

February 11, 2022

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

Sub: Outcome of Board Meeting held on February 11, 2022

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 February 11, 2022, has *inter alia* approved and taken on record the Unaudited Financial Results for the quarter ended December 31, 2021.

Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulation"), we enclose herewith:

- i) Financial Results for the quarter ended on December 31, 2021; and
- ii) Auditors' Limited Review Report on the aforesaid Financial Results.

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 04.15 P.M and concluded at 05:45 P.M.

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

Thanking you,

Yours faithfully,
for Capri Global Housing Finance Limited



(Yashesh Bhatt)
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.

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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**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Capri Global Housing Finance Limited ("the Company") for the quarter ended December 31, 2021 and year to date from April 01, 2021 to December 31, 2021 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations").
2. 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.
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. 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.
4. 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.

5. We draw attention to Note 5 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.

6. The standalone financial results for the quarter and nine months ended on December 31, 2020 and year ended on March 31, 2021, included in the enclosed Statement, are based on the unpublished financial results and published financial results respectively, as reviewed / audited by M/s. Deloitte Haskins & Sells LLP, Chartered Accountants, vide their unmodified limited review report dated February 9, 2021 and unmodified audit report dated June 17, 2021 respectively. The unpublished financial results for the quarter and nine months ended on December 31, 2020 were prepared for the purpose of preparation of consolidated financial results by Capri Global Capital Limited (the "Holding Company").

For G. M. Kapadia & Co.

Chartered Accountants

Firm Registration No.104767W



A handwritten signature in black ink, appearing to read "Atul Shah".

Atul Shah

Partner

Membership No. 039569

UDIN: 22039569ABKCOH3163

Place: Mumbai

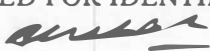
Dated this 11th day of February, 2022

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

Statement of Unaudited Financial Results for the Quarter and Nine Months Ended December 31, 2021							(INR. In Millions)
Sr. No	Particulars	Quarter ended			Period ended		Year ended
		31.12.2021 (Unaudited)	30.09.2021 (Unaudited)	31.12.2020 (Unaudited)	31.12.2021 (Unaudited)	31.12.2020 (Unaudited)	31.03.2021 (Audited)
1	Revenue from Operations						
i)	Interest Income	521.43	436.92	348.25	1,353.78	1,013.34	1,391.46
ii)	Fees and Commission income	4.50	4.18	3.17	9.46	4.54	8.84
iii)	Net gain on fair value changes	10.12	5.94	41.91	32.89	97.63	109.55
iv)	Other Operating Income	19.26	17.07	15.75	41.25	26.45	45.19
i)	Total Revenue from Operations	555.31	464.11	409.08	1,437.38	1,141.96	1,555.04
ii)	Other Income	38.34	36.66	22.07	93.46	39.64	81.14
iii)	Total Income (I+ii)	593.65	500.77	431.15	1,530.84	1,181.60	1,636.18
2	Expenses						
i)	Finance Costs	242.71	228.07	202.53	682.61	596.32	801.85
ii)	Impairment on financial instruments	20.66	42.13	23.38	114.30	63.33	90.07
iii)	Employee benefit expense	63.65	52.53	48.96	160.12	120.15	167.96
iv)	Depreciation, amortisation and impairment	13.39	0.63	3.78	17.11	10.81	19.83
v)	Other Expenses	46.70	39.46	38.13	112.43	95.08	128.61
IV)	Total expenses (IV)	387.11	362.82	316.78	1,086.57	885.69	1,208.32
V)	Profit before tax (III-IV)	206.54	137.95	114.37	444.27	295.91	427.86
VI)	Tax expenses						
(a)	Current tax	46.44	34.87	14.91	115.18	58.67	105.88
(b)	Deferred tax	(4.00)	(6.95)	6.17	(25.68)	6.57	(12.50)
VII)	Net Profit after Tax (V-VI)	164.10	110.03	93.29	354.77	230.67	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)	-	(1.24)	(0.62)	0.37
(ii)	Income Tax relating to items that will not be reclassified to profit or loss	-	0.31	-	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	(0.33)	(0.68)	-	(2.14)	-	-
(iv)	Income Tax relating to items that may be reclassified to profit or loss	0.09	0.16	-	0.54	-	-
	Other Comprehensive Income	(0.24)	(1.45)	-	(2.53)	(0.44)	0.29
IX)	Total comprehensive income (VII+VIII)	163.86	108.58	93.29	352.24	230.23	334.77
X)	Earnings per equity share (not annualised for quarter) (Face Value of Rs. 10 per share)						
	Basic (INR)	2.70	1.81	1.54	5.84	3.80	5.51
	Diluted (INR)	2.70	1.81	1.54	5.84	3.80	5.51

SIGNED FOR IDENTIFICATION
 BY 
G. M. KAPADIA & CO.
MUMBAI.

CAPRI GLOBAL HOUSING FINANCE LIMITED
CIN - U65990MH2006PLC161153

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Notes to Unaudited Statement of Financial Results for the Quarter and Nine Month Ended December 31, 2021

- 1) The above results have been reviewed by the Audit Committee and have been approved by the Board of Directors at their respective meetings held on February 11, 2022 pursuant to Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015 (as amended).
- 2) 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.
- 3) The listed Non-Convertible Debt Securities of the Company as on December 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. The asset cover available as on December 31, 2021 in respect of listed secured debt securities is 2.63 times.
- 4) 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, 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 December 31, 2021 and accordingly, no amount is required to be transferred to Impairment reserve.
- 5) Taking into consideration the impact arising from the COVID-19 pandemic on the economic environment, the Company has provided an additional ECL overlay (including on assets restructured in accordance with the guidelines Issued by the RBI vide its circulars dated August 6, 2020 and May 5, 2021) of Rs 67.61 millions as on December 31, 2021 (as on March 31, 2021: Rs. 41.7 millions).

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.

- 6) Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/B6 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021
 - a) The Company has not transferred or acquired any loan not in default during the nine months ended December 31, 2021
 - b) The Company has not transferred or acquired any stressed loan during the nine months ended December 31, 2021
- 7) During the current period, to relieve COVID-19 pandemic related stress, the Company has invoked resolution plans for eligible borrowers based on the parameters laid down in accordance with the resolution policy approved by the Board of Directors of the Company and in accordance with the guidelines issued by the RBI on Resolution Framework 2.0 dated May 05, 2021.

i) Disclosure on Resolution Framework 2.0 implemented in terms of RBI circular no. RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021 (Resolution of Covid-19 related stress of Individuals and Small Businesses - OTR 2)
As at December 31, 2021

Description	Individual Borrower		
	Personal loan	Business loan	Small Business
A) Number of requests received for invoking resolution process under Part A	104	-	-
B) Number of accounts where resolution plan has been implemented under this window	104	-	-
C) Exposure to accounts mentioned at (B) before implementation of the plan (INR in Millions)	104.87	-	-
D) Of (C), aggregate amount of debt that was converted into other securities	-	-	-
E) Additional funding sanctioned, if any, including between invocation of the plan and implementation	-	-	-
F) Increase in provision on account of implantation of resolution plan (INR in Millions)	1.41	-	-

ii) Disclosure on Resolution Framework 2.0 implemented in terms of RBI circular no. RBI/2021-22/32 DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021 (Resolution of Covid-19 related stress of Micro, Small and Medium Enterprises (MSMEs))

No of Accounts restructured	Amount in Millions
104	113.89


The above information represents the status of restructured accounts and the principal outstanding balance as at December 31, 2021

iii) Resolution plan had been implemented under notification no. RBI/2020-21/17 DOR.No.BP.BC/4/21.04.048/2020-21 dated August 06, 2020 (for restructuring of accounts of Micro, Small and Medium Enterprises (MSME) sector - OTR 1)

No of Accounts restructured	Amount in Millions
17	22.32

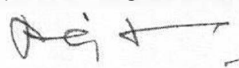
The above information represents the status of restructured accounts and the principal outstanding balance as at December 31, 2021

- 8) Pursuant to the RBI circular dated November 12, 2021 - "Prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances - Clarifications, the Company has taken necessary steps and complied with the provisions of the aforesaid circular based on respective effective dates stated therein.
- 9) Previous period/ year figures have been regrouped and reclassified wherever necessary to conform to current period's presentation.
- 10) Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirement) Regulations, 2015 is attached in Annexure 1.

SIGNED FOR IDENTIFICATION
BY 
G. M. KAPADIA & CO.
MUMBAI.

Place: Mumbai
Date: February 11, 2022

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


(Rajesh Sharma)
Managing Director
DIN 00020037



CAPRI GLOBAL HOUSING FINANCE LIMITED

CIN - U65990MH2006PLC161153

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Annexure 1

Disclosures pursuant to Regulation 52(4) and 54 (2) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as on December 31, 2021 for the Non-Convertible Debentures (NCDs) issued on Private Placement Basis


Particulars	Ratios
(a) Debt-Equity Ratio ¹	4.57
(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	3,002.32
(d) Net Profit after Tax (INR in Million)	354.77
(e) Earnings per Share (INR):	
Basic	5.84
Diluted	5.84
(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	0.77
(k) Debtors turnover ²	Not Applicable
(l) Inventory turnover ²	Not Applicable
(m) Operating margin (%) ²	Not Applicable
(n) Net profit margin (%) ⁵	23%
(o) Sector specific equivalent ratios, as applicable	
CAR	30.03%
GNPA	1.64%
NNPA ⁶	-ve
NNPA ⁷	1.18%

(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 issues

Note:

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

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