

VASTU HOUSING FINANCE CORPORATION LIMITED

Registered Office : 203/204, "A" Wing 2nd Floor Navbharat Estates, Barrister Nath Pai Marg, Mumbai 400 015

CIN: U65922MH2005PLC272501 T:022 2419 0911 Website : www.vastuhfc.com

UNAUDITED FINANCIAL RESULTS FOR HALF YEAR ENDED SEPTEMBER 30, 2018



Rs. in Lakh

	Particulars	Half year ended 30/09/2018 (Unaudited)	Half year ended 30/09/2017 (Unaudited)	Year ended 31/03/2018 (Audited)
1	(a) Net Sales/Income from Operations	6,136.81	1,993.17	5,956.87
	(b) Other Operating Income	856.38	512.38	1,421.64
2	Expenditure			
	(a). Employees cost	2,147.10	1,166.44	2,707.66
	(b). Depreciation	18.72	14.15	59.89
	(c). Other expenditure	1,027.09	767.75	1,927.88
	(d). Total	3,192.91	1,948.34	4,695.43
3	Profit from Operations before Other Income, Interest and Exceptional Items (1-2)	3,800.28	557.21	2,683.08
4	Other Income	759.53	398.59	2,121.85
5	Profit before Interest & Exceptional Items (3+4)	4,559.81	955.80	4,804.93
6	Interest	2,848.66	786.28	2,054.63
7	Exceptional items	-	-	-
8	Profit (+)/ Loss (-) from Ordinary Activities before tax (5-6-7)	1,711.15	169.52	2,750.30
9	Tax expense	493.82	48.64	789.29
10	Net Profit (+)/ Loss (-) from Ordinary Activities after tax (8-9)	1,217.33	120.88	1,961.01
11	Extraordinary Items (net of tax expense)	-	-	-
12	Net Profit(+)/ Loss(-) for the period/year (10-11)	1,217.33	120.88	1,961.01
13	Paid-up equity share capital (Equity Shares of Rs. 100 each)	35,382.18	35,382.18	35,382.18
14	Paid up Debt Capital	-	-	-
15	Reserves excluding Revaluation Reserves	2,694.58	(522.87)	1,317.25
16	Earnings Per Share (EPS) ([#] not annualised)	[#] 3.44	[#] 0.59	7.02
17	Debt Equity Ratio	1.80	0.48	1.30
18	Debt Service Coverage Ratio *	2.21	2.44	2.95
19	Interest Service Coverage Ratio **	1.60	1.22	2.34

* Debt Service Coverage Ratio = [(Earnings before Interest, provisions, depreciation and Tax for the year) + (Principal collected from Customers during the year)] / [(Interest Expense for the year) + (Principal repaid of the borrowings during the year)]

** Interest Service Coverage Ratio = Earnings before Interest and Tax / Interest Expense

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 30, 2018.
- The Company's main business is financing. Further all activities are carried out in India. As such, there are no separate reportable segments as per the provisions of Accounting Standard (AS) 17 on "Segment Reporting".
- The figures of the previous year/period have been regrouped / rearranged wherever necessary to make them comparable with current year/period presentation.
- Statement of Assets and Liabilities:

Rs. in Lakh

	Particulars	As at 30-Sep-18	As at 31-Mar-18
A	EQUITY AND LIABILITIES		
1	Shareholders' Funds		
	(a) Share Capital	35,382.18	35,382.18
	(b) Reserves and Surplus	2,694.58	1,317.25
	Sub-total - Shareholders' Funds	38,076.76	36,699.43
2	Non-Current Liabilities		
	(a) Long-term borrowings	58,614.84	40,495.00
	(b) Deferred tax Liabilities	89.84	45.69
	(c) Long term provisions	657.79	504.02
	Sub-total - Non-Current Liabilities	59,362.47	41,044.71
3	Current Liabilities		
	(a) Current maturities of long term borrowings	10,103.99	7,033.09
	(b) Other current liabilities	10,732.01	11,293.86
	(c) Short-term provisions	15.15	11.88
	Sub-total - Current Liabilities	20,851.15	18,338.83
	TOTAL- EQUITY AND LIABILITIES	118,290.38	96,082.97



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UNAUDITED FINANCIAL RESULTS FOR HALF YEAR ENDED SEPTEMBER 30, 2018

Particulars		As at 30-Sep-18	As at 31-Mar-18
B	ASSETS		
1	Non-current assets		
	(a) Fixed assets		
	(i) Tangible assets	104.61	93.48
	(ii) Intangible assets	20.48	22.24
	(b) Deferred tax asset (net)	-	-
	(c) Long-term loans and advances	351.02	167.59
	(d) Long-term loans and advances towards financing activities	99,931.48	72,577.37
	Sub-total - Non-current assets	100,407.58	72,860.68
2	Current assets		
	(a) Current Investments	2,700.00	-
	(b) Short-term loans and advances	12.64	26.88
	(c) Current Maturities of Long-term loans towards financing activities	2,467.51	1,817.06
	(d) Cash and bank balances	11,350.15	20,524.33
	(e) Other current assets	1,352.50	854.02
	Sub-total - Current assets	17,882.80	23,222.29
	TOTAL- ASSETS	118,290.38	96,082.97

Additional Information in Compliance with Chapter V (Obligations of Listed Entity Which has Listed its Non-Convertible Debt Securities) of Securities And Exchange Board Of India (Listing Obligations And Disclosure Requirements) Regulations, 2015

(a) Details of Credit Rating

(I) India Ratings has assigned the following rating

Bank Loan rating for RS.60 Crores	IND A-/Stable
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(II) Brickwork has assigned the following rating

NCD issue for Rs. 600 Crores	BWR A(Outlook : Stable)
Bank Loan Facility for Rs. 300 Crores	BWR A(Outlook : Stable)

(III) CRISIL has upgraded the following rating

Bank Loan Facility for Rs.200 Crores	CRISIL A-/Stable
NCD rating for Rs.60 Crores	CRISIL A-/Stable

(b) Asset Cover available

The listed Non-Convertible Debentures of the Company aggregating Rs. 250 Crores as on 30th September 2018 are secured by way of exclusive charge over specific receivables and certain properties. The asset cover thereof exceeds the required cover to be maintained for the said debentures.

Particulars	As at 30-Sep-18	As at 31-Mar-18
(c) Debt Equity Ratio (Loan Funds / Own Funds)	1.80	1.30
(d) Previous due dates for the payment of interest / repayment of principal of Non Convertible Debentures	Details as per Annexure 1	
(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	NA	NA
(f) Debt Service Coverage Ratio [(Earnings before Interest , provisions, depreciation and Tax for the year) + (Principal collected from Customers during the year)] / [(Interest Expense for the year) + (Principal repaid of the borrowings during the year)]	2.21	2.95
(g) Interest Service Coverage Ratio (Earnings before Interest and Tax / Interest Expense)	1.60	2.34
(h) Outstanding Redeemable Preference Shares (quantity and value)	NA	NA
(i) Capital Redemption Reserve (Rs.in Lakh)	NA	NA
(j) Debenture Redemption Reserve (Rs.in Lakh)	NA	NA
(k) Net worth (Rs.in Lakh)	38,076.76	36,699.43
(l) Net Profit after Tax (Rs.in Lakh)	1,217.33	1,961.01
(m) Earnings per Share (EPS) - Basic (Amount in Rs.) (Not Annualised)	3.44	7.02

For and on behalf of the Board of Directors

VASTU HOUSING FINANCE CORPORATION LIMITED

Sandeep Menon
Managing Director

Place : Mumbai
Date : October 30, 2018



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UNAUDITED FINANCIAL RESULTS FOR HALF YEAR ENDED SEPTEMBER 30, 2018



Annexure 1

Details of payment of Interest of Non Convertible Debentures

ISIN	Date of Issue	Date of Maturity	Principal Amount	Previous Due Date of Interest	Next Due Date of Interest
INE459T07025	27-Feb-18	27-Feb-25	50,00,00,000	27-Oct-18	27-Nov-18
INE459T07033	28-Mar-18	27-Feb-25	50,00,00,000	27-Oct-18	27-Nov-18
INE459T07041	27-Apr-18	27-Feb-25	40,00,00,000	27-Oct-18	27-Nov-18
INE459T07058	28-May-18	27-Feb-25	60,00,00,000	27-Oct-18	27-Nov-18
INE459T07066	27-Aug-18	25-Aug-23	50,00,00,000	27-Oct-18	27-Nov-18

