

January 25, 2023

BSE Limited,
P. J. Tower, Dalal Street,
Mumbai - 400 001

Company Code: 12158
Scrip Code: 936638

Dear Sir/Madam,

Sub: Disclosure under Regulation 52 read with Schedule III Part B, and other applicable regulations of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations")

Re: Outcome of Board Meeting held on January 25, 2023

A meeting of the Board of Directors of Muthoot Homefin (India) Limited was held today, i.e., January 25, 2023 and the Board has inter alia considered and approved the unaudited Standalone financial results of the Company for the quarter ended 31st December 2022 ("Financial Results").

We enclose the following documents for your records:

1. Unaudited Financial results of the Company for the quarter ended December 31, 2022 and along with the limited review reports issued by Statutory Auditors along with the disclosure as required under Regulation 52(4) of the Listing Regulations;
2. Disclosure as required under Regulation 52(7) of the Listing Regulations;
3. Disclosure as required under Regulation 52(7A) of the Listing Regulations;
4. Disclosure as required under Regulation 54(3) of the Listing Regulations;

The Financial Results would be published in one English national daily newspaper as required under Regulations 52(8) of the Listing Regulations.

The meeting commenced at 2.30 PM (IST) and concluded at 7.00 PM (IST).

Thanking You

For **Muthoot Homefin (India) Limited**

Riya P G
Company Secretary

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Park, Vikhroli (W),
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Limited Review Report

To
The Board of Directors,
Muthoot Homefin (India) Limited.

We have reviewed the accompanying statement of unaudited financial results of Muthoot Homefin (India) Limited for the period ended 31st December, 2022. This statement is the responsibility of the NBFC's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

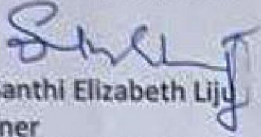
We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 - "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been



prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

For Kolath & Co
Chartered Accountants
Firm Regn No.008926S


CA Santhi Elizabeth Liju
Partner
Membership No. 210978
UDIN: 23210978BGYKCM3383



Mumbai
25.01.2023

Muthoot Homefin (India) Limited
CIN: U65922KL2011PLC029231

Statement of Un-audited Financial Results for the quarter and nine months ended December 31, 2022

(Rs in Lakhs)

Particulars	For the quarter Ended			For Nine Months Ended		Year Ended
	December 31, 2022	September 30, 2022	December 31, 2021	December 31, 2022	December 31, 2021	March 31, 2022
	Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
Revenue from operations						
(i) Interest income	3,490.27	3,191.00	4,022.58	10,082.95	12,679.13	16,381.15
(ii) Sale of service	45.99	61.41	35.36	132.27	70.42	123.91
(iii) Net gain on derecognised (assigned) loans	-	194.88	1,805.02	-	1,805.02	3,890.13
(iv) Net gain/(loss) on fair value changes	55.55	27.44	17.42	125.89	91.96	139.29
(I) Total Revenue from operations	3,591.81	3,474.73	5,880.38	10,341.11	14,646.53	20,534.48
(II) Other Income	467.22	398.04	140.06	1,220.77	543.37	903.92
(III) Total Income (I + II)	4,059.03	3,872.77	6,020.44	11,561.88	15,189.90	21,438.40
Expenses						
(i) Finance cost	1,469.25	1,435.57	1,988.92	4,480.46	6,384.26	8,078.79
(ii) Net loss on derecognised (assigned) loans	-	-	-	-	-	351.92
(iii) Impairment of financial instruments and Write Off	619.60	630.19	2,501.21	1,764.03	4,915.44	7,107.45
(iv) Employee benefit expenses	937.70	881.85	646.47	2,560.13	2,036.56	2,836.16
(v) Depreciation, amortization and impairment	28.31	31.90	42.00	90.70	125.54	165.11
(vi) Other expenses	479.24	565.24	569.08	1,615.96	1,354.64	1,889.26
(IV) Total Expenses (IV)	3,534.10	3,544.75	5,747.68	10,511.28	14,816.44	20,428.69
(V) Profit before exceptional items and tax (III - IV)	524.93	328.02	272.76	1,050.60	373.46	1,009.71
(VI) Exceptional items	-	-	-	-	-	-
(VII) Profit before tax (V - VI)	524.93	328.02	272.76	1,050.60	373.46	1,009.71
(VIII) Tax Expense:						
(1) Current tax	285.85	118.67	(324.86)	404.53	22.76	-
(2) Deferred tax	(149.86)	(35.45)	384.88	(132.44)	66.81	240.61
(3) Earlier years adjustments	-	-	-	-	-	(71.34)
Net Tax Expense (VIII)	135.99	83.22	60.02	272.09	89.57	169.27
(IX) Profit for the period (VII-VIII)	388.94	244.80	212.74	778.51	283.89	840.44
(X) Other Comprehensive Income						
(i) Items that will not be classified to profit or loss						
(a) Remeasurements of the defined benefit plans	0.45	0.44	3.47	1.34	10.40	1.78
(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.11)	(0.11)	(0.88)	(0.34)	(2.62)	(0.45)
Other Comprehensive Income (i + ii)	0.34	0.33	2.59	1.00	7.78	1.33
(XI) Total Comprehensive Income for the period (IX + X)	389.28	245.13	215.33	779.51	291.67	841.77
(XII) Paid-up Equity Share Capital (Face Value of Rs. 10/- Each)						11,915.59
(XIII) Other Equity excluding Revaluation Reserves						32,792.04
(XIV) Earnings per equity share (Face Value of Rs. 10/- Each)*						
Basic (Rs.)	0.33	0.21	0.18	0.65	0.24	0.71
Diluted (Rs.)	0.33	0.21	0.18	0.65	0.24	0.71
*Not annualised						

The accompanying notes form an integral part of these financial results



Muthoot Homefin (India) Limited
Statement of Un-audited Assets and Liabilities as at December 31, 2022

(Rs in Lakhs)

Particulars	As at December 31, 2022	As at March 31, 2022
	Reviewed	Audited
I ASSETS		
1 Financial assets		
a) Cash and cash equivalents	783.79	466.58
b) Bank Balance other than (a) above	2,532.94	2,527.69
c) Loans	1,00,961.47	1,02,956.25
d) Investments	2,322.66	11,321.61
e) Other financial assets	7,744.42	8,791.85
2 Non-financial assets		
a) Property, plant and equipment	336.77	398.93
b) Capital work-in-progress	3,188.85	669.66
c) Other intangible assets	21.16	29.50
d) Current tax assets (Net)	395.27	786.82
e) Other non financial assets	548.95	310.67
Total assets	1,18,836.28	1,28,259.56
II LIABILITIES AND EQUITY		
1 Financial liabilities		
a) (I) 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	415.87	330.61
b) Debt securities	19,002.20	24,206.93
c) Borrowings (other than debt securities)	47,930.94	52,216.68
d) Other financial liabilities	4,339.72	4,992.87
2 Non-financial Liabilities		
a) Provisions	93.84	75.59
b) Deferred tax Liabilities (Net)	1,523.25	1,655.35
c) Other non-financial liabilities	43.34	73.90
3 Equity		
a) Equity share capital	11,915.58	11,915.59
b) Other equity	33,571.54	32,792.04
Total liabilities and equity	1,18,836.28	1,28,259.56

The accompanying notes form an integral part of these financial results



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Muthoot Homefin (India) Limited
Un-audited Statement of Cash Flow for nine months ended December 31, 2022

(Rs in Lakhs)

Particulars	For nine months ended 31 Dec 2022	For nine months ended 31 Dec 2021
	Reviewed	Reviewed
Operating activities		
Profit before tax	1,050.59	373.45
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation & amortisation	90.70	125.54
Impairment on financial instruments and Write Off	1,764.03	4,915.44
Finance cost	4,480.46	6,384.26
Net gain on derecognised (assigned) loans	-	(1,805.02)
Net gain on fair value changes	(125.89)	(91.96)
Loss on sale of Property, plant and equipment	-	64.74
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	7,259.89	9,966.45
Working capital changes		
Bank balance other than cash and cash equivalents	(5.25)	(1,155.02)
Loans	1,090.74	12,961.74
Other financial asset	(123.47)	10,002.61
Other non financial asset	(238.28)	59.50
other financial liabilities and other non financial liabilities	428.13	211.12
Trade payables	85.26	(26.56)
Provision	19.59	4.40
Cash Generated from Operations	8,516.61	32,024.24
Interest Paid	(5,592.30)	(6,408.56)
Income Received on Assignment of Loans	1,170.90	794.61
Income tax paid	(12.97)	(89.89)
Net cash flows from/(used in) operating activities	4,082.24	26,320.40
B.Cash flow from Investing Activities		
Purchase of Property, plant and equipment/intangible assets	(2,542.27)	(54.15)
Sale of Property, plant and equipment	2.87	6.52
Purchase of Investments	(29,600.00)	(38,900.00)
Proceeds from Sale of Investments	37,728.84	41,348.11
Purchase of Security Receipt	-	-
Redemption of Security Receipt	136.00	212.30
Net cash flows from/(used in) investing activities	5,725.44	2,612.78
C.Cash flow from Financing activities		
Proceeds from issue of shares	-	-
Borrowings other than debt securities issued	(4,285.74)	(18,662.68)
Debt Securities Issued	(5,204.73)	(6,671.49)
Net cash flows from financing activities	(9,490.47)	(25,334.17)
Net increase/(decrease) in cash and cash equivalents	317.21	3,599.01
Cash and cash equivalents at 1 April	466.58	5,522.23
Cash and cash equivalents at 31 March	783.79	9,121.24
Components of cash & cash equivalents		
Cash on hand	15.21	15.56
In current accounts	768.58	9,105.68
In Bank deposit with maturity of less than 3 months	-	-
Total	783.79	9,121.24



Notes:

1. Muthoot Homefin (India) Limited ('The Company') is a housing finance company Registered with Reserve Bank of India. Non-convertible Debentures issued by the Company are listed on BSE Limited.
2. In compliance with Regulations 52 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, a 'Limited Review' of the above-mentioned financial results have been carried out by the statutory Auditor of the company.
3. The above results has been prepared in accordance with the accounting principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in compliance with Regulation 52 of the (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("Listing Regulations") as amended from time to time.
4. Disclosure under Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, as certified by the Management, is given in **Annexure A**.
5. The Company has adopted Indian Accounting Standards ('Ind AS') as notified under Section 133 of the Companies Act 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules 2015 from April 1, 2018.
6. The Rated, Listed, Secured, Redeemable, Non-Convertible Debentures ("Secured NCDs") amounting to Rs. 19002.20 lakhs are fully secured by pari-passu charge and/or by exclusive charge (hypothecation) of book debts/loan receivables to the extent as stated in the respective offer document/Information Memorandum and/or Debenture Trust Deed, sufficient to discharge the principal amount and the interest thereon at all times for the non-convertible debentures issued, The Security Cover Certificate as per Regulation 54(3) of Listing Regulations Is enclosed herewith.
7. During the quarter under review company made provision of INR 860 lakhs on investments in security receipts due to impairment in estimated realisable value.
8. Information as required by Reserve Bank of India Circular on Resolution framework-2.0 for Covid-19: Related to stress of individuals and small businesses dated May 5, 2021 is attached as **Annexure B**.
9. The Company is mainly engaged in the housing finance business and all other activities are incidental to the main business activities of the Company. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act.
10. The company has classified Non-performing assets Pursuant to the RBI circular dated November 12, 2021 "Prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances - Clarifications"



A handwritten signature in blue ink, appearing to be 'J. S.', located to the right of the company stamp.

11. During the quarter under review company has not transferred/ acquired any loan exposures (including stressed loans) hence disclosure pursuant to RBI Notification dated September 24, 2021 on "Transfer of Loan Exposures" is not applicable
12. Net worth includes equity share capital plus other equity less deferred revenue expenditure.
13. The figure for the quarter ended December 31, 2022 and December 31, 2021 are balancing figures between reviewed figures in respect of the nine months ended December 31, 2022 and December 31, 2021 and the reviewed figure for the half year ended September 30, 2022 and September 30, 2021 respectively.
14. The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on January 25, 2023.
15. Previous period figures have been regrouped / reclassified wherever necessary in order to make them comparable.

Place: Mumbai
Date: January 25, 2023



For Muthoot Homefin (India) Limited

A handwritten signature in blue ink, appearing to read "Eapen Alexander".

Eapen Alexander
Director

Annexure A

Disclosure pursuant to Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended December 31, 2022, as applicable;

Sr. No.	Particulars	Details
1	Debt equity ratio [(Debt Securitas + Borrowings (other than debt Securities))/(Equity share Capital + Other Equity)]	1.47
2	Debt service coverage ratio [(Profit before Tax + Finance cost + Principal Collected)/(Finance cost + Principal Repayment)]	1.06
3	Interest service coverage ratio [(Profit before Tax + Finance cost)/Finance cost]	1.23
4	Debenture Redemption Reserve (DRR)	No DRR is required in respect of privately placed debentures in terms of Rule 18(7)(ii) of the Companies (Share Capital and Debentures) Rules, 2014.
5	Outstanding redeemable preference shares (quantity and value)	NA
6	Net Worth (Note 9)	INR 45,487.12 Lakh
7	Current Ratio	NA
8	Long term debt to working capital	NA
9	Bad debts to Account receivables ratio	NA
10	Current liability ratio	NA
11	Net Profit after Tax	INR 389.28 Lakh
12	Basic/ Diluted Earnings per share (not annualised)	0.33
13	Total debts to total assets [(Debt Securitas + Borrowings (other than debt Securities) / Total Assets]	0.56
14	Debtors turnover ratio	NA
15	Inventory turnover	NA
16	Operating margin (%) (Profit before Tax/Total Revenue)	NA
17	Net profit margin (%) (Profit after Tax/Revenue from Operations)	7.53%
18	Sector specific equivalent ratios	
	i) Provision coverage ratio	61.28%
	ii) Gross Non-Performing Asset (GNPA%)	4.36%
	iii) Net Non-Performing Asset (NNPA%)	1.74%
19	Material Deviation if any in the use of proceeds of issue of debt securities from the objects stated in the offer document	Nil



Annexure B

Details of resolution plan implemented under the Resolution Framework for COVID - 19-related Stress as per RBI circular dated August 06, 2020 (Resolution Framework 1.0) and May 05, 2021 (Resolution Framework 2.0), as at December 31, 2022 are given below:

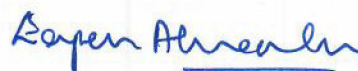
Type of Borrower	Exposure to Accounts classified as standard consequent to implementation of resolution plan-Position as at the end of March 31, 2022 (A)	Of (A), aggregate debt that slipped into NPA during the half year	Of (A) amount written off during the half-year	(Amount in Lakhs)	
				Of (A) amount paid by the borrower during the half-year	Exposure to accounts classified as standard consequent to implementation of resolution plan-Position as at the end of December 31, 2022
Personal Loans*	3,947.55	1046.06	-	347.92	2741.22
Corporate Loans	-	-	-	-	-
Of which MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	3,947.55	1046.06	-	347.92	2741.22

*Personal loans includes housing loan & non housing loan.

For Muthoot Homefin (India) Limited

Place: Mumbai
Date: January 25, 2023




Eapen Alexander
Director

A. Statement of utilisation of issue proceeds:

(INR in Lakhs)

Name of the Issuer	ISIN	Mode of Fund Raising (Public issue/ Private placement)	Type of Instrument	Date of raising funds	Amount Raised	Funds utilised	Any deviation (Yes/ No)	If 8 is yes then specify the purpose for which funds were utilised	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Not Applicable									

Note: The above disclosure is not applicable as there is no fresh issue of NCD's during the quarter under review

B. Statement of deviation/variation in use of Issue proceeds:

Particulars	Remarks					
Name of listed entity	Muthoot Homefin (India) Limited					
Mode of fund raising	-					
Type of instrument	-					
Date of raising funds	-					
Amount raised	-					
Report filed for quarter ended	-					
Is there a deviation/ variation in use of funds raised?	-					
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	-					
If yes, details of the approval so required?	Not Applicable					
Date of approval	Not Applicable					
Explanation for the deviation/ variation	Not Applicable					
Comments of the audit committee after review	Not Applicable					
Comments of the auditors, if any	Not Applicable					
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original Object	Modified Object, if any	Original allocation	Modified allocation, if any	Funds utilised	Amount of deviation/ variation for the quarter according to applicable object (in Rs. lacs and in %)	Remarks, if any
Not Applicable						
Deviation could mean:						
a. Deviation in the objects or purposes for which the funds have been raised						
b. Deviation in the amount of funds actually utilized as against what was originally disclosed.						



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Annexure 2 - Statement of Security Coverage Ratio as on December 31, 2022

A		B	C (E)		D (H)	E (III)	F (IV)		G (V)	H (VI)	I (VII)		J	K	L	M	N	O
Particulars	Description of assets for which this certificate relates	Exclusive Charge	Other Secured Debt	Debt for which certificate being issued	Asset Shared by Part Passu Certificate holder (including debts for which this certificate is issued & other debt with part passu charge)	Other assets on which there is part passu charge (excluding items covered in Column F)	Assets not offered as Security	Elimination (amount in negative)	Total (C to H)	Market Value for Assets Charged on exclusive basis		Carrying/Book Value for assets where market value is not ascertainable or applicable (eg. Bank Balance DISA market value is not applicable)		Market Value for part Passu Charge Assets (VII)		Carrying/Book Value for part Passu Charge assets where market value is not ascertainable or applicable (eg. Bank Balance DISA market value is not applicable)		Total Value (K+L+M+N)
										Book Value	Book Value	Yes/No	Book Value	Book Value	Assets Charged on exclusive basis	Carrying/Book Value for assets where market value is not ascertainable or applicable (eg. Bank Balance DISA market value is not applicable)	Market Value for part Passu Charge Assets (VII)	
Assets																		
Property, Plant & Equipment							316.77		316.77									
Capital Work in progress							3,186.85		3,186.85									
Right of use of Assets																		
Goodwill																		
Intangible Assets							21.16		21.16									
Intangible Assets under Development							2,322.66		2,322.66									
Investments							4,542.95	-3,252.15	1,000.98									
Loans		5,115.97	21,209.88	Yes		16,852.89	56,692.42											
Trade receivable																		
Investments																		
Cash & Cash Equivalent							783.79		783.79									
Bank Balance other than cash and cash equivalent							2,532.94		2,532.94									
Others							8,688.63		8,688.63									
TOTAL		5,115.97	21,209.88	-	16,852.89	56,692.42	22,417.75	-3,252.15	2,118,286.26									
Liabilities																		
Debt Securities to which this certificate pertains		5,115.97		Yes	15,548.82				20,664.79									
Other Debt sharing pari passu charge above debt				No		30,970.55		-7.12	30,963.46									
Senior Debt																		
Subordinated Debt																		
Borrowings																		
Bank (Term loans from Bank/ NBFI)						15,967.59			16,967.59									
Debt Securities																		
Others																		
Trade Payables							415.87		415.87									
Lease Liabilities																		
Provisions							93.84		93.84									
Others							4,243.71		4,243.71									
TOTAL		5,115.97	16,967.59	-	15,548.82	30,970.55	4,753.42	-7.12	73,349.15									
Cover on Book Value																		
Cover on Market Value (iv)		Exclusion Security Ratio	1.00	1.25	Part Passu Security Ratio	1.08	1.82											

Asset reclassified for pari passu charge is calculated based on asset cover requirement as per respective offer documents and of debt for which this certificate is being issued and as per respective loan agreement in case of other debt.

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1. Asset considered for pari passu charge is calculated based on most conservative assumptions as per respective offer documents and of debt for which this certificate is being issued and as per respective loan agreements in case of other debt with pari passu charge.
2. Distribution from loan is on account of Corporate Credit Lines provision and adjustment for Effective Date of pari passu charge. Distribution from debt security, other debt, and subordinated debt is on account of adjustment for Effective Interest rate on debt after interest rate.
3. Cover on Book value is calculated only on debt for which this certificate is being issued as per respective offer documents.
4. Particulars under cover ratio is calculated only on debt for which this certificate is being issued as per respective offer documents.



Chartered Accountants
Firm Regn No.: 0089265

CA. Santhi Elizabeth Lijy FCA
Partner
Membership No. 210978



Santhi Elizabeth Lijy