

November 9, 2020

The Secretary
BSE LIMITED
P J Towers
Dalal Street, Fort
Mumbai 400 001

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 ended September 30, 2020.

You are requested to kindly take the same on records.

Thanking you,

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

Rajesh Sharma
Managing Director
DIN 00020037

Encl.: As above

Capri Global Housing Finance Limited

(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/20-21/Noting Certificate/2900

November 07, 2020

To Whomsoever It May Concern,

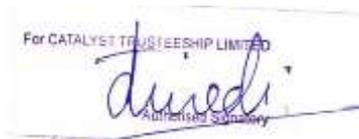
CERTIFICATE FOR RECEIPT AND NOTING OF INFORMATION

[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 September 30, 2020.

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@caprihome loans.com, Website : www.caprihome loans.com, Tel No. - +91 22 40888100 Fax No. - +91 22 40888170

(INR In Millions)

Statement of Financial Results for the Half Year Ended September 30, 2020				
Sr. No	Particulars	Half Year Ended		Year ended
		30.09.2020	30.09.2019	31.03.2020
		(Unaudited)	(Unaudited)	(Audited)
	Revenue from Operations			
i)	Interest Income	665.10	613.66	1,264.84
ii)	Fees and Commission income	1.37	9.33	21.44
iii)	Net gain on fair value changes	55.72	7.78	28.65
iv)	Other Operating Income	23.04	25.42	63.74
I)	Total Revenue from Operations	745.23	656.19	1,378.67
II)	Other Income	5.23	0.05	16.03
III)	Total Income (I+II)	750.46	656.24	1,394.70
	Expenses			
i)	Finance Costs	393.79	325.32	668.30
ii)	Impairment on financial instruments	37.00	12.89	45.11
iii)	Employee benefit expense	71.19	116.60	212.25
iv)	Depreciation, amortisation and impairment	7.03	11.32	23.11
v)	Other Expenses	59.89	56.63	134.29
IV)	Total expenses (IV)	568.90	522.76	1,083.06
V)	Profit before tax (III-IV)	181.56	133.48	311.64
VI)	Tax expenses			
(a)	Current tax	43.76	26.95	78.47
(b)	Deferred tax	0.40	12.52	(10.15)
VII)	Net Profit after Tax (V-VI)	137.40	94.01	243.32
VIII)	Other comprehensive Income			
	(i) Items that will not be reclassified to profit or loss			
	(a) Remeasurement of defined benefit plans	(0.62)	(0.93)	(0.14)
	(ii) Income Tax relating to items that will not be reclassified to profit or loss	0.18	0.27	0.04
	Other Comprehensive Income	(0.44)	(0.66)	(0.10)
IX)	Total comprehensive income (VII+VIII)	136.96	93.35	243.22
X)	Earnings per equity share (not annualised for quarters)			
	Basic (INR)	2.26	1.55	4.01
	Diluted (INR)	2.26	1.55	4.01



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CAPRI GLOBAL HOUSING FINANCE LIMITED

Notes to Statement of Financial Results for the Half-Year ended September 30, 2020

1 Statement of Assets and Liabilities as at September 30, 2020

(INR In Millions)

Particulars	As at September 30, 2020	As at March 31, 2020
ASSETS		
Financial assets		
Cash and cash equivalents	23.75	159.87
Bank Balances other than above	113.37	36.41
Receivables	19.17	1.37
Loans	9,054.83	8,741.92
Investments	2,401.78	1,120.90
Other financial assets	7.76	6.88
Total Financial Assets	11,620.66	10,067.35
Non-Financial assets		
Current Tax Assets (Net)	37.84	5.93
Deferred tax assets (Net)	24.48	31.72
Investment Properties	8.82	8.82
Property, plant and equipment	11.36	14.51
Other intangible assets	7.95	9.18
Intangible Assets Under Development	1.67	1.67
Other non-financial assets	17.07	6.25
Total Non-Financial Assets	109.19	78.08
TOTAL ASSETS	11,729.85	10,145.43
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	38.91	38.80
Debt Securities	250.00	-
Borrowings (Other than Debt Securities)	8,853.74	7,743.12
Other financial liabilities	70.70	33.50
Total Financial Liabilities	9,213.35	7,815.42
Non-Financial Liabilities		
Current tax liabilities (Net)	47.15	0.17
Provisions	17.25	13.07
Other non-financial liabilities	-	1.45
Total Non-Financial Liabilities	64.40	14.69
TOTAL LIABILITIES	9,277.75	7,830.11
EQUITY		
Equity Share Capital	607.14	607.14
Other equity	1,844.96	1,708.18
Total Equity	2,452.10	2,315.32
TOTAL EQUITY AND LIABILITIES	11,729.85	10,145.43



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CAPRI GLOBAL HOUSING FINANCE LIMITED

Notes to Statement of Financial Results for the Half-Year ended September 30, 2020

- 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 November 05, 2020 and November 06, 2020 respectively pursuant to Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015 (as amended). The statutory auditors of the Company have carried out a Limited Review on the results for the half year ended September 30, 2020 and the related report is being submitted to the concerned stock exchange. The above results have been prepared in accordance recognition and measurement principles of Ind AS 34 – “ Interim Financial Reporting” notified under Section 133 of the Companies Act, 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and presented in accordance with Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirements), Regulations 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 September 30, 2020 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 half year ended September 30, 2019 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 & India has contributed to a significant volatility and decline in the global and Indian financial markets and slowdown in the economic activities. Pursuant to the guidelines issued by RBI dated, March 27, 2020, April 17, 2020 and May 23, 2020 relating to COVID-19 Regulatory Package, the Company has granted moratorium on the payment of instalments falling due between March 01, 2020 and August 31, 2020 to the eligible borrowers. For the purpose of asset classification on all such accounts, the number of days past due as on September 30, 2020 excludes the moratorium period to the respective borrower, as per the policy.
- 7) The Company has, based on current available information from internal and external sources and the policy approved by the Board, assessed the carrying value of its assets, particularly its financial assets and the related provision for impairment of its financial assets. The Company's management re assessed the parameters in its ECL model during the quarter ended March 31, 2020 and subsequently for the quarters ended June 30, 2020 and September 30, 2020 for the dynamic impacts of the Covid-19 pandemic and accordingly estimated the provision on its financial assets based on internal and external information available up to the date of approval of these financial results. Based on the current indicators of future economic conditions, the Company considers this provision to be adequate and expects to recover the carrying amount of these financial assets at September 30, 2020.

The duration and the extent to which the COVID-19 pandemic will ultimately impact the financial performance of the Company remains highly uncertain. Any new information concerning the severity and anticipated duration of the COVID-19 pandemic and any action to contain its spread or mitigate its impact whether government-mandated or elected by the Company, implications due to the final decision by the Honorable Supreme Court on moratorium and other related matters may cause further impact on the financial performance. Accordingly, the actual financial impact may be different from the estimates, particularly those related to expected credit losses, which are applied as on the date of approval of these financial results. Such revisions in estimates will be prospectively recognized. The Company continues to closely monitor any material changes to future economic conditions.

- 8) Hon'ble Supreme Court. in a public interest litigation (Gajendra Sharma vs. Union of India & Anr). vide an interim order dated September 03, 2020 (interim order) has directed that accounts which were not declared NPA till August 31, 2020 shall not be declared as NPA till further orders. Basis the classification criteria set out in the said interim order, the Company has not classified any standard account as of August 31, 2020 as NPA subsequent to August 31, 2020 as per RBI norms. Such accounts have been classified as Stage 3 and provisioned accordingly.
- 9) 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. 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.
- 10) Previous period/ year figures have been regrouped and reclassified wherever necessary to conform to current period's presentation.



Place: Rishikesh, Uttarakhand
Date: November 6, 2020

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

(Rajesh Sharma)
Managing Director
DIN 00020037

INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM UNAUDITED FINANCIAL RESULTS

**TO THE BOARD OF DIRECTORS OF
CAPRI GLOBAL HOUSING FINANCE LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Financial Results of **CAPRI GLOBAL HOUSING FINANCE LIMITED** ("the Company"), for the half year ended September 30, 2020 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 ("the Act") 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel 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 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 stated in paragraph 3 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 Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 7 to the Statement, which describes the continuing uncertainty arising from the COVID-19 Pandemic on the Company's results.

Our conclusion is not modified in respect of this matter.

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



Anjum A. Qazi
Partner
(Membership No. 104968)
(UDIN: **20104968AAAAHC8104**)

Mumbai, November 6, 2020

CAPRI GLOBAL HOUSING FINANCE LIMITED

Disclosures pursuant to Regulation 52(4) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as on September 30, 2020 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: 1.27 times
- (c) Debt-Equity Ratio: 3.71 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: 1.24 times
- (g) Interest Service Coverage Ratio: 1.57 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: INR 2452.10 Millions.
- (j) Net Profit after Tax: INR 137.40 Millions.
- (k) Earnings per Share: Basic INR 2.26 and Diluted INR 2.26
- (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.



CAPRI GLOBAL HOUSING FINANCE LIMITED

Annexure - I

Details of Non- Convertible Debentures (NCD's) as on September 30, 2020

Sr. No.	Series	ISIN	Previous Due date for payment of:		Next Due date for payment of:			
			Interest	Principal	Interest	Amount (INR. In millions)	Principal	Amount (INR. In millions)
1	Series- 1	INE328J07015	NA	NA	July 28,2021	20.00	January 28, 2022	250.00