

**Independent Auditor's Review Report on the Year to date Unaudited Financial Results of the Company pursuant to regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended**

Review Report To  
The Board of Directors of  
**KKR India Asset Finance Ltd**

1. We have reviewed the accompanying statement of Unaudited Financial Results of the KKR India Asset Finance Ltd ('the Company') for the half year ended September 30, 2021. This statement, is the responsibility of the Company'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.
2. We conducted our review 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.
3. 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.

**Emphasis of Matter**

4. We draw your attention to Note No. 7 of the accompanying Statement of Unaudited Financial Results, regarding the uncertainties due to the outbreak of the COVID- 19 pandemic and its possible impact on the Company's operations and financial position. As stated therein, in view of continuing uncertainties, the extent to which the COVID-19 pandemic will continue to impact the Company's operations and asset quality results will depend on the future developments, which are highly uncertain.

**Other Matter**

5. The Financial Statements of the Company for the previous year ended March 31, 2021, were audited by the predecessor auditors. The auditors have expressed Unmodified opinion vide their report dated June 24, 2021, on such financial statements.

**For C N K & Associates LLP**

Chartered Accountants

Firm Registration No. 101961W/W-100036

**MANISH**  
**PRATAP**  
**SAMPAT**

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by MANISH  
PRATAP SAMPAT  
Date: 2021.10.28  
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**Manish Sampat**

Membership No. 101684

UDIN: 21101684AAAAIM5479

Place: Mumbai

Date: October 28, 2021

**KKR INDIA ASSET FINANCE LIMITED**

CIN: U65191TN1989PLC017616

Regd. Office: Regus Citi Centre, Level 6, 10/11 Dr. Radhakrishna Salai, Chennai 600004 TN IN

Corporate Office: 2nd Floor, Piramal Tower, Peninsula Corporate Park Ganpatrao Kadam Marg, Lower Parel Mumbai 400013 MH IN

**UNAUDITED STANDALONE BALANCE SHEET AS AT SEPTEMBER 30, 2021****(Rs. In Million)**

	<b>PARTICULARS</b>	<b>As at September 30, 2021 Reviewed</b>	<b>As at March 31, 2021 Audited</b>
	<b>ASSETS</b>		
(1)	<b>Financial assets</b>		
(a)	Cash and cash equivalents	10,866.64	7,902.43
(b)	Loans	28,956.89	31,422.39
(c)	Investments	3,650.29	2,813.85
(d)	Other financial assets	152.17	117.96
	<b>Total Financial Assets</b>	<b>43,625.99</b>	<b>42,256.63</b>
(2)	<b>Non-Financial assets</b>		
(a)	Current tax assets (Net)	261.03	109.14
(b)	Deferred tax assets (Net)	530.05	570.77
(c)	Property, plant and equipment		
	- Tangible Assets	16.46	17.09
(d)	Right to use asset	25.98	33.57
(e)	Intangible asset	3.33	6.67
(f)	Intangible asset under developments	6.99	5.74
(g)	Other non-financial assets	113.41	45.64
	<b>Total Non-Financial Assets</b>	<b>957.25</b>	<b>788.62</b>
	<b>Total Assets</b>	<b>44,583.24</b>	<b>43,045.25</b>
	<b>LIABILITIES AND EQUITY</b>		
	<b>LIABILITIES</b>		
(1)	<b>Financial Liabilities</b>		
(a)	Payables		
	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	144.14	56.30
(b)	Debt Securities	3,668.65	-
(c)	Borrowings (Other than debt securities)	19,146.04	21,579.37
(d)	Other financial liabilities	41.85	65.46
	<b>Total Financial Liabilities</b>	<b>23,000.68</b>	<b>21,701.13</b>
(2)	<b>Non-Financial Liabilities</b>		
(a)	Current tax liabilities (Net)	14.00	14.00
(b)	Provisions	18.74	19.71
(c)	Other non-financial liabilities	52.90	43.54
	<b>Total Non-Financial Liabilities</b>	<b>85.64</b>	<b>77.25</b>
	<b>Total liabilities</b>	<b>23,086.32</b>	<b>21,778.38</b>
(3)	<b>EQUITY</b>		
(a)	Equity Share Capital	3,031.15	3,031.15
(b)	Other equity	18,465.77	18,235.72
	<b>Total equity</b>	<b>21,496.92</b>	<b>21,266.87</b>
	<b>Total liabilities and equity</b>	<b>44,583.24</b>	<b>43,045.25</b>

For and the behalf of the Board of directors  
KKR India Asset Finance Limited
**Yeshwant Nadkarni**  
 Executive Director & Chief Executive Officer  
 DIN: 02782082
Place : Mumbai  
Date : 28.10.2021

**KKR INDIA ASSET FINANCE LIMITED**  
CIN: U65191TN1969PLC017616

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**STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED SEPTEMBER 30, 2021**

(Rs. In Million)

PARTICULARS	Half year ended September 30, 2021 Reviewed	Year ended March 31, 2021 Audited
<b>Revenue from Operations</b>		
(i) Interest Income	2,265.76	4,682.82
(ii) Fees Income	-	0.51
(iii) Other operating Income	0.24	0.45
<b>(I) Total Revenue from Operations</b>	<b>2,266.00</b>	<b>4,683.78</b>
(II) Other income	5.21	10.12
<b>(III) Total Income (I+II)</b>	<b>2,271.21</b>	<b>4,693.90</b>
<b>Expenses</b>		
(i) Finance Cost	1,001.54	1,881.22
(ii) Net Loss on Fair Value changes	545.25	532.88
(iii) Net Loss on derecognition of financial instruments under amortised cost category	723.41	459.13
(iv) Impairment of financial Instruments	(644.45)	598.71
(v) Employee benefit expenses	147.35	314.73
(vi) Depreciation and amortisation expense	11.86	24.05
(vii) Other Expenses	173.26	265.33
<b>(IV) Total Expenses</b>	<b>1,958.22</b>	<b>4,076.05</b>
<b>(V) PROFIT BEFORE TAX (III-IV)</b>	<b>312.99</b>	<b>617.85</b>
<b>Tax Expenses</b>		
Current Tax	42.22	357.65
Deferred tax	40.72	(191.90)
<b>(VI) Total Tax Expense</b>	<b>82.94</b>	<b>165.75</b>
<b>(VII) PROFIT AFTER TAX</b>	<b>230.05</b>	<b>452.10</b>
<b>(VIII) OTHER COMPREHENSIVE INCOME (NET OF TAX)</b>		
(i) Items that will be not reclassified to profit or loss	-	(0.43)
(ii) Income tax relating to items that will not be reclassified to profit or loss	-	0.11
<b>Other Comprehensive Income</b>		
<b>(IX) TOTAL COMPREHENSIVE INCOME (VII+VIII)</b>	<b>230.05</b>	<b>451.78</b>
<b>Paid up equity share capital (Face value - Rs. 100/- per share)</b>	<b>3,031.15</b>	<b>3,031.15</b>
<b>(X) EARNING PER EQUITY SHARE</b>	<b>7.59</b>	<b>14.92</b>
Equity shares of par value Rs 100/- each		
Basic and Diluted (In Rs.)		

**NOTES:**

- These financial Results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable which include all the applicable guidance/clarification/directions issued by the Reserve bank of India. The disclosures as per Regulation 52(4) of the SEBI (Listing Obligations & Disclosure Requirement) Regulations, 2015 as amended on September 7, 2021 for the period ended September 30, 2021 are enclosed as Annexure.
- The above financial results for the half year ended September 30, 2021 have been reviewed by the Audit Committee and have been approved by the Board of Directors at its meeting held on October 28, 2021. The statutory Auditor of the company have carried out a limited review of the aforesaid results.
- The financial statements are prepared based on the principles and policies including the significant accounting policies used for preparing financial statements for the year ended March 31, 2021 and in accordance with the recognition and measurement principles laid down in Ind AS - 34 Interim Financials Reporting.
- The main business of the Company is to provide loans to companies engaged in construction of residential and commercial premises. All other activities of the Company revolve around the main business and accordingly there is no separate reportable segments as per Ind AS - 108 - Operating Segments.
- These results for the half year ended September, 30 2021 have been subjected to a "Limited Review" by the statutory auditors - CNK & Associates LLP, Chartered Accountants who have issued an unmodified qualified review report thereon. The results for the year ended March 31, 2021 were audited by another firm of Chartered Accountants, Deloitte Haskins & Sells LLP, on which they had issued an unmodified opinion dated June 24, 2021.
- Subsequent to year ended on March 31, 2021, the Company has completed listing of its Non Convertible Debentures amounting to 2,25,00,00,000 and 1,50,00,00,000 on the Bombay Stock Exchange ("BSE") on May 19, 2021 and September 29, 2021 respectively. Accordingly, the financial results for half year ended September 30, 2021 are drawn up for the first time in accordance with the SEBI listing regulations and financial results for corresponding quarter ended June 30, 2021, quarter ended September 30, 2021, quarter ended September 30, 2020, and for the half year ended September 30, 2020, are not available and thus not disclosed.
- COVID-19 virus, a global pandemic has affected the world economy including India. The extent to which the COVID-19 pandemic including the second wave witnessed in the country, or future subsequent waves, if any, will continue to impact the Company's operations and asset quality will depend on the future developments, which are highly uncertain
- Previous period figures have been regrouped / rearranged wherever necessary.



For and the behalf of the Board of directors  
KKR India Asset Finance Limited

*(Signature)*

**Yeshwant Nadkarni**  
Executive Director & Chief Executive Officer  
DIN: 02782082

Place : Mumbai  
Date : 28.10.2021

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**UNAUDITED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED SEPTEMBER 30, 2021**

(Rs. In Million)

Particulars	Half year ended September 30, 2021 Reviewed	Year ended March 31, 2021 Audited
<b>Operating activities</b>		
Profit before tax	312.99	617.85
<b>Adjustments to reconcile profit before tax to net cash flows:</b>		
Depreciation and amortisation	11.86	24.05
Impairment on financial instruments (Expected Credit Loss)	(644.45)	598.71
Net loss / (gain) on fair value changes	545.25	532.88
Provision for employee benefits	(0.97)	5.55
<b>Net Changes in working capital</b>		
Decrease in loans	2,850.69	4,335.74
(Increase) / Decrease in investments	(1,122.43)	10.05
Decrease in trade receivables	-	1.07
Increase in other financial assets	(34.21)	(50.50)
Increase in other non-financial assets	(67.77)	(25.31)
Increase in trade and other payables	87.84	5.12
Decrease in other financial liabilities	(18.33)	(6.97)
Increase in other non-financial liabilities	9.36	37.54
<b>Cash flows from / (used in) Operations</b>	<b>1,929.85</b>	<b>6,085.78</b>
Income tax paid	(194.11)	(264.90)
<b>Net Cash flows from / (used in) operating activities</b>	<b>1,735.74</b>	<b>5,820.88</b>
<b>Investing activities</b>		
Purchase of property plant and equipment (including Capital work-in-progress)	(1.55)	(3.60)
Purchase of intangible asset	-	(0.90)
Investment in subsidiary company	-	(5.00)
<b>Net cash flows used in investing activities</b>	<b>(1.55)</b>	<b>(9.50)</b>
<b>Financing activities</b>		
Proceeds from Borrowings	7,750.00	424.50
Repayment of Borrowings	(6,514.68)	-
Repayment of lease liability	(5.29)	(9.89)
<b>Net cash flows from financing activities</b>	<b>1,230.03</b>	<b>414.61</b>
Net increase / (decrease) in cash and cash equivalents	2,964.22	6,225.99
Cash and cash equivalents at April 01	7,902.43	1,676.44
<b>Cash and cash equivalents at the end of the year</b>	<b>10,866.64</b>	<b>7,902.43</b>
<b>Components of Cash and cash equivalents at balance sheet date</b>		
Cash on Hand	-	-
Balances with Banks	10,866.64	7,902.43
	<b>10,866.64</b>	<b>7,902.43</b>



For and the behalf of the Board of directors  
KKR India Asset Finance Limited

**Yeshwant Nadkarni**  
Executive Director & Chief Executive Officer  
DIN: 02782082

Place : Mumbai  
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**Annexure 1**

Disclosure in compliance with regulations 52(4) of the securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Half Year Ended September 30, 2021

SRN	Particular	Ratios for the Half Year ended as on September 30, 2021
1	Debt-Equity Ratio (In times)	1.06
2	Debt Service Coverage Ratio (In times)	NA
3	Interest Service Coverage Ratio (In times)	NA
4	Outstanding Redeemable Preference Shares (₹ Millions)	NA
5	Capital Redemption Reserve/Debenture Redemption Reserve (₹ Millions)	NA
6	Net Worth (₹ Millions) [Equity + Other Equity excluding Other Comprehensive Income]	21,497.81
7	Net Profit After Tax (₹ Millions)	230.05
8	Earnings Per Share (of ₹ 100/- each)	
	a) Basic EPS (₹)	7.59
	b) Diluted EPS (₹)	7.59
9	Current Ratio (in times)	NA
10	Long Term Debt To Working Capital (in times)	NA
11	Bad Debts To Account Receivable Ratio (in times)	NA
12	Current Liability Ratio (in times)	NA
13	Total Debts To Total Assets (in times)	0.51
14	Debtors Turnover Ratio (in days)	NA
15	Inventory Turnover (in days)	NA
16	Operating Margin (%)	NA
17	Net Profit Margin (%)	NA
18	Sector Specific Equivalent Ratios, as Applicable	
	a) Gross Non Performing Assets	2.88%
	b) Net Non Performing Assets	1.94%
	c) CRAR	59.83%
	d) Liquidity Coverage Ratio	7586%

