

ASPIRE HOME FINANCE CORPORATION LIMITED

(CIN:U65923MH2013PLC248741)

Registered Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai - 400 025

Tel: +91 22 3980 4200 / 39804263, Fax: +91-22-28449092

website: www.ahfcl.com

UNAUDITED FINANCIAL RESULTS FOR SIX MONTHS ENDED 30 SEPTEMBER 2015

(Pursuant to Clause 29 of the Listing Agreement for debt securities)

(Rs. in Lakhs)

| Particulars | Six Months Ended | Six Months Ended | Year Ended |
|---|------------------|------------------|-----------------|
| | 30.09.2015 | 30.09.2014 | 31.03.2015 |
| | Unaudited | Unaudited | Audited |
| 1. Interest earned and other operating income (a)+(b)+(c)+(d) | 5,939.48 | 232.76 | 2,277.14 |
| a) Interest on loans / advances | 3,826.91 | 57.07 | 1,029.94 |
| b) Income on investments | - | - | - |
| c) Interest on balances with Reserve Bank of India and other inter bank funds | - | - | - |
| d) Others | 2,112.57 | 175.69 | 1,247.20 |
| 2. Other income | 699.27 | 41.49 | 113.79 |
| 3. Total income (1+2) | 6,638.75 | 274.25 | 2,390.93 |
| 4. Interest expended | 3,128.48 | 5.11 | 418.90 |
| 5. Operating Expenses (i)+(ii)+(iii) | 1,430.07 | 448.45 | 1,442.90 |
| (i) Employees cost | 795.24 | 234.12 | 805.24 |
| (ii) Legal and professional fees | 198.58 | 20.37 | 115.08 |
| (iii) Other operating expenses | 436.25 | 193.96 | 522.58 |
| 6. Total Expenditure excluding provisions and contingencies (4+5) | 4,558.55 | 453.56 | 1,861.80 |
| 7. Operating Profit (+)/ Loss (-) before Provisions and Contingencies (3-6) | 2,080.20 | (179.31) | 529.13 |
| 8. Provisions (other than tax) and Contingencies | 259.01 | 20.79 | 143.45 |
| 9. Exceptional Items | - | - | - |
| 10. Profit (+)/ Loss (-) from Ordinary Activities before tax (7-8-9) | 1,821.19 | (200.10) | 385.68 |
| 11. Tax expense | 531.76 | - | 168.30 |
| 12. Net Profit(+)/ Loss(-) from Ordinary Activities after tax (10-11) | 1,289.43 | (200.10) | 217.38 |
| 13. Extraordinary items (net of tax expense) | - | - | - |
| 14. Net Profit (+)/ Loss (-) for the period (12-13) | 1,289.43 | (200.10) | 217.38 |
| 15. Paid-up equity share capital (Face value of Rs. 10/- each) | 20,250 | 5,000 | 15,000 |
| 16. Reserves excluding Revaluation Reserves (as per balance sheet of previous accounting year) | | | 189.85 |
| 17. Analytical Ratios | | | |
| a) Capital Adequacy Ratio | 29.34% | 126.51% | 54.19% |
| b) Earnings Per Share- Basic and Diluted (Rs.) (refer note 4) | 0.78 | (0.40) | 0.44 |
| 18) NPAA Ratios | | | |
| a) Gross NPA | 45.29 | - | - |
| b) % of Gross NPA | 0.05% | - | - |
| c) Net NPA | 38.50 | - | - |
| d) % of Net NPA | 0.04% | - | - |
| e) Return on Assets (refer note 5) | 1.55% | 5.32% | 1.05% |

Notes:

- The above Unaudited Financial Results of Aspire Home Finance Corporation Limited (the Company) for the half year ended 30 September 2015 have been subjected to a 'Limited Review' by the Statutory Auditors of the Company and have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 16 October 2015.
- During the period, the Company has issued Non-Convertible Debentures aggregating to Rs. 56,500 lakhs by way of a private placement. These debentures are listed on BSE Limited.
- During the period, the Company has issued 2,500,000 equity shares of Rs.10 each, fully paid up aggregating to Rs.250 lakhs on a preferential basis through private placement. Further, the Company has also called for Rs. 5 per share on the outstanding partly paid up 100,000,000 equity shares aggregating to Rs. 5,000 lakhs.
- Earnings per share for the half year ended 30 September 2015 and 30 September 2014 have been calculated for six months and not annualised.
- Return on Assets has been computed as a percentage of profit after tax to average total assets and not annualised for half year ended results.
- The previous year / period figures have been regrouped / reclassified wherever necessary to conform to the current financial period figures.

SIGNED FOR IDENTIFICATION
BY

Mumbai B S R & CO. LLP
16 October 2015



On behalf of the Board Of Directors
Aspire Home Finance Corporation Limited

Motilal Oswal
Chairman

Anil Sachidanand
Managing Director & CEO

B S R & Co. LLP

Chartered Accountants

5th Floor, Lodha Excelus,
Apollo Mills Compound
N. M. Joshi Marg, Mahalaxmi
Mumbai - 400 011
India

Telephone +91 (22) 4345 5300
Fax +91 (22) 4345 5399

Review report

To the Board of Directors of Aspire Home Finance Corporation Limited

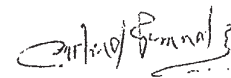
We have reviewed the accompanying statement of unaudited financial results of Aspire Home Finance Corporation Limited ("the Company") for the six months period ended 30 September 2015 ("the Statement"). This Statement is the responsibility of the Company's management and has been approved by the Board of Directors of the Company in its meeting held on 16 October 2015. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (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 the 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 prepared in accordance with accounting standards notified under section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules 2014 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 29 of the Listing Agreement for debt securities, 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 National Housing Bank in respect of income recognition, asset classification, provisioning and other related matters.

For B S R & Co. LLP
Chartered Accountants

Firm's Registration No: 101248W/W-100022



Milind Ranade
Partner

Membership No: 100564

Mumbai
16 October 2015

B S R & Co. (a partnership firm with
Registration No. BA61223) converted into
B S R & Co. LLP (a Limited Liability, Partnership
with LLP Registration No. AAB-8181)
with effect from October 14, 2013

Registered Office:
5th Floor, Lodha Excelus
Apollo Mills Compound
N.M. Joshi Marg, Mahalaxmi
Mumbai - 400 011

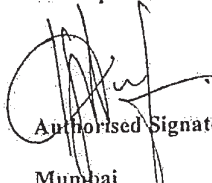
NCD Issuance details

| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | Scrip Code | ISIN |
|---------|-----------------------------|-------------------------------|------------|--------------|
| 1 | 11.25% secured NCD series A | 50.00 | 951420 | INE658R07018 |
| | Total | 50.00 | | |

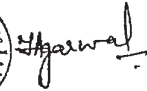
As at September 30, 2015

| | |
|--|---|
| Credit Rating | CRISIL A+/STABLE |
| Asset Cover available | 1.12 times |
| Debt Equity Ratio | 4.31 |
| Previous due date for payment of interest /principal and whether the same has been paid or not | There were no due dates for payment of principal and interest for the half year, ending September 30, 2015 |
| Next due date for payment of Interest / principal | <ul style="list-style-type: none"> ➤ Due date for next interest payment is 25 November 2015 during half year ending March 31, 2016. ➤ Due dates for payment of principal is 25 November 2016. |

For Aspire Home Finance Corporation Limited


Authorised Signatory
Mumbai
16 October 2015



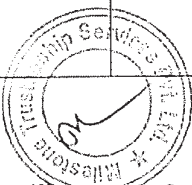


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NCD Issuance details

Status as at 30 September 2015

| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | ISIN | Credit Rating | Asset Cover available | Debt Equity Ratio | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal |
|---------|-----------------------------------|----------------------------|--------------|------------------|-----------------------|-------------------|--|--|
| 1 | 11.00% Secured NCD, Series A | 100 | INE658R07026 | CRISIL A+/STABLE | 1.22 times | 4.31 | There were no due dates for repayment of principal and payment of interest for the half year ending September 30, 2015 | There are no due dates for repayment of principal or payment of interest during half year ending March 31, 2016. Due date for repayment of principal is May 6, 2017. |
| 2 | Zero Coupon Secured NCD, Series A | 25 | INE658R07034 | CRISIL A+/STABLE | 1.09 times | 4.31 | There were no due dates for repayment of principal and payment of interest for the half year ending September 30, 2015 | There are no due dates for repayment of principal or payment of interest during half year ending March 31, 2016. Due date for repayment of principal is May 28, 2018. |
| 3 | 10.75% Secured NCD, Series A | 50 | INE658R07059 | CRISIL A+/STABLE | 1.12 times | 4.31 | There were no due dates for repayment of principal and payment of interest for the half year ending September 30, 2015 | There are no due dates for repayment of principal or payment of interest during half year ending March 31, 2016. Due date for repayment of principal is June 8, 2020. |
| 4 | 10.85% Secured NCD, Series A | 15 | INE658R07042 | CRISIL A+/STABLE | 1.11 times | 4.31 | There were no due dates for repayment of principal and payment of interest for the half year ending September 30, 2015 | There are no due dates for repayment of principal or payment of interest during half year ending March 31, 2016. Due date for repayment of principal is June 8, 2018. |
| 5 | Zero Coupon Secured NCD, Series A | 75 | INE658R07067 | CRISIL A+/STABLE | 1.11 times | 4.31 | There were no due dates for repayment of principal and payment of interest for the half year ending September 30, 2015 | There are no due dates for repayment of principal or payment of interest during half year ending March 31, 2016. Due date for repayment of principal is June 29, 2018. |



Regd Office

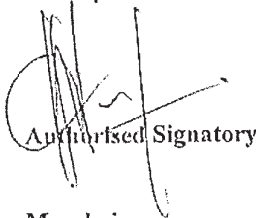
Aspire Home Finance Corporation Limited

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| Sr. No. | Description of NCDs | Amount of NCDs (in crores) | ISIN | Credit Rating | Asset Cover available | Debt Equity Ratio | Previous due date for payment of interest /principal and whether the same has been paid or not | Next due date for payment of Interest / principal |
|---------|-----------------------------------|----------------------------|--------------|-------------------------------|-----------------------|-------------------|--|--|
| 6 | 10.84% Secured NCD, Series A | 150 | INE658R07075 | ICRA A+ with Positive Outlook | 1.10 times | 4.31 | There were no due dates for repayment of principal and payment of interest for the half year ending September 30, 2015 | There are no due dates for repayment of principal or payment of interest during half year ending March 31, 2016. Due date for repayment of principal is July 6, 2018. |
| 7 | 10.84% Secured NCD, Series A | 100 | INE658R07091 | ICRA A+ with Positive Outlook | 1.05 times | 4.31 | There were no due dates for repayment of principal and payment of interest for the half year ending September 30, 2015 | There are no due dates for repayment of principal or payment of interest during half year ending March 31, 2016. Due date for repayment of principal is August 16, 2018. |
| 8 | 10.84% Secured NCD, Series A | 25 | INE658R07109 | CRISIL A+/STABLE | 1.05 times | 4.31 | There were no due dates for repayment of principal and payment of interest for the half year ending September 30, 2015 | There are no due dates for repayment of principal or payment of interest during half year ending March 31, 2016. Due date for repayment of principal is August 17, 2018. |
| 9 | Zero Coupon Secured NCD, Series A | 25 | INE658R07083 | CRISIL A+/STABLE | 1.05 times | 4.31 | There were no due dates for repayment of principal and payment of interest for the half year ending September 30, 2015 | There are no due dates for repayment of principal or payment of interest during half year ending March 31, 2016. Due date for repayment of principal is July 16, 2018. |

For Aspire Home Finance Corporation Limited


Authorised Signatory

Mumbai
16 October 2015



For Milestone Trusteeship Services Pvt. Ltd


Authorised Signatory



Aspire Home Finance Corporation Limited
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