

October 29, 2021

The Secretary
BSE Limited
Pheeroze Jeejeebhoy Towers
Dalal Street, Fort
Mumbai - 400 001
Company Code No.: 959802

Sub: Outcome of Board Meeting held on October 29, 2021

Dear Sir / Madam,

In terms of provision of Regulation 51 read with Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that, the Board of Directors of the Company, at its meeting held today October 29, 2021, has *inter alia* considered and approved the following:

1. Unaudited Financial Results for the quarter and half year ended September 30, 2021;
2. Resignation of Mr. Harish Agrawal (Membership No. A-12549) from the position of Company Secretary & Compliance Officer of the Company with effect from close of business hours on November 19, 2021.
3. Appointment of Mr. Yashesh Pankaj Bhatt, (Membership No: A-20491) as Company Secretary & Compliance Officer of the Company with effect from November 20, 2021.

Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulation"), we enclose herewith Financial Results for the quarter and half year ended on September 30, 2021 and Auditors' Limited Review Report on the aforesaid Financial Results.

The Disclosure as required pursuant to Regulation 51(2) and Part B of Schedule III, is enclosed as Annexure-I.

The aforesaid Financial Results will be made available on the Company's website at www.caprihomeloans.com.

The meeting of the Board of Directors commenced at 02.30 P.M and concluded at 4:15 P.M.

You are requested to kindly take the above information on record.

Thanking you,

Yours faithfully,
for Capri Global Housing Finance Limited


(Harish Agrawal)
Company Secretary
Encl.: As above



Capri Global Housing Finance Limited

(CIN: U65990MH2006PLC161153)

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

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Annexure I

Sr. No	Particulars	Disclosures
1.	Name of Director/KMP and Designation	Mr. Yashesh Pankaj Bhatt – Company Secretary & Compliance Officer
2.	Reason for change viz. appointment, resignation, removal, death or otherwise.	Appointment
3.	Brief Profile	<p>Mr. Yashesh Pankaj Bhatt has over sixteen years of experience. Prior to joining Capri Global, he was associated with various reputed corporates such as Reliance Industries Limited, Shapoorji Pallonji Infra Group, Mahindra and Mahindra Limited TATA Housing Development Company Limited and L&T Financial Limited. In the past his work deliverables included adhering to compliances, creating mechanism for regulatory changes and relationship management with Ministries, Regulators and Industry bodies. He has also handled fund raising and M & A assignments.</p> <p>Mr. Yashesh Pankaj Bhatt is an Associate Member of the Institute of Company Secretaries of India (Membership No. – ACS – 20491). He has completed his LLB from Advani Law College, University of Mumbai and Masters of Financial Management from JBIMS.</p>
4.	Disclosure of Relationship between Directors. (in case of appointment of Director)	NA



G. M. KAPADIA & CO.
(REGISTERED)

CHARTERED ACCOUNTANTS

1007, RAHEJA CHAMBERS, 213, NARIMAN POINT, MUMBAI 400 021. INDIA

PHONE : (91-22) 6611 6611 FAX : (91-22) 6611 6600

Independent Auditor's Limited Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of Capri Global Housing Finance Limited pursuant to Regulation 52(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

**Review report to
The Board of Directors
Capri Global Housing Finance Limited**

We have reviewed the accompanying statement of unaudited standalone financial results of Capri Global Housing Finance Limited ("the Company") for the quarter ended September 30, 2021 and year to date from April 01, 2021 to September 30, 2021 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations").

This Statement, which is the responsibility of the Company's Management and approved by the 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, 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.

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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



MUMBAI NEW DELHI CHENNAI BENGALURU HYDERABAD JAIPUR

G. M. KAPADIA & CO.

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 Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

The standalone financial results for the comparative period ended on June 30, 2021, quarter and half year ended on September 30, 2020 and year ended on March 31, 2021, included in the enclosed Statement, are based on published financial results for the respective period as reviewed / audited by M/s. Deloitte Haskins & Sells LLP, Chartered Accountants, vide their unmodified limited review report dated August 2, 2021, unmodified limited review report dated November 6, 2020 and unmodified audit report dated June 17, 2021 respectively.

We draw attention to Note 6 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.

Place: Mumbai

Dated this 29th day of October, 2021



For G. M. Kapadia & Co.

Chartered Accountants

Firm Registration No.104767W

Atul Shah

Partner

Membership No. 039569

UDIN: 21039569AAAAPT8055

CAPRI GLOBAL HOUSING FINANCE LIMITED

CIN - U65990MH2006PLC161153

Regd. Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013, Maharashtra, India
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Statement of Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2021							(INR in Millions)
Sr. No	Particulars	Quarter ended			Half Year Ended		Year Ended
		30.09.2021 (Unaudited)	30.06.2021 (Unaudited)	30.09.2020 (Unaudited)	30.09.2021 (Unaudited)	30.09.2020 (Unaudited)	31.03.2021 (Audited)
	Revenue from Operations						
i)	Interest Income	436.92	395.43	345.40	832.35	665.10	1,391.46
ii)	Fees and Commission income	4.18	0.78	1.37	4.96	1.37	8.84
iii)	Net gain on fair value changes	5.94	16.83	31.68	22.77	55.72	109.55
iv)	Other Operating Income	17.07	4.92	10.66	21.99	10.70	45.19
I)	Total Revenue from Operations	464.11	417.96	389.11	882.07	732.89	1,555.04
II)	Other Income	36.66	18.46	17.55	55.12	17.57	81.14
III)	Total Income (I+II)	500.77	436.42	406.66	937.19	750.46	1,636.18
	Expenses						
i)	Finance Cost	228.07	211.83	200.76	439.90	393.79	801.85
ii)	Impairment on financial instruments	42.13	51.51	1.88	93.64	39.94	90.07
iii)	Employee benefit expense	52.53	43.94	45.84	96.47	71.19	167.96
iv)	Depreciation, amortisation and impairment	0.63	3.09	3.13	3.72	7.03	19.83
v)	Other Expenses	39.46	26.27	33.57	65.73	56.95	128.61
IV)	Total expenses (IV)	362.82	336.64	285.18	699.46	568.90	1,208.32
V)	Profit before tax (III-IV)	137.95	99.78	121.48	237.73	181.56	427.86
VI)	Tax expenses						
(a)	Current tax	34.87	33.87	21.59	68.74	43.76	105.88
(b)	Deferred tax	(6.95)	(14.73)	9.01	(21.68)	0.40	(12.50)
VII)	Net Profit after Tax (V-VI)	110.03	80.64	90.88	190.67	137.40	334.48
VIII)	Other comprehensive Income						
	(i) Items that will not be reclassified to profit or loss						
	(a) Remeasurement of defined benefit plans	(1.24)	-	(0.59)	(1.24)	(0.62)	0.37
	(ii) Income Tax relating to items that will not be reclassified to profit or loss	0.31	-	0.17	0.31	0.18	(0.08)
	(iii) Items that may be reclassified to profit or loss						
	(a) Fair Value Gain on time value of forward element of forward contract in hedging relationship	(0.68)	(1.13)	-	(1.81)	-	-
	(iv) Income tax relating to items that may be reclassified to profit or loss	0.16	0.29	-	0.45	-	-
	Other Comprehensive Income	(1.45)	(0.84)	(0.42)	(2.29)	(0.44)	0.29
IX)	Total comprehensive income (VII+VIII)	108.58	79.80	90.46	188.38	136.96	334.77
X)	Earnings per equity share (not annualised for quarters)						
	(Face Value of Rs. 10 per share)						
	Basic (INR)	1.81	1.33	1.50	3.14	2.26	5.51
	Diluted (INR)	1.81	1.33	1.50	3.14	2.26	5.51


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BY *G. M. Kapadia*
G. M. KAPADIA & CO.
MUMBAI.

CAPRI GLOBAL HOUSING FINANCE LIMITED

1 Statement of Assets and Liabilities as at September 30, 2021

(INR in Millions)

Particulars	As at September 30, 2021	As at March 31, 2021
	Unaudited	Audited
ASSETS		
Financial assets		
Cash and cash equivalents	68.41	167.77
Bank Balances other than above	285.02	435.69
Receivables	7.98	14.99
Loans	12,768.29	11,220.65
Investments	1,924.29	2,805.37
Other financial assets	17.33	7.69
Total Financial Assets	15,071.32	14,652.16
Non-Financial assets		
Current Tax Assets (Net)	56.76	36.66
Deferred tax assets (Net)	65.89	44.22
Investment Properties	6.67	6.67
Property, plant and equipment	23.78	22.71
Other intangible assets	4.41	3.74
Other non-financial assets	28.23	15.65
Total Non-Financial Assets	185.74	129.65
TOTAL ASSETS	15,257.06	14,781.81
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	35.21	45.17
Debt Securities	249.40	248.49
Borrowings (Other than Debt Securities)	11,953.01	11,656.56
Other financial liabilities	101.47	88.43
Total Financial Liabilities	12,339.09	12,038.65
Non-Financial Liabilities		
Current tax liabilities (Net)	51.17	68.15
Provisions	24.03	22.53
Other non-financial liabilities	4.32	2.42
Total Non-Financial Liabilities	79.52	93.10
TOTAL LIABILITIES	12,418.61	12,131.75
EQUITY		
Equity Share Capital	607.14	607.14
Other equity	2,231.31	2,042.92
Total Equity	2,838.45	2,650.06
TOTAL EQUITY AND LIABILITIES	15,257.06	14,781.81

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CAPRI GLOBAL HOUSING FINANCE LIMITED

2 Cash Flow Statement for the half year ended September 30, 2021

Particulars	(INR in Millions)	
	Half Year ended Septemebr 30, 2021	Half Year ended Septemebr 30, 2020
	Unaudited	Unaudited
Cash Flow from Operating activities		
Profit before tax from continuing operations	237.72	181.56
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation & amortisation	3.72	7.03
Impairment on financial instruments	93.64	37.00
Net Gain on financial asset designated at FVPL	(22.77)	(55.72)
Share Based Payments to employees	0.16	2.68
Interest on Leased Assets	0.36	0.28
Loss On Sale Of Fixed Assets	(0.02)	0.04
Interest income	(832.35)	(665.10)
Finance cost	439.90	393.79
Operating Profit before working capital changes and adjustments for Interest received, Interest paid and Dividend received	(79.64)	(98.44)
Interest received	808.92	639.35
Interest Paid	(428.57)	(368.69)
Cashflow from Operating activity before working capital	300.71	172.22
Working capital changes		
Loans	(1,625.34)	(324.13)
Trade receivables and other financial assets	(1.04)	(18.69)
Other Non-financial Assets	(12.58)	(10.82)
Trade payables	(10.12)	(2.57)
Other financial and non financial liability	14.56	38.65
Provisions	0.26	3.56
Cash flows used in operating activities	(1,333.55)	(141.78)
Income tax paid	(105.04)	(21.85)
Net cash flow used in operating activities	(1,438.59)	(163.63)
Cash Flow from Investing activities		
Purchase of fixed and intangible assets	(6.93)	(2.71)
Proceeds from sale of property and equipment	1.48	0.01
(Increase)/Decrease in Fixed deposit not considered as cash and cash equivalent	156.57	(76.97)
Purchase of investment	903.86	(1,225.16)
Net cash flows used in investing activities	1,054.98	(1,304.83)
Payments for the principal portion of the lease liability	0.38	(2.90)
Payments for the interest portion of the lease liability	(0.36)	(0.27)
Borrowings and debt securities issued	284.23	1,335.51
Net cash flows from financing activities	284.25	1,332.34
Net increase/ (decrease) in cash and cash equivalents	(99.36)	(136.12)
Cash and cash equivalents at the beginning of the Year	167.77	159.87
Cash and cash equivalents at the end of the Year	68.41	23.75

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CAPRI GLOBAL HOUSING FINANCE LIMITED

Notes :

- 3) The above results have been reviewed by the Audit Committee and have been approved by the Board of Directors at their meetings held on October 29, 2021 pursuant to Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015 (as amended).
- 4) 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.
- 5) The listed Non-Convertible Debt Securities of the Company as on September 30, 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.
- 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 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.
- 8) Disclosure Pursuant to RBI Notification -

(INR in Millions)

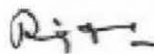
	(A)	(B)	(C)	(D)	(E)
Type of Borrower	Number of accounts where resolution plan has been implemented under this window	Exposure accounts mentioned at (A) before implementation of the plan	Of (B) aggregate amount of debt that was Converted into other securities	Additional funding sanctioned, if any, including between invocation of the plan and implementation	Increase in Provision on account of the implementation of the resolution plan
Personal Loans (OTR 1.0)*	18	22.34	-	-	2.33
Personal Loans (OTR 2.0)**	104	104.87	-	-	11.83

*RBI/2020-21/16 DOR No. BP. BC/3/21.04.048/2020-21 dated 6 August 2020

**RBI/2021-22/32 DOR.STR.REC.12/21.04.048/2021-22 dated 5 May 2021

- 9) Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached as Annexure 1.
- 10) 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: London
Date: October 29, 2021

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BY



G. M. KAPADIA & CO.
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CAPRI GLOBAL HOUSING FINANCE LIMITED

CIN - U65990MH2006PLC161153

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

Annexure 1

Disclosures pursuant to Regulation 52(4) and 54(2) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as on September 30, 2021 for the Non-Convertible Debentures (NCDs) issued on Private Placement Basis²

Particulars		Ratio
(a)	Debt-Equity Ratio ¹	4.30
(b)	Debenture Redemption Reserve ²	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 NBFC registered with the RBI under Section 45-IA of the RBI (Amendment) Act, 1997.		
(c)	Net Worth (INR in Million) ³	2838.45
(d)	Net Profit after Tax (INR in Million)	190.67
(e)	Earnings per Share (INR):	
	Basic	3.14
	Diluted	3.14
(f)	Current Ratio ²	Not Applicable
(g)	Long term debt to working capital ²	Not Applicable
(h)	Bad debts to Account receivable ratio ²	Not Applicable
(i)	Current liability ratio ²	Not Applicable
(j)	Total debts to total assets ⁴	0.80
(k)	Debtors turnover ²	Not Applicable
(l)	Inventory turnover ²	Not Applicable
(m)	Operating margin (%) ²	Not Applicable
(n)	Net profit margin (%) ⁵	20%
(o)	Sector specific equivalent ratios, as applicable	
	CAR	34.29%
	GNPA	1.78%
	NNPA ⁶	-ve
	NNPA ⁷	1.29%
(p)	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.

Note:

- 1 Debt-Equity Ratio=(Debt Securities + Borrowings (other than debt securities))/Net Worth
- 2 The company is registered under the Reserve Bank of India Act,1934 as Non-Banking Financial Company,hence these ratios are generally not applicable.
- 3 Networth is calculated as defined in section 2 (57) of Companies Act 2013.
- 4 Total Debts to Total assets = (Debt securities + Borrowings (other than debt securities)+Subordinated Liabilities)/Total Assets.
- 5 Net Profit margin=Net Profit after tax/total income.
- 6 NNPA - Net NPAs to Net Advances (%) (Including provisions on standard assets)
- 7 NNPA - Net NPAs to Net Advances (%) (Excluding provisions on standard assets)

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