

July 21, 2023

To,
The Manager
BSE Limited
P J Towers, Dalal Street,
Mumbai - 400001, India

Subject: Un-Audited Financial Results of Satin Housing Finance Limited for the quarter ended June 30, 2023

Ref: Regulation 52 of SEBI (Listing obligation and Disclosure Requirements) Regulations, 2015

Scrip Code: 959122

Dear Sir/Madam,

With reference to the above mentioned subject, please note that the Board of Directors in their Board Meeting held on July 21, 2023 have inter-alia considered and approved the Un-Audited financial results for the quarter ended June 30, 2023.

Accordingly, we are enclosing and submitting the following documents:

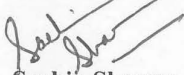
1. Limited Review Report issued by the Statutory Auditor of the Company for the quarter ended June 30, 2023;
2. Un-Audited financial results of the Company for the quarter ended June 30, 2023;
3. Disclosure pursuant to Reg. 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;
4. Declaration of unmodified opinion pursuant to Regulation 52(3) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015;
5. Declaration on no material deviation in the use of proceeds of issue of non-convertible debt securities, pursuant to Reg. 52(7) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

As required under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, all the above mentioned documents will be posted on the website of the Company at www.satinhousingfinance.com.

This is for your information, record and appropriate dissemination.

Thanking You,

Yours Sincerely,
For Satin Housing Finance Limited


Sachin Sharma
Chief Financial Officer



Rajeev Bhatia & Associates
Chartered Accountants

201, 203, 2nd Floor,
A-20, Indraprastha Bhawan,
Dr. Mukherjee Nagar
Commercial Complex, Delhi-110009
011-45131008, 9810057854
info@rajeevbhatiaassociates.com

Quarterly Limited Review Report for unaudited quarterly and year to date ended 30th June, 2023 results pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 of Satin Housing Finance Limited

Review report to-

**The Board of Directors,
Satin Housing Finance Limited**

We have reviewed the accompanying statement of unaudited financial results of Satin Housing Finance Limited for the period ended 30th June, 2023. 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.

Place: Delhi

Dated: 21st July, 2023

For Rajeev Bhatia & Associates
Chartered Accountants
Firm's Registration No.: 021776N



Jatin Goel
Partner

M. No. 553420

UDIN - 23553420BGTZVE6018

Satin Housing Finance Limited
CIN : U65929DL2017PLC316143

Registered Office: 505, 5th Floor, Kundan Bhawan, Azadpur Commercial Complex, Delhi-110033

Statement of Unaudited Financial Results for the quarter ended June 30, 2023

(All amounts in rupees in lakhs, unless stated otherwise)

Statement of Unaudited Profit and Loss for the Quarter ended June 30, 2023						
S. No	Particulars	For quarter ended			For year ended	
		June 30, 2023 (Unaudited)	June 30, 2022 (Unaudited)	March 31, 2023 (Audited)	March 31, 2023 (Audited)	March 31, 2022 (Audited)
1	Revenue from operations					
	Interest income	1,731.04	1,041.89	1,641.03	5,294.94	3,381.23
	Fees and commission income	45.62	35.02	56.86	195.38	123.22
	Net gain on derecognition of financial instruments	-	87.87	250.04	606.79	210.86
	Total revenue from operations	1,776.66	1,164.78	1,947.93	6,097.11	3,715.31
	Other income	75.36	14.03	-	90.10	89.06
	Total income	1,852.02	1,178.81	1,947.93	6,187.21	3,804.37
2	Expenses					
	Finance costs	1,038.77	592.59	802.73	2,818.35	1,710.86
	Impairment on financial instruments	-	8.65	115.00	200.66	104.11
	Employee benefits expense	529.41	405.50	454.30	1,795.33	1,189.56
	Depreciation and amortisation expense	10.68	7.23	13.44	44.21	25.98
	Other expenses	149.32	120.86	127.08	544.48	347.77
	Total expenses	1,728.18	1,134.83	1,512.55	5,403.03	3,378.28
3	Profit before tax (1-2)	123.84	43.98	435.38	784.18	426.09
4	Tax expense:					
	Current tax	50.69	10.81	44.80	77.11	82.83
	Income Tax Relating to Earlier Years	-	-	-	(18.31)	-
	Deferred tax (credit)/charge	(20.81)	0.03	58.97	133.02	39.50
	Total tax expense	29.88	10.84	103.77	191.82	122.33
5	Net profit after tax (3-4)	93.96	33.14	331.61	592.36	303.76
6	Other comprehensive income					
	(A) (i) Items that will not be reclassified to Statement of Profit and Loss	-	-	(5.32)	(6.89)	(1.99)
	(ii) Income tax relating to items that will not be reclassified to statement of Profit or Loss	-	-	1.29	1.73	0.55
	(B) (i) Items that will be reclassified to statement of Profit and Loss	(288.05)	5.95	11.93	(198.44)	2.24
	(ii) Income tax relating to items that will be reclassified to statement of Profit and Loss	72.50	(1.66)	(8.58)	49.94	(0.62)
	Total other comprehensive income	(215.55)	4.29	(0.68)	(153.66)	0.18
7	Total comprehensive income (5+6)	(121.59)	37.43	330.93	438.70	303.94
8	Paid-up equity share capital (face value of ₹ 10 per equity share)	11,340.00	10,670.00	11,340.00	11,340.00	10,000.00
9	Other equity as per Statement of Assets and Liabilities				3,216.16	123.87
10	Earning per share (EPS) (face value of ₹ 10 per equity share) *(EPS for the three/nine months not annualised)					
	- Basic (amount in ₹)	0.08*	0.03*	0.31*	0.57	0.31
	- Diluted (amount in ₹)	0.08*	0.03*	0.31*	0.57	0.31



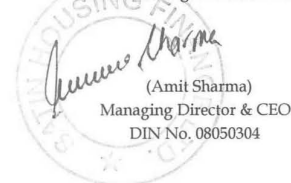
Notes to the financial results:

- 1 The above unaudited financial results for the quarter ended June 30, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors of Satin Housing Finance Limited ("the Company") at their meetings held on July 21, 2023. These results have been prepared in accordance with the requirement of Regulation 52 of the SEBI Listing Obligations and Disclosure Requirements Regulations, 2015 (as amended). The statutory auditors have issued review report on these results.
- 2 The unaudited financial results have been prepared in accordance with applicable accounting standards, as notified under the Companies (Indian Accounting Standards) Rules, 2015, and as specified under section 133 of the Company Act 2013.
- 3 The Company has consistently applied its significant accounting policies in the preparation of its quarterly financial results for the period ended June 30, 2023.
- 4 The figures for the quarter ended March 31, 2023 is the balancing figures between audited figures for year ended March 31, 2023 and reviewed figures for nine month ended December 31, 2023.
- 5 The Company has not restructured any loan of its outstanding loan portfolio in terms of resolution frame work 2.0: Resolution of Covid-19 related stress of individual and small businesses issued by Reserve Bank of India vide notification no. RBI/2021-22/31 dated May 05, 2021. Accordingly disclosure as required is not applicable to the company for the period ended June 30, 2023.
- 6 The operations of the Company fall under "financing activities" only, which is considered to be the only reportable segment in accordance with the provisions of Ind AS 108 - Operating Segments. The Company operates in a single geographical segment, i.e. domestic.
- 7 The Company had increased its authorised by INR 14 Cr and paid-up share capital by INR 13.40 Cr during the year ended March 31, 2023.
- 8 Disclosure as per Regulation 52(4) of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015
We are pleased to submit following information pursuant to Regulation 52(4) of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015:
 1. Debt - Equity Ratio as on June 30, 2023: 2.46
 2. Debt service coverage ratio: Not Applicable
 3. Interest service coverage ratio: Not Applicable
 4. Outstanding redeemable preference shares (quantity and value): Not Applicable
 5. Capital redemption reserve/debenture redemption reserve: Not Applicable
 6. Net worth as on June 30, 2023: ₹ 13673.2 lakh
 7. Net profit after tax for the quarter ended on June 30, 2023: ₹ 93.96 lakh
 8. Earnings per share for the quarter ended on June 30, 2023: 0.08
 9. Current ratio: Not Applicable
 10. Long term debt to working capital: Not Applicable
 11. Bad debts to Account receivable ratio: Nil
 12. Current liability ratio: Not Applicable
 13. Total debts to total assets as on June 30, 2023: 70.07%
 14. Debtors turnover: Not Applicable
 15. Inventory turnover: Not Applicable
 16. Operating margin (%): 2.73%
 17. Net profit margin (%): 5.07%
 18. Sector specific equivalent ratios as on June 30, 2023
 - a) Gross Stage 3 asset: 0.76%
 - b) Net Stage 3 asset: 0.60%
- 9 Previous year/ periods figures have been regrouped/reclassified to make them comparable to current year/period figures.

Place: Gurugram
Date: July 21, 2023



For and on behalf of the Board of Directors of
Satin Housing Finance Limited



(Amit Sharma)
Managing Director & CEO
DIN No. 08050304



Disclosure pursuant to Reg. 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

S. No.	Particulars	Compliance (ISIN: INE02YC08016)
1	Debt Service Coverage Ratio	NA
2	Debt Equity Ratio	2.46
3	Interest Service Coverage Ratio	NA
4	Long term debt to working capital	NA
5	Outstanding redeemable preference shares (quantity and value)	NA
6	Capital redemption reserve/debenture redemption reserve	Not applicable as NCDs are unsecured
7	Net worth as on June 30, 2023	12737.25 Lakhs
8	Net profit after tax for the quarter ended on June 30, 2023	0.93 Lakhs
9	Earnings per share for the quarter ended on June 30, 2023	0.08 Lakhs
10	Current Ratio	NA
11	Bad debts to Account receivable ratio	Nil
12	Current liability ratio	NA
13	Total debts to total assets as on June 30, 2023	70.07 %
14	Debtors turnover	NA
15	Inventory turnover	NA
16	Operating margin (%)	2.73 %
17	Net profit margin (%)	5.07%
18	Sector specific equivalent ratios as on June 30, 2023	
	a) Gross Stage 3 asset	0.76 %
	b) Net Stage 3 asset	0.60%

Geeta Sharma





Satin™
Housing
Finance Ltd.

THE ANSWER IS HOME

July 21, 2023

To,
Corporate Relation Department,
The BSE Limited,
P J Towers, Dalal Street
Mumbai - 400001

Subject: Declaration pursuant to Regulation 52(3) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for Unmodified Opinion

Scrip Code: 959122

Dear Sir/Madam,

DECLARATION FOR UNMODIFIED OPINION

I, Amit Sharma, Managing Director & CEO of Satin Housing Finance Limited having its Registered office at 505, 5th Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, New Delhi- 110033 and Corporate office at Plot No. 492, 2nd Floor, B-Wing, Udyog Vihar Phase-III, Gurugram, Haryana -122016, hereby declare that the Statutory Auditors of the Company, namely M/s Rajeev Bhatia & Associates, Chartered Accountants, have issued Limited Review Reports with Unmodified Opinion on Un-audited financial results for the quarter ended June 30, 2023.

This declaration is issued pursuant to Regulation 52(3) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended from time to time.

Thanking You,

Yours Sincerely,
For Satin Housing Finance Limited

Amit Sharma
Managing Director & CEO
DIN: 08050304



Date: July 21, 2023

Place: Gurugram



Satin™
Housing
Finance Ltd.

THE ANSWER IS HOME

July 21, 2023

To
Corporate Relation Department,
The BSE Limited,
P J Towers, Dalal Street
Mumbai-400001

Subject: Declaration pursuant to Regulation 52(7) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015

Scrip Code: 959122

Dear Sir/Madam,

DECLARATION ON NO DEVIATION IN USE OF DEBT PROCEEDS

I, Amit Sharma, Managing Director & CEO of Satin Housing Finance Limited having its registered office at 505, 5th Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, New Delhi - 110033 and Corporate office at Plot No. 492, 2nd Floor, B -Wing, Udyog Vihar Phase-III, Gurugram, Haryana -122016, hereby declare that there is no material deviations in use of proceeds of issue of Non-Convertible debt securities from the objects stated in the offer document. This declaration is issued pursuant to Regulation 52(7) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 20 IS as amended from time to time.

Thanking You,

Yours Sincerely,
For Satin Housing Finance Limited

Amit Sharma
Managing Director & CEO
DIN: 08050304



Date: July 21, 2023

Place: Gurugram