

Independent Auditor's Review Report on the Half-yearly Unaudited Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Edelweiss Finance & Investments Limited**

1. We have reviewed the accompanying statement of unaudited financial results of Edelweiss Finance & Investments Limited (the "Company") for the half year ended September 30, 2019 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" 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. 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 Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. 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 recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified 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.

For S.R. BATLIBOI & CO. LLP

Chartered Accountants

ICAI Firm registration number: 301003E/E300005

**per Shrawan Jalan**

Partner

Membership No.: 102102

Place: Mumbai

Date: November 11, 2019

UDIN: 19102102AAABDD3997



Financial Results for the half year ended September 30, 2019

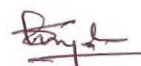
(₹ in Crores, except per share data)

	Particulars	Half Year Ended		Year Ended
		September 30, 2019 (Unaudited)	September 30, 2018 (Unaudited)	March 31, 2019 (Audited)
1	Revenue from operations			
	(a) Interest income	99.87	72.71	141.07
	(b) Dividend income	-	-	0.14
	(c) Net gain on fair value changes	17.80	-	-
	Total revenue from operations	117.67	72.71	141.21
2	Other income	-	1.25	1.25
3	Total Income (1+2)	117.67	73.96	142.46
4	Expenses			
	(a) Finance costs	81.76	62.01	120.45
	(b) Employee benefits expense	4.97	(3.16)	3.58
	(c) Depreciation and amortisation expense	0.25	0.27	0.60
	(d) Net loss on fair value changes	-	14.47	5.88
	(e) Other expenses	4.76	3.78	7.39
	Total expenses	91.74	77.37	137.90
5	Profit before tax (3-4)	25.93	(3.41)	4.56
6	Tax expense - Current tax and Deferred tax	8.84	(1.56)	4.93
7	Net Profit / (loss) for the period (5-6)	17.09	(1.85)	(0.37)
8	Other Comprehensive Income			
	(A) (i) Items that will not be reclassified to profit or loss	0.01	0.02	0.02
	(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.00)	(0.01)	(0.01)
9	Total Comprehensive Income (7+8)	17.10	(1.84)	(0.36)
10	Earnings Per Share (₹) (Face Value of ₹ 10/- each)			
	- Basic (Refer note 7)	49.76	(5.37)	(1.06)
	- Diluted (Refer note 7)	49.76	(5.37)	(1.06)

Notes:

- Edelweiss Finance & Investments Limited (the 'Company') has prepared unaudited financial results (the 'Statement') for the half year ended September 30, 2019 in accordance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations, 2015') and the Accounting Standards specified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended and the relevant provision of the Companies Act, 2013, as applicable.
- The above unaudited financial results of the Company are reviewed and recommended by the Audit Committee and have been approved by the Board of Directors at its meeting held on November 11, 2019.
- The financial results for the half year ended September 30, 2019 have been subjected to a 'Limited Review' by the Statutory Auditors of the Company and the auditors have issued an unqualified review report.
- Pursuant to The Taxation Laws (Amendment) Ordinance 2019, promulgated on September 20, 2019, the Company has elected to apply the concessional tax rate permitted u/s 115BAA of The Income tax Act, 1961 from the current financial year. Accordingly, the Company has recognised the provision for income tax and re-measured the net deferred tax assets at concessional rate for the half year ended September 30, 2019. Further, the opening net deferred tax asset has been re-measured at lower rate with a one-time impact recognised in the statement of profit and loss for the half year ended September 30, 2019. Had the Company not opted for concessional rate, the tax expense would have been higher by Rs 0.66 Crores for the half year ended September 30, 2019.
- The Company has implemented Ind AS 116 "Leases" as on April 1, 2019. This does not have any significant impact on financial results for the half year ended September 30, 2019.
- The Company is mainly engaged in the business of trading and dealing in Government securities ("G-secs") and fixed income securities. All activities of the Company revolve around this main business. Accordingly, the Company has a single segment as per the requirements of Ind AS 108- Operating Segments.
- Earnings per share for the half year ended September 30, 2019 and September 30, 2018 is not annualized.
- Previous period's figures have been regrouped/reclassified wherever necessary to conform to current period's presentation.

On behalf of the Board of Directors



S Ranganathan
 Executive Director
 DIN: 00125493



Mumbai, November 11, 2019



Balance Sheet as at September 30, 2019

	(₹ in Crores)	
	September 30, 2019 (Unaudited)	March 31, 2019 (Audited)
ASSETS		
Financial assets		
(a) Cash and cash equivalents	4.89	105.02
(b) Bank balances other than (a) above	0.33	5.33
(c) Derivative financial instruments	0.01	0.10
(d) Securities held for trading	1,401.18	1,380.45
(e) Receivables		
(i) Trade receivables	-	628.38
(ii) Other receivables	1.10	0.08
(f) Other financial assets	52.29	44.48
Non-financial assets		
(a) Current tax assets (net)	33.07	26.05
(b) Deferred tax assets (net)	3.57	7.40
(c) Property, Plant and Equipment	0.71	0.66
(d) Other Intangible assets	0.73	0.93
(e) Other non- financial assets	4.96	4.00
TOTAL ASSETS	1,502.84	2,202.88
LIABILITIES AND EQUITY		
Financial liabilities		
(a) Derivative financial instruments	22.68	26.04
(b) Payables		
(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	20.69	4.94
(c) Debt securities	10.80	-
(d) Borrowings (other than debt securities)	1,195.62	1,921.50
(e) Subordinated Liabilities	32.54	51.66
(f) Other financial liabilities	0.65	3.26
Non-financial liabilities		
(a) Current tax liabilities (net)	16.01	8.02
(b) Provisions	1.06	1.05
(c) Other non-financial liabilities	0.92	1.63
Equity		
(a) Equity share capital	3.44	3.44
(b) Other equity	198.43	181.34
TOTAL LIABILITIES AND EQUITY	1,502.84	2,202.88

Previous period's figures have been regrouped/reclassified wherever necessary to conform to current period's presentation.



Mumbai, November 11, 2019

On behalf of the Board of Directors

S Ranganathan
 Executive Director
 DIN: 00125493



Information as required pursuant to Regulation 52 (4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015

a) Details of Credit Rating

Instrument category	CRISIL	ICRA	Brickworks	CARE
i) Long Term Instruments				
Rating	AA	AA-	AA	-
Amount in Crores	1,115	1,635	500	-
ii) Short Term Instruments				
Rating	A1+	-	-	A1+
Amount in Crores	4,000	-	-	3,500
iii) Market linked debentures				
a. Long Term				
Rating	PP-MLD AAr	PP-MLD AA-	PP-MLD AA	PP-MLD AA-
Amount in Crores	500	700	500	500
b. Short Term				
Rating	PP-MLD A1+r	PP-MLD A1+	-	-
Amount in Crores	71.50	400	-	-

Particulars	Half year ended	
	September 30, 2019	September 30, 2018
b) Debt-equity Ratio (Refer note 1)	6.25	4.36
c) Capital redemption reserve (Rs.in Crores)	11.66	0.97
d) Debenture redemption reserve (Refer note 2)	Nil	Nil
e) Net worth (Rs.in Crores) (Refer note 3)	198.30	178.00
f) Debt Service Coverage Ratio (Refer note 4)	NA	NA
g) Interest Service Coverage Ratio (Refer note 4)	NA	NA
h) Asset Cover Available (Refer note 4)	NA	NA
i) Outstanding redeemable preference shares (no.of shares)	20,692,000	31,380,000
j) Outstanding redeemable preference shares (including dividend accrued but not due) (Rs.in Crores) (Face Value of ₹ 10/- each)	32.54	49.36

Note:

- Debt-equity Ratio = Total debt (Debt securities + Borrowings other than debt securities + sub-ordinated liabilities) / Net worth
- As per Rule 18(7)(b)(ii) of the Companies (Share Capital and Debentures) Rules, 2014 the Company, being NBFC, is not required to create debenture redemption reserve in respect of privately placed debentures.
- Net worth = Equity share capital + Other Equity – Deferred Tax Assets
- The Company being NBFC, this disclosure is not applicable pursuant to provision to Regulation 52(4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015.



Information as required pursuant to Regulation 52 (4) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015
(continued)

k) Details of previous due date, next due date for the payment of interest/dividend and repayment of principal of non-convertible debt securities and non-convertible redeemable preference shares

Sr. No.	Particulars	Previous due date from April 01, 2019 to September 30, 2019		Next due date from October 01, 2019 to March 31, 2020		Redemption (Principal+interest) Amount Rs. in Crores
		For Interest / Dividend	For Principal	For Interest / Dividend	For Principal	Principal + Dividend
(A)	Debenture Series					
1	Market Linked Debenture - I2H901A	NA	NA	NA	NA	NA
2	Market Linked Debenture - I2H901A01	NA	NA	NA	NA	NA
3	Market Linked Debenture - I2H901A02	NA	NA	NA	NA	NA
4	Market Linked Debenture - I2H901A03	NA	NA	NA	NA	NA
5	Market Linked Debenture - I2H901A05	NA	NA	NA	NA	NA
6	Market Linked Debenture - K1H901A	NA	NA	NA	NA	NA
7	Market Linked Debenture - K1H901A01	NA	NA	NA	NA	NA
8	Market Linked Debenture - L0H901A	NA	NA	NA	NA	NA
9	Market Linked Debenture - L0H901A01	NA	NA	NA	NA	NA
10	Market Linked Debenture - L0H901A02	NA	NA	NA	NA	NA
(B)	Redeemable preference shares	May 15, 2019	June 14, 2019	NA	NA	16.35

Notes:

1. The Company has paid all the due amounts of interest/dividend/principal on the respective due dates during the half year ended September 30, 2019.
2. In case of Benchmark Linked Debentures, coupon is linked to performance of the underlying benchmark indices. Accordingly, the coupon will be calculated on the redemption date and will be paid along with the principal mentioned above.



[Handwritten signature]

Ref.no.2871/SBICTCL/DT/2019-20

Date: 13th November 2019**Edelweiss Finance and Investments Limited**Edelweiss House, 14th Floor,
Off C.S.T. Road, Kalina,
Mumbai 400 098.



Sub:-Certificate u/r 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, for Debentures Issue of Rs.2000 Crores by Edelweiss Finance and Investments Limited (“Issuer”), for the half year ended 30th September 2019.

Dear Sir/ Madam,



We are acting as Debenture Trustee for the captioned Debenture Issues. Pursuant to Regulation 52(4) read with Regulation 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, the issuer is required to submit its half yearly financial results with a certificate of Debenture Trustee, that the Debenture Trustee has noted the contents furnished by the issuer as per the Regulation 52(4).

In pursuance thereof we hereby confirm that we have received the said information vide your email dated November 13, 2019 along with the relevant/ necessary supporting and we have noted the contents of the financial results furnished by the issuer as per the Regulation 52(4) of the Regulations.

Yours faithfully,

For SBICAP Trustee Company Limited**Authorised Signatory** www.sbicaptrustee.com +91 22 4302 5566

+91 22 4302 5555

 +91 22 2204 0465 helpdesk@sbicaptrustee.com**Corporate Office :**Apeejay House, 6th Floor,
3, Dinshaw Wachha Road,
Churchgate, Mumbai,
Pin - 400 020.**Registered Office :**202, Maker Tower E,
Cuffe Parade, Mumbai - 400 005.
CIN : U65991MH2005PLC158386