

NHB/ND/SEBI- Compliances/00693/ 2023
November 09, 2023

National Stock Exchange of India Ltd, Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai- 400051	BSE Ltd, Phiroze Jeejeebhoy Towers, Dalal Street Mumbai- 400001.
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Madam/Sir,

**Regulation 52 of SEBI (LODR) Regulations, 2015
for the quarter ending 30, September 2023.**

In pursuance to the Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, financial results along with the Annexures for the quarter ended 30, September 2023 is enclosed.

Yours faithfully,

Sanjay Bose.

Sanjay Bose
Company Secretary
National Housing Bank

To

**The Board of Directors,
National Housing Bank,
New Delhi**

We have reviewed the accompanying statements of unaudited financial results of **National Housing Bank** (the Bank) for the Quarter ended on 30th September 2023. These financial results are the responsibility of the Bank'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 bank's 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 along with notes thereon, has not been prepared in accordance with Accounting Standards (IGAAP) and other recognized accounting practices & 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.

M/s S.K. Mittal & Co.

Chartered Accountants,

ICAI Firm Registration: 001135N

Name: M K Juneja

Designation: Partner

Membership Number: 013117

UDIN : 23013117BGWUUT4502

Place : New Delhi

Date : 09-11-2023



Financial Results for the Quarter Ended September 30, 2023

(₹ in lakhs)

Particulars	Quarter Ended	Quarter Ended	Quarter Ended	FY Ended
	30.09.2023	30.09.2022	30.06.2023	30.06.2023
	Unaudited	Unaudited	Audited	Audited
1. Interest Earned (a)+(b)+(c)+(d)	1,54,349.16	1,07,049.56	1,40,024.69	4,82,345.39
(a) Interest on advances	1,40,673.15	97,861.95	1,30,091.45	4,33,330.99
(b) Income on Investments	11,124.05	5,409.17	8,004.19	27,262.47
(c) Interest on bank deposits	2,551.96	3,778.44	1,929.05	21,751.93
(d) Others	-	-	-	-
2. Other Income	193.85	126.92	9,727.32	15,803.24
3. Total Income (1+2)	1,54,543.01	1,07,176.48	1,49,752.01	4,98,148.63
4. Interest Expended	95,344.33	72,544.46	84,988.73	3,03,667.46
5. Operating Expense (i)+(ii)	9,887.61	2,221.78	16,541.40	23,648.39
(i) Payments to and provisions for employees	1,099.00	944.11	2,142.21	5,112.86
(ii) Other operating Expense (a)+(b)+(c)	8,788.61	1,277.67	14,399.19	18,535.53
(a) Brokerage, Guarantee Fee and Other Finance Charges	42.07	57.51	188.27	369.78
(b) Stamp duty on Borrowings	0.35	0.01	45.34	66.27
(c) Other expenditures	8,746.19	1,220.15	14,165.58	18,099.48
6. (Gain)/ Loss on account of exchange fluctuations	(703.58)	(1,920.94)	(537.40)	25.59
7. Total Expenditure excluding Provisions and Contingencies (4+5+6)	1,04,528.36	72,845.30	1,00,992.73	3,27,341.44
8. Operating Profit before Provisions and Contingencies (3-7)	50,014.65	34,331.18	48,759.28	1,70,807.19
9. Provisions other than Tax and Contingencies	1,538.97	1,755.63	(7,679.79)	(154.06)
10. Exceptional Items (gain)/loss[†]	-	-	-	-
11. Profit (+) / Loss (-) from Ordinary Activities before Tax (8-9-10)	48,475.68	32,575.55	56,439.07	1,70,961.25
12. Tax Expense	14,100.00	8,711.81	14,200.00	44,785.20
13. Net Profit (+)/Loss (-) from Ordinary Activities after Tax (11-12)	34,375.68	23,863.74	42,239.07	1,26,176.05
14. Extraordinary items (net of tax expense)	-	-	-	-
15. Net Profit (+)/Loss (-) for the period (13-14)	34,375.68	23,863.74	42,239.07	1,26,176.05
16. Paid-up capital (wholly owned by Government of India)	1,45,000.00	1,45,000.00	1,45,000.00	1,45,000.00
17. Reserves excluding Revaluation Reserves[§]	11,53,202.76	10,26,648.81	11,53,202.76	11,53,202.76
18. Analytical Ratios:				
(i) Percentage of shares held by Government of India	100%	100%	100%	100%
(ii) Capital Adequacy Ratio	15.98%	16.01%	15.17%	15.17%
(iii) Earning Per Share (EPS)	NA	NA	NA	NA
(iv) NPA Ratios				
a) Amount of Gross NPA	70,992.68	1,53,510.24	70,992.68	70,992.68
b) Amount of Net NPA	-	-	-	-
c) % of Gross NPA	0.79%	2.05%	0.77%	0.77%
d) % of Net NPA	-	-	-	-
v) Return on Assets (Annualized) [‡]	1.39%	1.18%	1.79%	1.45%
vi) Net Worth (₹ in Cr)	12,173	10,902	11,903	11,903
vii) Outstanding Redeemable Preference Shares	Nil	Nil	Nil	Nil
viii) Capital Redemption Reserve	NA	NA	NA	NA
ix) Debenture Redemption Reserve	NA	NA	NA	NA
x) Debt - Equity Ratio *	6.13	5.67	6.50	6.50
xi) Total Debts to Total Assets (%) *	83.21%	82.56%	84.20%	84.20%
xii) Operating Margin(%)	0.50%	0.43%	0.52%	1.96%
xiii) Net profit Margin(%)	0.35%	0.30%	0.45%	1.45%

* Debt denotes total Borrowings and Equity denotes Capital plus Reserves and surplus

† For calculation of ratios exceptional income has been considered in Other Income.

§ For the quarter ended taken as per balance sheet of previous accounting year.

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 09, 2023 at New Delhi.
- Under resolution of Dewan Housing Finance Limited (DHFL) account, NHB has received the amount of ₹ 676.04 crore from Union Bank of India during FY ended 22-23. The same has been adjusted against the principal outstanding. Further, additional provision of ₹ 676.04 Crores has been created as provision for contingencies in view of the ongoing court case w.r.t DHFL.
- During the quarter ended September 23, Bank has purchased reissued Government Securities(G -Sec) amounting to ₹ 102.24 crores which includes broken period of interest of ₹ 2.66 crores. The broken period of interest of ₹ 2.66 crores are charged/debited as expenses under "broken period interest of G -Sec" and G -Sec has taken at the Balance value of ₹ 99.58 Crores has been taken as cost of investment as per RBI guidelines.
- Pursuant to the Scheme of Amalgamation of Punjab & Maharashtra Co-operative Bank (PMCB) with Unity Small Finance Bank Ltd. (USFBL), NPA provision against PMCB amounting to ₹ 149 crore have been reversed during FY 2022-23.
- Non Convertible Debentures (NCDs) of Piramal Housing & Finance Ltd. amounting to ₹ 517.94 crores have been shifted from HTM to AFS Category and resulting in depreciation has been charged to expense and included in Other Expenditure.
- In terms of the Reserve Bank of India's circular dated August 04, 2016, Bank is continuously preparing proforma Ind AS statements and is submitting to the regulator regularly. The Reserve Bank of India vide its letter dated May 15, 2019, has advised that implementation of Indian Accounting Standards by All India Financial Institutions (AIFIs) has been deferred until further notice.
- Previous period figures have been regrouped / rearranged wherever necessary.

Place: New Delhi

Date: November 09, 2023



S.K. Hota
S.K. Hota
Managing Director



As per our review report of even date attached
For S. K. Mittal & Co.
Chartered Accountants
Firm Reg. No. 001135N

(CA M. K. Juneja)
Partner
Membership No. 013117

30 सितंबर, 2023 को समाप्त तिमाही के वित्तीय परिणाम

(₹ लाख में)

विवरण	30.09.2023 को समाप्त तिमाही	30.09.2022 को समाप्त तिमाही	30.06.2023 को समाप्त तिमाही	30.06.2023 को समाप्त वित्त वर्ष
	अलेखापरीक्षित	अलेखापरीक्षित	लेखापरीक्षित	लेखापरीक्षित
1. अंजित ब्याज (क) + (ख) + (ग) + (घ)	1,54,349.16	1,07,049.56	1,40,024.69	4,82,345.39
(क) अग्रिमों पर ब्याज	1,40,673.15	97,861.95	1,30,091.45	4,33,330.99
(ख) निवेशों पर आय	11,124.05	5,409.17	8,004.19	27,262.47
(ग) बैंक जमाओं पर ब्याज	2,551.96	3,778.44	1,929.05	21,751.93
(घ) अन्य	-	-	-	-
2. अन्य आय	193.85	126.92	9,727.32	15,803.24
3. कुल आय (1+2)	1,54,543.01	1,07,176.48	1,49,752.01	4,98,148.63
4. ब्याज व्यय	95,344.33	72,544.46	84,988.73	3,03,667.46
5. परिचालन व्यय (i)+(ii)	9,887.61	2,221.78	16,541.40	23,648.39
(i) कर्मियों के लिए भुगतान एवं प्रावधान	1,099.00	944.11	2,142.21	5,112.86
(ii) अन्य परिचालन व्यय (क) + (ख) + (ग)	8,788.61	1,277.67	14,399.19	18,535.53
(क) ब्रोकरेज, गारंटी शुल्क एवं अन्य वित्त प्रभार	42.07	57.51	188.27	369.78
(ख) उधारों पर स्टॉप शुल्क	0.35	0.01	45.34	66.27
(ग) अन्य व्यय	8,746.19	1,220.15	14,165.58	18,099.48
6. विनियम उतार-चढ़ाव के कारण (लाभ)/हानि	(703.58)	(1,920.94)	(537.40)	25.59
7. प्रावधान एवं आकस्मिक व्ययों को छोड़कर कुल व्यय (4+5+6)	1,04,528.26	72,845.30	1,00,992.73	3,27,341.44
8. प्रावधान एवं आकस्मिक व्ययों से पूर्व परिचालन लाभ (3-7)	50,014.65	34,331.18	48,759.28	1,70,807.19
9. कर एवं आकस्मिक व्यय के अतिरिक्त अन्य प्रावधान	1,538.97	1,755.63	(7,679.79)	(154.06)
10. असाधारण मर्दे (लाभ)/हानि	-	-	-	-
11. कर पूर्व सामान्य गतिविधियों से लाभ (+) / हानि (-) (8-9-10)	48,475.68	32,575.55	56,439.07	1,70,961.25
12. कर व्यय	14,100.00	8,711.81	14,200.00	44,785.20
13. कर के पश्चात सामान्य गतिविधियों से निवल लाभ (+) / हानि (-) (11-12)	34,375.68	23,863.74	42,239.07	1,26,176.05
14. असाधारण मर्दे (कर व्यय घटाकर)	-	-	-	-
15. अवधि हेतु निवल लाभ (+) / हानि (-) (13-14)	34,375.68	23,863.74	42,239.07	1,26,176.05
16. चुकता पूंजी (भारत सरकार के संपूर्ण स्वामित्व में)	1,45,000.00	1,45,000.00	1,45,000.00	1,45,000.00
17. पुनर्मुल्यांकन आरक्षित को छोड़कर आरक्षित निधि	11,53,202.76	10,26,648.81	11,53,202.76	11,53,202.76
18. विश्लेषणात्मक अनुपात:				
(i) भारत सरकार द्वारा धारित शेयरों का प्रतिशत	100%	100%	100%	100%
(ii) पूंजीगत पर्याप्तता अनुपात	15.98%	16.01%	15.17%	15.17%
(iii) प्रति शेयर आय (ईपीएस)	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं
(iv) एनपीए अनुपात				
क) सकल एनपीए की राशि	70,992.68	1,53,510.24	70,992.68	70,992.68
ख) निवल एनपीए की राशि	-	-	-	-
ग) सकल एनपीए का %	0.79%	2.05%	0.77%	0.77%
घ) निवल एनपीए का %	-	-	-	-
व) आस्तियों पर लाभ (वार्षिक)	1.39%	1.18%	1.79%	1.45%
vi) नेटवर्क (₹ करोड़ में)	12,173	10,902	11,903	11,903
vii) बकाया प्रतिदेव वरीयता शेयर	शून्य	शून्य	शून्य	शून्य
viii) पूंजी मोचन आरक्षित	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं
ix) डिबेंचर मोचन आरक्षित	लागू नहीं	लागू नहीं	लागू नहीं	लागू नहीं
x) ऋण - इन्विटी अनुपात *	6.13	5.67	6.50	6.50
xi) कुल आस्तियों के सापेक्ष कुल ऋण (%) *	83.21%	82.56%	84.20%	84.20%
xii) परिचालन मार्जिन (%)	0.50%	0.43%	0.52%	1.96%
xiii) निवल लाभ मार्जिन (%)	0.35%	0.30%	0.45%	1.45%

* काल कुल उधार को और इन्विटी पूंजी सहित आरक्षित निधि और अग्रिमों को इतित करती है

१ अनुपातों की गणना के लिए अन्य आय में असाधारण आय पर विचार किया गया है

१ स्थान विकसित के लिए विपरीत लेखा वर्ष के कुल पर के अनुसार किया गया टिप्पणियां:

- उपरोक्त परिणामों की लेखापरीक्षा समिति द्वारा समीक्षा की गई है और निदेशक मंडल द्वारा दिनांक 09 नवम्बर, 2023 को नई दिल्ली में आयोजित बैठक में अनुमोदित किया गया है।
- दीवान हाउसिंग फाइनेंस लिमिटेड (डीएचएफएल) खाते के समाधान के तहत, राष्ट्रीय आवास बैंक को वित्त वर्ष 22-23 के दौरान यूनिवर्सल बैंक ऑफ इंडिया से 676.04 करोड़ रुपये की राशि प्राप्त हुई है। राशि को मूल बकाया के सापेक्ष समायोजित किया गया है। इसके अतिरिक्त, डीएचएफएल के संबंध में चल रहे अदालती मामले के मदेनजर आकस्मिकताओं के प्रावधान के रूप में 676.04 करोड़ रुपये का अतिरिक्त प्रावधान किया गया है।
- बैंक ने सितंबर 23 को समाप्त तिमाही के दौरान 102.24 करोड़ रुपये की पुनर्निर्मित सरकारी प्रतिभूतियों (जी-सेक) क्रय की हैं, जिसमें 2.66 करोड़ रुपये का खंडित अवधि का ब्याज शामिल है। 2.66 करोड़ रुपये के खंडित अवधि के ब्याज को "जी-सेक की खंडित अवधि के ब्याज" के अंतर्गत व्यय के रूप में प्रभारित/नाम किया गया है एवं जी-सेक के ₹ 99.58 करोड़ के शेष मूल्य को भारतीय रिजर्व बैंक के दिशानिर्देशों के अनुसार निवेश की लागत के रूप में दर्शाया गया है।
- यूनिटी स्माल फाइनेंस बैंक लिमिटेड (यूएसएफबीएल) के साथ पंजाब एंड महाराष्ट्र को-ऑपरेटिव बैंक (पीएमसीबी) के सामंजस्य की योजना के अनुसार, वित्त वर्ष 22-23 के दौरान पीएमसीबी हेतु ₹ 149 करोड़ की राशि के एनपीए प्रावधान को वापस लिया गया है।
- पीएमएल हाउसिंग एंड फाइनेंस लिमिटेड के ₹ 517.94 करोड़ के गैर परिवर्तनीय डिबेंचर (एनसीडी) को एचटीएम से एएफएस श्रेणी में स्थानांतरित कर दिया गया है और परिणामस्वरूप मूल्यहास को व्यय में प्रभारित किया गया है एवं अन्य व्यय में शामिल किया गया है।
- भारतीय रिजर्व बैंक के 04 अगस्त, 2016 के परिपत्र के अनुसार, बैंक निरंतर प्रोफार्मा आईएनडी एस विवरणी तैयार कर रहा है और नियमित रूप से विनियामक को प्रस्तुत कर रहा है। भारतीय रिजर्व बैंक ने 15 मई, 2019 के अपने पत्र के माध्यम से यह सलाह दी है कि अखिल भारतीय वित्तीय संस्थानों (एआईएफआई) द्वारा भारतीय लेखांकन मानकों के कार्यान्वयन को अगली सूचना तक स्थगित कर दिया गया है।
- जहां आवश्यक था वहां पिछले वर्षों के आंकड़ों को पुनः वर्गीकृत / पुनः व्यवस्थित किया गया है।

स्थान: नई दिल्ली
दिनांक: 09 नवंबर, 2023



श्रीकेशव
ए.के. होता
प्रबंध निदेशक

सम तारीख की हमारी संलग्न मूल्यांकन रिपोर्ट के अनुसार



कृते एस.के. मित्तल एंड कंपनी
सदनी लेखाकार
फर्म पंजी. सं. 001135एन
(सीए एम. के. बुनेजा)
भागीदार
सदस्यता सं. 013117

Compliance under Regulation 52(4) of SEBI(LODR) Regulations, 2015

Ratios	Ratios/Details
Debt Equity Ratio	6.13
Debt Service Coverage Ratio	1.54
Interest Service Coverage Ratio	1.59
Outstanding redeemable preference shares (quantity and value) ¹	Not Applicable
Capital Redemption Reserve / Debenture Redemption Reserve ¹	No amount has been reserved under the said funds. However, ₹25,00,000/- have been deposited by the Bank under Recovery Expense Fund (REF) with National Stock Exchange Ltd. (NSE)
Net worth	₹12,173 Crores
Net profit after tax	₹343.76 Crores
Earnings per share ²	Not Applicable
Current Ratio ¹	National Housing Bank is a Public Financial Institution and a Statutory Body wholly owned by Government of India established under National Housing Bank Act 1987 and not under Companies Act, 1956 /2013. NHB has not issued any Preference Share Capital. Further, the Financial Statements of the NHB are made as per Format given and mandated by the NHB Act, 1987, which does not require determination of Current Assets and Current Liabilities, therefore, in absence of Current Assets and Current Liabilities, this ratio can not be calculated.
Long term debt to working capital ¹	Not Applicable
Current liability Ratio ¹	Not Applicable
Total debts to total Assets	83.21%
Debtors turnover ¹	Not Applicable
Inventory Turnover ¹	Not Applicable
Operating margin percent	0.50%
Net profit margin percent	0.35%
Sector specific equivalent ratios, as applicable	
a. CRAR	15.98%
b. GNPA	GNPA: ₹709.93 Crores, GNPA - 0.79%
c. NNPA	NIL
Net Debt to EBITA	53.51

Gross Debt to EBITA	54.05
Debt/Tangible Net Worth	Net worth: ₹12,173 Crores
PAR 90 and write off	₹ 709.93 Cr. Write offs: NIL
Tangible Net Worth	Net worth: ₹12,173 Crores
Debt to Value Ratio	0.83
Dividend ratio (Dividend/PAT)	No Dividend declared in the period
Ratio of Short-Term Borrowing to total working funds	5.73%
Ratio of short-term borrowings to short term assets	16.02%
Ratio of liquid assets to total assets	9.00%
Ratio of external liabilities maturing in next 12 months to aggregate of liquid assets and loans	0.42
Outstanding guarantees to total assets	0
Ratio of Term Deposits to Total Assets	0.24%

¹ National Housing Bank (NHB) is a Public Financial Institution and a Statutory Body wholly owned by Government of India established under National Housing Bank Act 1987, and not a Company registered under Companies Act. There is no preference share capital with the Bank. Hence, maintenance of Capital Redemption Reserve/Debenture Redemption Reserve, Current Ratio, Long term debt to working capital, Bad debts to Account receivable Ratio, Current liability Ratio, Debtor's turnover, and Inventory turnover, are not applicable.

² Earnings per share is not applicable as NHB has not issued equity/preference shares to the public. National Housing Bank (NHB) is a statutory body under the Government of India, established in 1988, under an Act of Parliament, viz. the National Housing Bank Act, 1987.

 09/11/2023

Pankaj Chadha
Chief Financial Officer

Date: November 09, 2023





Sanjay Bose
Company Secretary