

May 29, 2021

The Secretary
BSE LIMITED
P J Towers
Dalal Street, Fort
Mumbai 400 001
Company Code No.: 959802

Sub: Debenture Trustee Certificate pursuant to Regulation 52(5) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir / Madam,

Pursuant to Regulation 52(5) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") we are enclosing herewith a Certificate issued by the Debenture Trustees, Catalyst Trusteeship Limited regarding receipt and noting of the information as specified under Regulation 52(4) of the Listing Regulations along with the Financial Results of the Company for the half year and year ended March 31, 2021.

You are requested to kindly take the same on records.

Thanking you,

Yours faithfully,
for **Capri Global Housing Finance Limited**

(Harish Agrawal)
Company Secretary

Encl.: As above

Capri Global Housing Finance Limited

Registered Office:

CIN: U65990MH2006PLC161153 Regd. Off: 502, Tower A, Peninsula Business Park, Lower Parel, Mumbai – 400013.

☎ +9122 4088 8100/4354 8200 ✉ contact@caprihomeloans.com 🌐 www.caprihomeloans.com

No. CTL/DEB/21-22/Noting Certificate/543

May 28, 2021

To Whomsoever It May Concern,

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, Catalyst Trusteeship 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 **Capri Global Housing Finance Limited** (“**the Company**”) for the Half Year ended March 31, 2021.

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 Catalyst Trusteeship Limited



Authorised Signatory

Encl: Results submitted by Company



CAPRI GLOBAL HOUSING FINANCE LIMITED

CIN - U65990MH2006PLC161153

Regd. Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013, Maharashtra, India

e-mail: compliance@caprihomeloans.com, Website : www.caprihomeloans.com, Tel No. - +91 22 40888100 Fax No. - +91 22 40888170

(INR in Millions)

Statement of Standalone Financial Results for the Six months & Year Ended March 31, 2021					
Sr. No	Particulars	Half Year Ended		Year ended	Year ended
		31.03.2021	31.03.2020	31.03.2021	31.03.2020
		(Unaudited)	(Unaudited)	(Audited)	(Audited)
	Revenue from Operations				
i)	Interest Income	726.37	651.18	1,391.46	1,264.84
ii)	Fees and Commission income	7.47	12.11	8.84	21.44
iii)	Net gain on fair value changes	53.83	20.87	109.55	28.65
iv)	Other Operating Income	84.63	38.32	107.68	63.74
I)	Total Revenue from Operations	872.30	722.48	1,617.53	1,378.67
II)	Other Income	13.42	15.98	18.65	16.03
III)	Total Income (I+II)	885.72	738.46	1,636.18	1,394.70
	Expenses				
i)	Finance Costs	408.06	342.97	801.85	668.30
ii)	Impairment on financial instruments	45.00	32.21	81.99	45.11
iii)	Employee benefit expense	96.77	95.65	167.96	212.25
iv)	Depreciation, amortisation and impairment	12.81	11.79	19.83	23.11
v)	Other Expenses	76.80	77.67	136.69	134.29
IV)	Total expenses (IV)	639.44	560.29	1,208.32	1,083.06
V)	Profit before tax (III-IV)	246.28	178.17	427.86	311.64
VI)	Tax expenses				
(a)	Current tax	62.13	51.51	105.88	78.47
(b)	Deferred tax	(12.90)	(22.67)	(12.50)	(10.15)
VII)	Net Profit after Tax (V-VI)	197.05	149.33	334.48	243.32
VIII)	Other comprehensive Income				
(i)	Items that will not be reclassified to profit or loss				
(a)	Remeasurement of defined benefit plans	0.99	0.79	0.37	(0.14)
(ii)	Income Tax relating to items that will not be reclassified to profit or loss	(0.26)	(0.23)	(0.08)	0.04
	Other Comprehensive Income	0.73	0.56	0.29	(0.10)
IX)	Total comprehensive income (VII+VIII)	197.78	149.89	334.77	243.22
X)	Earnings per equity share (not annualised for half year) (Face Value of Rs. 10 per share)				
	Basic (INR)	3.25	2.46	5.51	4.01
	Diluted (INR)	3.25	2.46	5.51	4.01

Ajit



CAPRI GLOBAL HOUSING FINANCE LIMITED

Notes to Statement of Financial Results for the Year ended March 31, 2021

1 Statement of Assets and Liabilities as at March 31, 2021

(INR in Millions)

Particulars	As at March 31, 2021	As at March 31, 2020
ASSETS		
Financial assets		
Cash and cash equivalents	167.77	159.87
Bank Balances other than above	435.69	36.41
Receivables	14.99	-
Loans	11,220.65	8,742.05
Investments	2,805.37	1,120.90
Other financial assets	7.69	6.88
Total Financial Assets	14,652.16	10,066.11
Non-Financial assets		
Current Tax Assets (Net)	36.66	5.93
Deferred tax assets (Net)	44.22	31.71
Investment Properties	6.67	8.82
Property, plant and equipment	9.90	14.51
Other intangible assets	16.55	9.18
Intangible Assets Under Development	-	1.67
Other non-financial assets	15.65	6.92
Total Non-Financial Assets	129.65	78.74
TOTAL ASSETS	14,781.81	10,144.85
EQUITY AND LIABILITIES		
LIABILITIES		
Financial Liabilities		
Payables		
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	45.17	30.92
Debt Securities	248.49	-
Borrowings (Other than Debt Securities)	11,308.48	7,743.12
Other financial liabilities	436.51	40.55
Total Financial Liabilities	12,038.65	7,814.59
Non-Financial Liabilities		
Current tax liabilities (Net)	68.15	0.17
Provisions	22.53	13.07
Other non-financial liabilities	2.42	1.70
Total Non-Financial Liabilities	93.10	14.94
TOTAL LIABILITIES	12,131.75	7,829.53
EQUITY		
Equity Share Capital	607.14	607.14
Other equity	2,042.92	1,708.18
Total Equity	2,650.06	2,315.32
TOTAL EQUITY AND LIABILITIES	14,781.81	10,144.85




CAPRI GLOBAL HOUSING FINANCE LIMITED

Notes to Statement of Financial Results for the Year ended March 31, 2021

- 2) The above results have been reviewed by the Audit Committee and have been approved by the Board of Directors at their meetings held on May 27, 2021 pursuant to Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015 (as amended). The statutory auditors of the Company have carried out an audit on the results for the year ended March 31, 2021 and the related report is being submitted to the concerned stock exchange. The above results have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 (as amended).
- 3) The Company's main business is Financing Activity. All other activities of the Company revolve around the main business. As such, there are no separate reportable segments, as per the Ind AS 108 "Operating Segments" specified under section 133 of the Companies Act, 2013.
- 4) The listed Non-Convertible Debt Securities of the Company as on March 31, 2021 are secured by first pari-passu charge by way of hypothecation over standard present and future receivables. The total assets cover required thereof has been maintained as per the terms and conditions stated in the Debenture Trust Deed.
- 5) The NCDs of the Company were listed in July 2020 and hence the financial results for the year ended March 31, 2020 were not published/subjected to review/audit as per Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015 (as amended).
- 6) The outbreak of COVID-19 pandemic across the globe and in India has contributed to a significant decline and volatility in the global and Indian financial markets and slowdown in the economic activities.
Further, the management of the Company, based on current available information, has estimated overlays based on the policy of the Company for the purpose of determination of the provision for impairment of financial assets carried at amortised cost. Based on the current indicators of future economic conditions, the Company considers these provisions to be adequate. Given the uncertainty over the potential macro-economic impact, the management has considered internal and external information up to the date of approval of these financial results.
The extent to which the COVID-19 pandemic, including the current "second wave" that has significantly increased the number of cases in India will continue to impact future results of the Company will depend on the current as well as future developments, which are highly uncertain, including, among other things, any new information concerning the severity of the COVID-19 pandemic and any action to contain its spread or mitigate its impact whether government-mandated or elected by the Company. Given the uncertainty over the potential macro-economic condition, the impact of the global health pandemic may be different from that estimated as at the date of approval of these financial results and the Company will continue to closely monitor any material changes to future economic conditions, which will be given effect to in the respective future period.
- 7) The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in March 2021. 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. 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.
- 8) Hon'ble Supreme court vide order dated 23 March 2021, in the matter of small Scale industrial manufacturers associations VS UOI & Ors. has stated that interim relief granted vide an interim order dated September 3, 2020 stands vacated. Accordingly the Company has classified non performing assets as per extant RBI guidelines.
- 9) In accordance with the instructions in the RBI circular dated April 07 2021, all lending institutions shall refund / adjust 'interest on interest' to all borrowers, 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 the said amount and made provision for refund/adjustment.
- 10) Disclosure Pursuant to RBI Notification - RBI/2020-21/16 DOR No. BP. BC/3/21.04.048/2020-21 dated 6 August 2020

Type of Borrower	(INR In Millions)				
	(A)	(B)	(C)	(D)	(E)
	Number of accounts where resolution plan has been implemented under this window	Exposure accounts mentioned at (A) before implementation of the plan	Of (B) aggregate amount of debt that was Converted into other securities	Additional funding sanctioned, if any, including between invocation of the plan and implementation	Increase in Provision on account of the implementation of the resolution plan
Personal Loans	18	22.34	-	-	2.23

- 11) The figures for the half year ended March 31, 2021 are the balancing figures between audited figures in respect of full financial year and the unaudited published year to date figures up to six months ended September 30, 2020 which were subject to limited review.
- 12) Previous period/ year figures have been regrouped and reclassified wherever necessary to conform to current period's presentation.

On behalf of the Board of Directors
For Capri Global Housing Finance Limited



(Rajesh Sharma)
Managing Director
DIN 00020037

Place: Mumbai
Date: May 27, 2021



INDEPENDENT AUDITORS' REPORT ON AUDIT OF ANNUAL FINANCIAL RESULTS

To The Board of Directors of Capri Global Housing Finance Limited

Opinion

We have audited the Financial Results for the year ended March 31, 2021 included in the accompanying "Statement of Financial Results for the six months and year ended March 31, 2021" ("the Statement"), of **Capri Global Housing Finance Limited** ("the Company"), 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 Financial Results for the year ended March 31, 2021:

- (i) is presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; and
- (ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India of the net profit and total comprehensive income and other financial information of the Company for the year then ended.

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 Standards are further described in Auditor's Responsibilities for audit of the Annual Financial Results section below. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Financial Results for the year ended March 31, 2021 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 ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

We draw your attention to Note 6 to the Statement, which describes the continuing uncertainty arising from the COVID-19 Pandemic of the Company's financial results.

Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Statement

This Statement, which includes the Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for the issuance. The Statement has been compiled from the related audited interim financial information for the year ended March 31, 2021. This responsibility includes the preparation and presentation of the Financial Results for the year ended March 31, 2021 that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") 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 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

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completeness of the accounting records, relevant to the preparation and presentation of the Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, 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 financial reporting process of the Company.

Auditor's Responsibilities for audit of Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the Financial Results for the year ended March 31, 2021 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 this 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 Annual 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.
- 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 made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 52 of the Listing Regulations.
- 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 ability of the Company 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 Statement 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 Annual Financial Results, including the disclosures, and whether the Annual Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Annual Financial Results of the Company to express an opinion on the Annual Financial Results.

Materiality is the magnitude of misstatements in the Annual Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Annual Financial Results.

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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.

Other matter

As stated in Note 5 of the Statement, the figures for the half ended March 31, 2020 are the balancing figure between audited figures in respect of the full financial year and the unpublished year to date figures up to the half year of the previous financial year which were not subject to limited review by us. Our report on the Statement is not modified in respect of this matter.

As stated in Note 11 of the Statement, the figures for the half ended March 31, 2021 are the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the half year of the current financial year which were subject to limited review by us. Our report on the Statement is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

ANJUM Digitally signed
by ANJUM QAZI
QAZI Date: 2021.05.27
20:34:43 +05'30'

Anjum A. Qazi
(Partner)
(Membership No. 104968)
(UDIN: 21104968AAAADI3006)

Place: MUMBAI
Date: May 27, 2021

Disclosures pursuant to Regulation 52(4) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as on March 31, 2021 for the Non-Convertible Debentures (NCDs) issued on Private Placement Basis

- (a) Credit rating and change in credit rating, if any: CARE A- by CARE Ratings Limited. There has been no change in the rating.
- (b) Asset Cover Available: 1.18 times
- (c) Debt-Equity Ratio – 4.36 times
- (d) Previous due date for the payment of interest on / repayment of principal for non-convertible debt securities and whether the same has been paid or not: No Interest / Principal Payment was due as the Debentures are issued in July 2020 with yearly interest payment.
- (e) Next due date for the payment of interest /principal along with the amount of interest payable and the redemption amount: Refer to Annexure – I in relation to next due date for payment of interest on NCD
- (f) Debt Service Coverage Ratio: 1.15 times
- (g) Interest Service Coverage Ratio: 1.66 times
- (h) Debenture Redemption Reserve: Not Applicable

Pursuant to Rule 18 (7) (b) (iii) of The Companies (Share Capital and Debenture) Rules 2014 no debenture redemption reserve is required to be created in cases of privately placed debentures issued by Housing Finance Companies registered with the National Housing Bank.

- (i) Net Worth: Rs. 2,650.06 Millions
- (j) Net Profit after Tax: Rs 334.48 Millions
- (k) Earnings per Share: Basic Rs.5.51 and Diluted Rs. 5.51
- (l) Extent and nature of security created and maintained with respect to Secured Listed Non-Convertible Debentures: The NCDs issued by the Company are secured by first pari-passu charge by way of hypothecation on the receivables of the company. The minimum-security cover required to be maintained is 1.00 times of the aggregate face value of Debentures issued.



Details of Non- Convertible Debentures (NCD's) as on March 31, 2021

Sr. No.	Series	ISIN	Previous Due date for payment of:		Next Due date for payment of:			
			Interest	Principal	Interest	Amount (Rs. Million)	Principal	Amount (Rs. Million)
1	Series- 1	INE328J07015	N.A.	N.A	July 28,2021	20.00	January 28, 2022	250.00

