

January 27, 2025

To,  
**BSE Limited**  
P. J. Towers, Dalal Street,  
Mumbai - 400001.

**Subject: Outcome of Meeting of the Board of Directors**

Dear Sir/Madam,

Pursuant to Regulation 51(2) and Regulation 52 read with Part B of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) (as amended from time to time), we hereby inform the Exchange that the Board of Directors (“Board”) of the Company at their Meeting held on **Monday, January 27, 2025**, have, *inter-alia*, considered and approved the Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2024;

In this regard, please find enclosed following:

- Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2024 along with Limited Review Report with unmodified opinion issued by M/s. MGB & Co. LLP, Statutory Auditor of the Company – **Annexure A**;
- Disclosures in compliance with Regulation 52(4) of the Listing Regulations.

We further confirm that:

- Pursuant to Regulation 52(7) and Regulation 52(7A) of the Listing Regulations, there was no new issuance of Non-Convertible Securities during the quarter ended December 31, 2024 and there was no outstanding balance of proceeds of previous issuance, hence, requirement of disclosures under said Regulations are not applicable for the quarter ended December 31, 2024;
- Pursuant to provisions of Regulation 54 of the Listing Regulations, there was no outstanding Secured Listed Non-Convertible Securities as on December 31, 2024, hence, requirement of maintenance of security cover is not applicable as on December 31, 2024;
- Disclosures outlined under SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31, 2024 (as amended from time to time) is enclosed herewith as **Annexure B to E**.



**Motilal Oswal Home Finance Limited**  
CIN: U65923MH2013PLC248741  
Regd. Office.: Motilal Oswal Tower,  
Rahimtullah Sayani Road, Opp. Parel ST Depot,  
Prabhadevi, Mumbai – 400025  
☎ : 82918 89898  
Email: hfquery@motilaloswal.com

Further, in accordance with Regulation 52(8) of the Listing Regulations, the Company would be publishing the Unaudited Financial Results of the Company for the quarter ended December 31, 2024 (“Results”) along with the Quick Response Code for accessing the said Results in the newspaper.

Pursuant to Regulation 51 and 62 of Listing Regulations, the above-mentioned disclosures shall also be uploaded on the website of the Company at <https://motilaloswalhf.com/>.

The Board Meeting commenced at 03:30 P.M. and concluded at 05:30 P.M.

Kindly take the same on record.

Thanking you,

Yours faithfully,  
**For Motilal Oswal Home Finance Limited**

**Sunny Ganatra**  
**Company Secretary & Compliance Officer**

**Encl.:** As above

**Independent Auditor's Limited Review report on the unaudited financial results of Motilal Oswal Home Finance Limited for the quarter and nine months ended December 31, 2024, pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.**

To  
The Board of Directors of  
**Motilal Oswal Home Finance Limited**

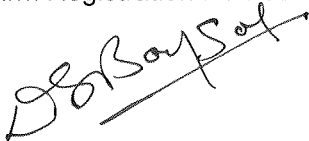
1. We have reviewed the accompanying Statement of unaudited financial results of Motilal Oswal Home Finance Limited (the "Company") for the quarter and nine months ended December 31, 2024 (the "Statement") attached herewith being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement is the responsibility of the Company's Management and has been approved by the Company's Board of Directors. This Statement 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 Companies Act, 2013, as amended, and other accounting principles generally accepted in India and in compliance with the Listing Regulations. 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). 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 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.



5. The unaudited financial results for the quarter and nine months ended December 31, 2023 and for the year ended March 31, 2024 included in the Statement were reviewed / audited by the predecessor statutory auditors of the Company, who have expressed an unmodified conclusion / opinion vide their reports dated January 23, 2024 and April 25, 2024 respectively. Accordingly, we the current statutory auditors, do not express any conclusion / opinion, on these figures / disclosures reported in the financial results for the quarter and nine months ended December 31, 2023 and for the year ended March 31, 2024.
6. The figures for the quarter ended December 31 2024, are the balancing figures between unaudited figures in respect of quarter and nine months ended December 31, 2024 and published unaudited figures up to end of relevant quarters.

Our conclusion on the Statement is not modified in respect of above matters.

For **MGB & Co LLP**  
Chartered Accountants  
Firm Registration Number 101169W/W-100035

  
**Diwaker Sudesh Bansal**

Partner

Membership Number: 409797

UDIN: **25409797BMKWQL7593**

Date: January 27, 2025

Place: Mumbai



## Motilal Oswal Home Finance Limited

Registered office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel ST Depot, Prabhadevi, Mumbai-400025  
Tel: +91 8291889898, Fax: +91-22 5036 2365 website: www.motilaloswalhf.com  
(CIN:U65923MH2013PLC248741)

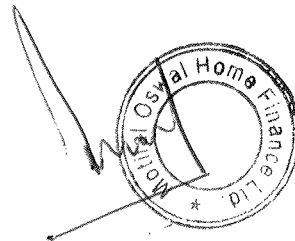
### Statement of unaudited financial results for the quarter and nine months ended 31 December 2024

(Amount in lakhs unless otherwise stated)

Particulars	Quarter ended (unaudited)			Nine months ended (unaudited)		Year ended (Audited)
	31-12-2024*	30-Sep-24	31-12-2023*	31-Dec-24	31-Dec-23	31-Mar-24
<b>Revenue from operations</b>						
(a) Interest income	15,388	14,722	13,832	44,764	41,357	55,822
(b) Fees and commission income	509	382	432	1,323	1,048	1,539
(c) Net gains on fair value changes	75	116	141	257	237	438
<b>Total revenue from operations (I)</b>	<b>15,972</b>	<b>15,220</b>	<b>14,405</b>	<b>46,344</b>	<b>42,642</b>	<b>57,799</b>
<b>Other income (II)</b>	311	205	233	922	704	1,109
<b>Total Income (1) = (I + II)</b>	<b>16,283</b>	<b>15,425</b>	<b>14,638</b>	<b>47,266</b>	<b>43,346</b>	<b>58,908</b>
<b>Expenses</b>						
(a) Finance cost	6,635	6,728	5,960	19,855	18,202	25,042
(b) Impairment on Financial Instruments (including loss on derecognition)	(699)	129	118	(96)	1,354	1,193
(c) Employee benefits expenses	4,361	3,926	3,053	12,144	8,277	12,066
(d) Depreciation and amortisation expenses	137	134	132	392	397	521
(e) Other expenses	1,062	1,013	604	2,943	2,173	2,958
<b>Total expenses (2)</b>	<b>11,496</b>	<b>11,930</b>	<b>9,867</b>	<b>35,238</b>	<b>30,403</b>	<b>41,780</b>
<b>Profit before tax for the period/year (3) = (1)-(2)</b>	<b>4,787</b>	<b>3,495</b>	<b>4,771</b>	<b>12,027</b>	<b>12,943</b>	<b>17,128</b>
<b>Tax expense/ (credit)</b>						
(a) Current tax	1,068	869	974	2,751	2,970	3,537
(b) Deferred tax	(2)	(56)	77	(58)	(54)	341
(c) Earlier period tax	-	-	(2)	-	(2)	(2)
<b>Total tax expenses (4)</b>	<b>1,066</b>	<b>813</b>	<b>1,049</b>	<b>2,693</b>	<b>2,914</b>	<b>3,876</b>
<b>Profit for the period/year from continuing operations (5) = (3)-(4)</b>	<b>3,721</b>	<b>2,682</b>	<b>3,722</b>	<b>9,334</b>	<b>10,029</b>	<b>13,252</b>
<b>Other comprehensive income</b>						
<b>Items that will not be reclassified to statement of profit and loss</b>						
- Actuarial (loss) on post retirement benefit plans	(46)	77	7	(114)	(6)	(7)
- Tax impact on the above	11	(20)	(2)	28	2	2
<b>Total other comprehensive income (6)</b>	<b>(35)</b>	<b>57</b>	<b>5</b>	<b>(86)</b>	<b>(4)</b>	<b>(5)</b>
<b>Total comprehensive income for the period/year (7) = (5)+(6)</b>	<b>3,686</b>	<b>2,739</b>	<b>3,727</b>	<b>9,248</b>	<b>10,025</b>	<b>13,247</b>
<b>Paid up equity share capital (of face value INR 1 per share)</b>	60,516	60,454	60,379	60,516	60,379	60,379
<b>Other equity</b>						68,314
<b>Earning per share (EPS) (in INR)</b>						
Basic	0.06	0.04	0.06	0.15	0.17	0.22
Diluted	0.06	0.04	0.06	0.15	0.17	0.22
Face value per share	1.00	1.00	1.00	1.00	1.00	1.00

\* Refer Note no. 4

The accompanying notes form an integral part of these financial results



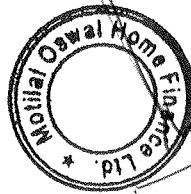
**Notes:**

- 1) Motilal Oswal Home Finance Limited ("the Company") is a Housing Finance Company registered with the Reserve Bank of India. Non-convertible Debentures issued by the Company are listed on BSE Limited.
- 2) The financial results for the quarter and nine months ended December 31, 2024 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of the Company at their respective meetings held on January 27, 2025. The statutory auditors have conducted limited review and issued an unmodified report on the financial results for the quarter and nine months ended December 31, 2024.
- 3) The above results has been prepared in accordance with the recognition and measurement principles laid down in IND AS 34 prescribed under Section 133 of the Companies Act, 2013 read with the (Indian Accounting Standard) Rules 2015 and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, ("Listing Regulations") as amended from time to time.
- 4) The figures of the third quarter in each of the financial years are the balancing figures between figures in respect of the year to date figures upto the end of the third quarter of the respective financial year and the year to date figures upto the end of the second quarter of the respective financial year
- 5) The Company is primarily engaged into business of providing loans for purchase or construction of residential houses, consumer loans (top-up loans) and loan against properties. The Board reviews the Company's performance as a single business. Further the Company does not have any separate geographical segment in India. There being only one segment, disclosure for segment as per Ind AS 108 "Operating Segments" is not applicable.
- 6) Pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021. there were no stressed loan transferred during period ended 31 December 2024 and 31 December 2023.
- 7) Pursuant to RBI Notification - RBI/DOR/2021-22/86/DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021 with respect to disclosure of details of loans transferred through direct assignment, there was no direct assignment in the period ended 31 December 2024 and 31 December 2023.
- 8) Pursuant to RBI Notification - RBI/DOR/2021-22/86/DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021 with respect to Direct Assignment transaction acquired during the quarter ended 31 December 2024 and 31 December 2023.

(Amount in Lakhs)

Particulars	Quarter ended December 31, 2024	Quarter ended December 31, 2023
Number of loans	-	100
Aggregate Amount	-	1,073.04
Purchase consideration	-	1,073.04
Number of transactions	-	1
Weighted average remaining maturity (in months)	-	113 Months
Weighted average holding period after origination (in months)	-	8 Months
Retention of beneficial economic interest (average)	-	NA
Coverage of tangible security coverage	-	NA
Rating wise distribution of related loans	-	NA
Number of instances (transactions) where transferor has agreed to replace the transferred loans	-	NA
Number of transferred loans replaced	-	NA

- 9) Disclosure in compliance with Regulation 52(4) of the Listing Regulations is enclosed in Annexure 1.
- 10) The Company does not have secured Non-convertible Debentures as on December 31, 2024 and hence requirement of maintenance of Security Cover is not applicable.
- 11) The previous period figures have been regrouped/reclassified wherever necessary to correspond with the current period's presentation.



For and on behalf of the board of Directors

Sukesh Bhowal  
Managing Director & CEO  
DIN: 10242971Place: Mumbai  
Date: 27 January 2025

## Annexure 1

**MOTILAL OSWAL HOME FINANCE LIMITED**

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

Tel: +91 8291889898, Fax: +91-22 5036 2365 website: www.motilalosalhf.com

(CIN:U65923MH2013PLC248741)

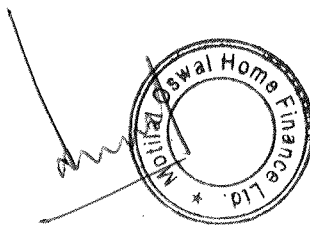
Information as required under Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Particulars	Period ended	Period ended
		31-Dec-24	31-Dec-23
		Unaudited	Unaudited
1	Debt-equity ratio	2.13	2.24
2	Debt service coverage ratio#	Not applicable	Not applicable
3	Interest service coverage ratio#	Not applicable	Not applicable
4	Outstanding redeemable preference shares (quantity and value)	Not applicable	Not applicable
5	Capital Redemption Reserve/Debenture Redemption Reserve **	Not applicable	Not applicable
6	Net worth (Rs. in lacs)	1,36,345	1,21,897
7	Net profit after tax (Rs. in lacs)	9,334	10,029
8	Earnings Per Share (In Rs.)		
	(a) Basic	0.15	0.17
	(b) Diluted	0.15	0.17
9	Current ratio#	Not applicable	Not applicable
10	Long term debt to working capital#	Not applicable	Not applicable
11	Bad debts to Account receivable ratio#	Not applicable	Not applicable
12	Current liability ratio#	Not applicable	Not applicable
13	Total debts to total assets (%)	63.37%	66.27%
14	Debtors turnover#	Not applicable	Not applicable
15	Inventory turnover#	Not applicable	Not applicable
16	Operating margin (%)#	Not applicable	Not applicable
17	Net profit margin (%)	19.75%	23.14%
18	Sector specific equivalent ratios		
	(i) Capital to Risk Weighted Asset Ratio (CRAR) (%)*	44.31%	42.37%
	(ii) Gross non performing assets (%)	1.37%	2.12%
	(iii) Net non performing assets (%)	0.77%	1.28%

# The Company is registered with Reserve Bank of India as Housing Finance Company, hence these ratios are not applicable.

\*The CRAR for December 2023, has been restated basis the communication from NHB. Thus the previously reported CRAR ratio of December 2023 i.e. 47.52% have been restated to 42.37%.

\*\* Pursuant to notification issued by Ministry of Corporate Affairs (MCA) on Companies (Share Capital and Debentures) Rules, 2014 dated August 16, 2019 and subsequent amendments thereof, the issuer being registered as Housing Finance Company (HFC) with Reserve bank of India, is not required to create Debenture Redemption Reserve (DRR).

Place : Mumbai  
Date: 27 January 2025

For and on behalf of the Board of Directors

Sukesh Bhowal  
Managing Director & CEO  
DIN: 10242971

**Annexure B**

Statement on deviation or variation for proceeds of Public Issue, Rights Issue, Preferential Issue, Qualified Institutions Placement etc. – **Not Applicable**

**Annexure C**

Format for disclosing outstanding default on loans and debt securities – **There has been no default on loans and debt securities during the Quarter ended December 31, 2024.**

**Annexure D**

Format for disclosure of related party transactions (Applicable only for half-yearly filings i.e., 2<sup>nd</sup> and 4<sup>th</sup> Quarter) – **Not Applicable**

**Annexure E**

Statement on Impact of Audit Qualifications (For Audit Report with modified opinion) submitted along with Annual Audited Financial Results (Standalone) (Applicable only for annual filing i.e., 4<sup>th</sup> Quarter) - **Not Applicable**