June 4, 2021 have approved such amendments to the said agreements. Further, the amendments to the said agreement shall be placed by the management of ERC SL and EFSL in their respective ensuing Board of Directors' meeting for review and approval.

5. Pursuant to amendments in risk and rewards agreement (as mentioned in note (4) above) between the Company, ERC SL and EFSL, with effect from January 1, 2021, fees payable on these security receipts (ARC Fees) has been agreed to be borne by EFSL, as substantially all risks and rewards are undertaken by EFSL. Accordingly, an amount of Rs. 1.21 crores towards such expenses has been recorded by EFSL. Accordingly, profit / loss before tax of the Company for the half year and year ended March 31, 2021 is higher by Rs. 1.21 crores.
6. EHFL had initiated sale of certain credit impaired financial assets before March 31, 2021 and for which definitive contracts were executed post the balance sheet date. These financial assets sold after March 31, 2021, amounted to Rs. 43.04 crores (net of provisions and losses) to asset reconstruction companies trusts (ARC Trust). As per Ind AS 109, Financial Instruments, prescribed under section 133 of the Companies Act, 2013 significant judgement is involved in classification of assets which has been accentuated on account of factors caused by COVID 19. Accordingly, on account of subsequent sale to and recovery from ARC Trusts of such credit impaired assets, management has recorded such financial assets as recoverable and not as credit impaired financial assets. EFSL, the ultimate holding Company has, undertaken substantially all risks and rewards in respect of these financial assets aggregating to Rs. 36.58 crores. As at March 31, 2021, there are no impact on the financial statements of the EHFL other than expected credit loss recorded in the Profit and Loss Statement for the half year and year ended March 31, 2021 amounting to Rs. 7.29 crores.
7. The impact of COVID-19, since March 2020 including changes in customer behaviour and pandemic fears, as well as restrictions on business and individual activities, has led to volatility in Indian financial markets and decrease in economic activities. The extent to which the COVID-19 will continue to impact the company results, including credit quality and provisions, remain uncertain and would depend upon the time taken for economic activities to fully resume and reach normal levels. The Company has assessed the impact of the COVID-19 pandemic on its liquidity and ability to repay its obligations as and when they are due. Based on the foregoing and necessary stress tests considering various scenarios, management believes that the Company will be able to pay its obligations as and when these become due in the foreseeable future. In assessing the recoverability of loans, receivables, intangible assets, deferred tax assets and investments, the Company has considered internal and external sources of information, including credit reports, economic forecasts and industry reports up to the date of approval of these financial results. Since the situation continue to evolve, its effect on the operations of the Company may be different from that estimated as at the date of approval of these financial results. Company will continue to closely monitor material changes in markets and future economic conditions.

8. Details of moratorium / deferment extended to eligible customers under COVID19 Regulatory package

The company has extended moratorium/ deferment of term loan installments falling due in moratorium period to its eligible customers who have opted for moratorium under RBI circular on 'COVID-19 – Regulatory Package' dated March 27, 2020 and 'COVID19 Regulatory Package - Asset Classification and Provisioning' dated April 17, 2020.

	(₹ in Crores)
For the half year and year ended March 31, 2021	
(a) Respective amounts in SMA/overdue categories, where the moratorium/deferment was extended, in terms of paragraph 2 and 3 (Outstanding amount as at March 31, 2021)	289.78
(b) Respective amount where asset classification benefits is extended (Outstanding amount as at March 31, 2021)	263.68
(c) Provisions made in terms of paragraph 5 of the circular (As per para 4, applicable to NBFC covered under IndAS)	24.07
(d) Provisions adjusted against slippages / write-back / adjusted against the actual provisioning requirements in terms of paragraph 6 of the circular	14.30
(e) Residual provisions as on March 31, 2021 in terms of paragraph 6 of the circular	9.77
For the half year and year ended March 31, 2020	
(a) Respective amounts in SMA/overdue categories, where the moratorium/deferment was extended, in terms of paragraph 2 and 3 (Outstanding amount as at March 31, 2020)	189.70
(b) Respective amount where asset classification benefits is extended (Outstanding amount as at March 31, 2020)	44.58
(c) Provisions made in terms of paragraph 5 of the circular (As per para 4, applicable to NBFC covered under IndAS)	2.34
(d) Provisions adjusted against slippages in terms of paragraph 6 of the circular	0.00
(e) Residual provisions as on March 31, 2020 in terms of paragraph 6 of the circular	2.34

9 (a) Details of Resolution plan implemented under the Resolution Framework for COVID-19 related stress as per circular dated August 6, 2020.

(₹ in Crores)

Type of borrower	(A) Number of accounts where resolution plan has been implemented under this window	(B) exposure to accounts mentioned at (A) before implementation of the plan	(C) Of (B), aggregate amount of debt that was converted into other securities	(D) Additional funding sanctioned, if any, including between invocation of the plan and implementation	(E) Increase in provisions on account of the implementation of the resolution plan
Personal Loans	42	11.94	-	-	1.08
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	42	11.94	-	-	1.08

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

9 (b) Micro, Small and Medium Enterprises (MSME) sector - Restructuring of advances

The Company has restructured the accounts as per RBI circular circulars DBR.No.BP.BC.100/21.04.048/2017-18 dated February 7, 2018, DBR.No.BP.BC.108/21.04.048/2017-18 dated June 6, 2018, circular DBR.No.BP.BC.18/21.04.048/2018-19 dated January 1, 2019, circular DOR.No.BP.BC.34/21.04.048/2019-20 dated February 11, 2020 and DOR.No.BP.BC/4/21.04.048/2020-21 dated August 6, 2020

(₹ in Crores)

Type of borrower	No. of accounts restructured	Amount
MSME	24	10.57

10. In accordance with the instructions in the RBI circular dated April 7, 2021, all lending institutions shall refund / adjust 'interest on interest' to all borrowers including those who had availed working capital facilities during the moratorium period, irrespective of whether moratorium had been fully or partially availed, or not availed. Pursuant to these instructions, the Indian Banks Association (IBA) in consultation with other industry participants / bodies published the methodology for calculation of the amount of such 'interest on interest'. Accordingly, the Company has estimated Rs. 0.67 crores and made provision for refund / adjustment.
11. In terms of the requirement as per RBI notification no. RBI/2019-20/170 DOR (NBFC),CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020 on Implementation of Indian Accounting Standards read with RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 – Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021, Non-Banking Financial Companies (NBFCs) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 109 and Income Recognition, Asset Classification and Provisioning (IRACP) norms (including provision on standard assets). The impairment allowances under Ind AS 109 made by the Company exceeds the total provision required under IRACP (including standard asset provisioning), as at March 31, 2021 and accordingly, no amount is required to be transferred to impairment reserve.
12. The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

13. Statement of assets and liabilities as at March 31, 2021

	(₹ in Crores)	
	As at March 31, 2021	As at March 31, 2020
ASSETS		
Financial assets	4,902.72	5,021.72
(a) Cash and cash equivalents	945.58	492.92
(b) Bank balances other than (a) above	83.53	73.93
(c) Derivative financial instruments	-	-
(d) Stock in trade	15.58	-
(e) Receivables		
(i) Trade receivables	10.40	5.85
(f) Loans	3,595.86	4,320.06
(g) Investments	160.09	104.47
(h) Other financial assets	91.68	24.49
Non-financial assets	28.38	29.11
(a) Current tax assets (net)	2.19	0.74
(b) Deferred tax assets (net)	-	2.13
(c) Property, Plant and Equipment	11.83	20.38
(d) Capital work in progress	-	-
(e) Intangible assets under development	0.71	0.15
(f) Other Intangible assets	0.23	0.35
(g) Other non- financial assets	13.42	5.36
TOTAL ASSETS	4,931.10	5,050.83
LIABILITIES AND EQUITY		
Financial liabilities	4,125.91	4,262.63
(a) Derivative financial instruments	-	-
(b) Payables		
(i) Trade payables		
(i) total outstanding dues of micro enterprises and small enterprises	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	7.23	8.54
(c) Debt securities	1,167.67	1,009.16
(d) Borrowings (other than debt securities)	2,262.84	2,799.20
(e) Subordinated Liabilities	50.86	50.86
(f) Other financial liabilities	637.31	394.87
Non-financial liabilities	42.39	19.12
(a) Current tax liabilities (net)	1.69	10.60
(b) Provisions	3.76	2.53
(c) Deferred tax liabilities (net)	0.92	-
(d) Other non-financial liabilities	36.02	5.99
Equity	762.80	769.08
(a) Equity share capital	69.35	69.35
(b) Other equity	693.45	699.73
TOTAL LIABILITIES AND EQUITY	4,931.10	5,050.83

14. Figures for the previous period/ year have been regrouped/ reclassified wherever necessary to conform to current period presentation.

On behalf of the Board of Directors

RAJAT AVASTHI
 Digitally signed by
 RAJAT AVASTHI
 Date: 2021.06.04
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Rajat Avasthi
 MD & CEO
 DIN: 07969623

Mumbai
 June 4, 2021

Annexure - A

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

Details of Credit Rating :

(₹ In Crores)

Instrument category	CRISIL	ICRA	CARE	Brickworks
i) Long Term Instruments	LT-NCD,LT Sub-Debt and BLR	LT-NCD,LT Sub-Debt and BLR	LT-NCD,LT Sub-Debt and BLR	LT-NCD and Per-Debt
Rating	CRISIL AA-/ Negative	ICRA A+/ Negative	CARE A+/ Stable	BWR AA- / Stable and BWR A+ / Stable
Amount	3,535.00	6,017.81	3,083.10	850.00
ii) Short Term Instruments	CPs-ST	-	CPs-ST	-
Rating	CRISIL A1+	-	CARE A1+	-
Amount	1,000.00	-	1,000.00	-

a) There has been following changes in the Credit Rating during the year FY 2020-21:

- ICRA Ratings revised the ratings on Long Term Debt from AA- to A+ on 5th May'2020 while keeping the outlook unchanged at Negative and also the Short term ratings from ICRA A1+ to ICRA A1.
- CARE Ratings revised the outlook on Long Term Debt ratings from Stable to Negative on 7th May' 2020 and Revise the Long term Debt ratings from CARE AA- to CARE A+ and revised the outlook from Negative to Stable on 8th OCT' 2020.
- CRISIL Ratings revised the outlook on Long term Debt ratings from Stable to Negative on 25th May' 2020.
- Brickwork Ratings revises the ratings on Long Term Debt from AA to AA- on 10th NOV' 2020 and revise the outlook Stable from Negative.

There have been following changes in Credit Rating post March 31, 2021 till date: NIL

	Particulars	Year ended		Half year ended	
		31-Mar-21	31-Mar-20	31-Mar-21	31-Mar-20
a)	Asset Cover available	1	1	1	1
b)	Debt-equity Ratio (D/E) (refer note 1)	4.56	5.03	4.56	5.03

c)	Debt service coverage ratio (DSCR) (refer note 2)	0.23	0.31	0.19	0.26
d)	Interest service coverage ratio (ISCR) (refer note 3)	0.98	1.00	0.86	0.92
e)	Capital redemption reserve	Nil	Nil	Nil	Nil
f)	Outstanding Redeemable Preference shares	Nil	Nil	Nil	Nil
g)	Debenture redemption reserve (Rs. in Crores)	34.13	46.93	34.13	46.93
h)	Net worth (Rs. in Crores) (refer note 4)	762.80	766.95	762.80	766.95

Notes:

- (1) D/E = "Total Debt (Debt Securities + Borrowings (other than debt securities) + Subordinated Liabilities) / Net worth"
- (2) DSCR = "Earnings before Interest and Tax/ (Interest expense + Principal repayments for the next twelve / six months)"
- (3) ISCR = "Earnings before Interest and Tax/ Interest expense"
- (4) Net worth = "Share Capital + Share application money pending allotment + Reserves and Surplus - Deferred Tax Assets"

f) Asset Cover Available: All Secured NCDs issued by the Company are fully secured by way of mortgage of identified immovable property as stated in the respective debenture trust deed(s) and/ or by way of charge/ hypothecation of book debts/ receivables/ loan receivables, on first pari passu basis, to the extent stated in the respective information memorandum read with the underlying debenture trust deed.

g) Details of previous due date, next due date for the payment of interest and repayment of principal of non-convertible debt securities.

(₹ In Crores)

Sr. no.	ISIN No.	Principal Amount (Face Value)	Previous Due date (1 Oct 20 to 31 Mar 21)		Next Due date (1 April 21 to 30 sep 21)		Redemption (Principal + Interest) amount
			Interest	Principal	Interest	Principal	
1	INE530L08010	50	04-Feb-21	NA	NA	NA	N.A
2	INE530L07210	24.84	01-Oct-20	NA	01-Apr-21	NA	0.20
			01-Nov-20		01-May-21		0.20
			01-Dec-21		01-Jun-21		0.20
			01-Jan-21		01-Jul-21		0.20

			01-Feb-21		01-Aug-21		0.20
			01-Mar-21		01-Sep-21		0.20
3	INE530L07350	150	18-Oct-20	NA	18-Apr-21	NA	1.31
			18-Nov-20		18-May-21		1.27
			18-Dec-20		18-Jun-21		1.31
			18-Jan-21		18-Jul-21		1.27
			18-Feb-21		18-Aug-21		1.31
			18-Mar-21		18-Sep-21		1.31
4	INE530L07160	25	NA	NA	29-Apr-21	NA	2.40
5	INE530L07277	50	NA	NA	19-May-21	NA	4.27
6	INE530L07293	50	NA	NA	21-Jun-21	NA	4.26
7	INE530L07301	30	NA	NA	30-Jun-21	NA	2.56
8	INE530L07194	58.9	NA	NA	19-Jul-21	19-Jul-21	64.64
9	INE530L07228	349.21	NA	NA	19-Jul-21	NA	34.92
10	INE530L07269	12.5	NA	NA	NA	NA	NA
11	INE530L07285	55.74*	NA	NA	NA	NA	NA
12	INE530L07319	7.01*	06-Oct-20	06-Oct-20	NA	NA	NA
13		17.95*	NA	NA	15-Apr-21	15-Apr-21	23.33
14	INE530L07335	45	23-Dec-20	23-Dec-20	NA	NA	NA
15	INE530L07343	50	23-Dec-20	23-Dec-20	NA	NA	NA
16	INE530L07202	4.18	NA	NA	19-Jul-21	19-Jul-21	6.66
17	INE530L07236	5.98	NA	NA	NA	NA	NA
18	INE530L07376	100	NA	NA	03-Jul-21	NA	9.05
19	INE530L07384	100	NA	NA	14-Aug-21	NA	9.25
20	INE530L07392	75	NA	NA	04-Sep-21	NA	6.94

*Issued at premium

Notes:

- a) The Company has paid all the due amounts of interest/principal on the respective due dates during the period ended March 31, 2021.

- b) The details with regard to the interest/principal are provided in respect of those series, in respect of which the interest/principal payment was done in the previous 6 months (i.e. 1st Oct 2020 to 31st March 2021) or falling due in the next 6 months (i.e. 1st Apr 2021 to 30th Sept 2021).

For Edelweiss Housing Finance Limited

RAJAT AVASTHI
Digitally signed by
RAJAT AVASTHI
Date: 2021.06.05
16:53:23 +05'30'

Rajat Avasthi
Managing Director & CEO
DIN: 07969623

April 29, 2021

BSE Limited
P.J. Towers, Dalal Street,
Fort, Mumbai – 400 001

National Stock Exchange of India Limited
Exchange Plaza,
Plot No. C/1, G Block,
Bandra- Kurla Complex,
Bandra (E) Mumbai – 400 051

Dear Sir/Madam,

Re: SEBI Circular No. SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018

Sub: Initial Disclosure

With reference to aforementioned SEBI Circular, we would like to inform that the Company, Edelweiss Housing Finance Limited is "Not a Large Corporate" for the financial year 2021-2022 as per the framework provided therein.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Edelweiss Housing Finance Limited

RIDDHI
KAMAL
PAREKH

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RIDDHI KAMAL
PAREKH
Date: 2021.04.29
18:53:58 +05'30'

Riddhi Parekh

Company Secretary

Edelweiss Housing Finance Limited

Corporate Identity Number: U65922MH2008PLC182906

Registered Office: Edelweiss House, Off. C.S.T Road, Kalina, Mumbai-400098, Maharashtra ☎ +91 22 40094400 Fax: +91 22 4019 4925 Website: www.edelweishousingfin.com email id: homeservice@edelweissfin.com

ANNEXURE A

1. **Name of the Company:** Edelweiss Housing Finance Limited
2. **CIN:** U65922MH2008PLC182906
3. **Report filed for FY:** 2020-2021
4. **Details of the borrowings (all figures in Rs crore):**

S.No.	Particulars	Amount (in Rs. crore)
i.	Incremental borrowing done in FY (a)	375
ii.	Mandatory borrowing to be done through issuance of debt securities (b) = (25% of a)	93.75
iii.	Actual borrowings done through debt securities in FY (c)	375
iv.	Shortfall in the mandatory borrowing through debt securities, if any (d) = (b) - (c) {If the calculated value is zero or negative, write "nil"}	-
v.	Reasons for short fall, if any, in mandatory borrowings through debt securities	NA

RIDDHI
KAMAL
PAREKH

Digitally signed by
RIDDHI KAMAL
PAREKH
Date: 2021.04.26
17:32:12 +05'30'

Riddhi Parekh
Company Secretary
Contact No.: +91 (022) 4009 4567

MANISHKUMAR
ANJANIKUMAR
DHANUKA

Digitally signed by
MANISHKUMAR
ANJANIKUMAR DHANUKA
Date: 2021.04.28 14:12:43
+05'30'

Manish Dhanuka
Chief Financial Officer
Contact No.: +91 (22) 4009 4337

Edelweiss Housing Finance Limited

Corporate Identity Number: U65922MH2008PLC182906

Registered Office: Edelweiss House, Off. C.S.T Road, Kalina, Mumbai-400098, Maharashtra ☎ +91 22 40094400 Fax: +91 22 4019 4925

Website: www.edelweisshousingfin.com email id: homeservice@edelweissfin.com

ANNEXURE A
Statement of Deviation or Variation in the use of proceeds of issue of listed non-convertible debt securities

Statement of Deviation or Variation	
Name of listed entity	Edelweiss Housing Finance Limited
Mode of Fund Raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of Raising Funds during half year ended March 31 st , 2021	18th November 2020
Amount Raised during half year ended March 31 st , 2021 (in Rs.)	100 crore
Report filed for half year ended	31st March 2021
Is there a Deviation / Variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	N/A
Date of approval	-
Explanation for the Deviation / Variation	-
Comments of the audit committee after review	-
Comments of the auditors, if any	-
Objects for which funds have been raised and where there has been a deviation, in the following table:	

Edelweiss Housing Finance Limited

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 Website: www.edelweisshousingfin.com email id: homeservice@edelweissfin.com

Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised of	Amount of Deviation/ Variation for the half year according to applicable object (INR Crores and in %)	Remarks, if any
-	-	-	-	-	-	-
<p>For Edelweiss Housing Finance Limited</p> <p>  Digitally signed by SHILPA GATTANI Date: 2021.04.09 15:03:56 +05'30' </p> <p>Shilpa Gattani Director</p>						

Edelweiss Housing Finance Limited

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