pnb Housing Finance Limited
Ghar Ki Baat

PNBHFL/SE/EQ/FY2026-27/49
August 04, 2026

BSE Limited
Listing Department,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001
Scrip Code: 540173

National Stock Exchange of India Limited
Listing Department
Exchange Plaza
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051
Symbol: PNBHOUSING

Dear Sir/Madam,

Sub: Press Release on the financial performance of the Company for the quarter ended June 30, 2026
Ref: *Our letter PNBHFL/SE/EQ/FY2026-27/48 dated August 04, 2026*

Please find enclosed the Press Release on the financial performance of the Company for the quarter ended June 30, 2026**.**

This press release is submitted pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the same shall also be available on the website of the Company at https://www.pnbhousing.com

Kindly take the above document on record.

Thanking you,

Yours faithfully,
For **PNB Housing Finance Limited**

Veena Kamath
Digitally signed by Veena Kamath
DN: cn=Veena Kamath c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2026-08-04 19:56+05:30

Veena G Kamath
Company Secretary

Encl: As above

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Phone: 011-66030500, E-mail: investor.services@pnbhousing.com, Website: www.pnbhousing.com
CIN: L65922DL1988PLC033856

Press Release

For Immediate Release

4th August 2026, New Delhi

Consolidated Un-audited Financial Results for Q1 FY2026-27 ended 30th June 2026

The Board of Directors of PNB Housing Finance Limited today approved the Consolidated Audited Financial Results for the quarter and financial year ended 30th June 2026.

Key Performance Metrics for Q1 FY27

Particulars	Q1 FY27	Q4 FY26	Growth (%)	Q1 FY26	Growth (%)		FY26	FY25	Growth (%)
Loan Assets	89,670	87,347	3%	77,732	15 %		87,347	75,765	15%
Disbursement	5,882	9,355	-37%	4,980	18%		26,548	21,972	21%
Net Interest Income	803	813	-1%	760	6%		3,110	2,750	13%
PAT	557	656	-15%	533	4%		2,291	1,936	18%
NIM	3.50%	3.69%	-19bps	3.74%	-24bps		3.68%	3.70%	-2 bps
Opex to ATA	0.99%	1.08%	-9bps	1.02%	-3bps		1.05%	1.05%	0 bps
ROA	2.37%	2.89%	-52bps	2.57%	-20bps		2.66%	2.55%	10 bps
ROE	11.44%	13.94%	-250bps	12.39%	-96bps		12.73%	12.19%	54 bps
GNPA	0.95%	0.93%	2bps	1.06%	-11bps		0.93%	1.08%	-15 bps

Performance Highlights

Loan Portfolio

- **Assets Under Management** stood at INR 93,021 crore as on Q1 FY27, reflecting a consistent growth of 13%YoY growth.
- **Retail Loan Asset** grew by **16% YoY** to INR 89,178 crore as on 30th June 2026, which is 99.5% of the Total Loan Asset.
- **Affordable** and **Emerging Markets** segment grew by **27% YoY** and contributed **41%** to the Retail Loan Asset.

Disbursements

- **Overall Disbursements up 18% YoY after one-time impact of change in accounting in disbursement recognition from cheque handover to cheque realization.**

Asset Quality

- **GNPA** continues to be <1% at **0.95%.**
- **Recovered 67 crore in Q1 FY27** from total written off pool resulting in -12 bps credit cost.

Profitability

- **Net profit for Q1 FY27 grew by 4% YoY to INR 557 crore**.
- **Spread maintained** at 2.12% QoQ during Q1 FY27 and declined by 11 bps on YoY basis.
- **Cost of borrowing for Q1 FY27 increased slightly at 7.36%** despite tight liquidity on account of macro-economic conditions.
- **Net Interest Margin moderated by 19 bps QoQ** due to increase in leverage in Q1 FY27 and true up of Q4 FY26 reported NIM.
- Opex to ATA improved to 0.99% in Q1 FY27 from 1.08% in Q4 FY26.
- **ROA for Q1 FY27 stood at 2.37%** and **ROE at 11.44%.**
- The total number of **branches** stands at **404** as on 30th June 2026, including 12 additions in Q1 FY27.
- **Capital Risk Adequacy Ratio** remained healthy at **28.26%** as on 30th June 2026; **Tier I** at **27.87%.**

Commenting on the performance Mr. Ajai Shukla, Managing Director & CEO said:

"We have started FY27 on a steady note, with AUM growing 13% year-on-year to INR 93,021 crore and our Retail loan book growing 16% year-on-year. The Affordable and Emerging Markets segments continued to be key growth driver, registering 27% growth and contributing 41% to the Retail loan book. Asset quality continued to be strong, with GNPA at 0.95%, while healthy recoveries from the written-off pool supported our profitability.

We remain focused on strengthening our distribution network and digital capabilities. Our ongoing digital transformation initiatives across sourcing, underwriting, servicing and collections are helping enhance customer experience, improve operational efficiency and support scalable growth. Backed by a strong capital position and prudent risk management practices, we remain well positioned to drive sustainable growth and create long-term value for our stakeholders."

About PNB Housing Finance Limited

PNB Housing Finance Limited (NSE: PNBHOUSING, BSE: 540173) is promoted by Punjab National Bank and is a registered Housing Finance Company with National Housing Bank (NHB). The Company got listed on the Indian stock exchanges on 7th November 2016. The Company's asset base comprises primarily of retail loans and corporate loans. The retail business focusses on organized mass housing segment financing for acquisition or construction of houses. In addition, it also provides loan against properties and loans for purchase & construction of non-residential premises. PNB Housing Finance is a deposit taking Housing Finance Company.

Disclaimer

No representation or warranty, express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of such information or opinions contained in this release. The information contained in this release is only current as of its date. Certain statements made in this release may not be based on historical information or facts and may be "forward looking statements", including those relating to the Company's general business plans and strategy, its future financial condition and growth prospects, and future developments in its industry and its competitive and regulatory environment. Actual results may differ materially from these forward-looking statements due to a number of factors, including future changes or developments in the Company's business, its competitive environment and political, economic, legal and social conditions in India. This communication is for general information purpose only, without regard to specific objectives, financial situations and needs of any particular person. This release does not constitute an offer or invitation to purchase or subscribe for any shares in the Company and neither any part of it shall form the basis of or be relied upon in connection with any contract or commitment whatsoever. The Company may alter, modify or otherwise change in any manner the content of this release, without obligation to notify any person of such revision or changes.

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Statement of consolidated financial results for the quarter ended June 30, 2026

(₹ in crore)

S.no.	Particulars	Quarter ended			Year ended
		30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
		(Unaudited)	(Audited) (Refer Note 11)	(Unaudited)	(Audited)
	Revenue from operations				
(i)	Interest income	2,138.43	2,053.98	1,980.35	8,071.17
(ii)	Fees and commission income	121.78	122.04	81.71	394.50
(iii)	Net gain on fair value changes	3.23	5.51	14.05	38.85
I	**Total revenue from operations**	**2,263.44**	**2,181.53**	**2,076.11**	**8,504.52**
II	**Other income**	**1.92**	**(9.62)**	**5.76**	**0.52**
III	**Total income (I+II)**	**2,265.36**	**2,171.91**	**2,081.87**	**8,505.04**
	Expenses				
(i)	Finance cost	1,338.63	1,246.08	1,234.37	5,000.24
(ii)	Impairment on financial instruments & write-offs#	(29.14)	(176.22)	(56.22)	(386.15)
(iii)	Employee benefits expense	134.67	125.60	118.01	486.70
(iv)	Fees and commission expense	3.29	4.10	3.44	11.26
(v)	Depreciation, amortisation and impairment	16.36	19.18	14.70	66.48
(vi)	Other expenses	83.11	98.56	79.65	355.90
IV	**Total expenses**	**1,546.92**	**1,317.30**	**1,393.95**	**5,534.43**
V	**Profit before tax (III-IV)**	**718.44**	**854.61**	**687.92**	**2,970.61**
	Tax expense:				
	-Current tax	153.63	156.80	131.98	581.47
	-Deferred tax (charge/(credit))	7.47	42.01	22.44	97.90
VI	**Total tax expense**	**161.10**	**198.81**	**154.42**	**679.37**
VII	**Net profit after tax (V-VI)**	**557.34**	**655.80**	**533.50**	**2,291.24**
VIII	**Other comprehensive income**				
	A (i) Items that will not be reclassified to profit or loss: Remeasurement gain/ (loss) on defined benefit plan	(0.93)	1.78	(1.36)	0.84
	(ii) Income tax relating to items that will not be reclassified to profit or loss	0.23	(0.45)	0.34	(0.21)
	B (i) Items that will be reclassified to profit or loss: Cash flow hedge	10.09	63.73	117.34	194.94
	(ii) Income tax relating to items that will be reclassified to profit or loss	(2.54)	(16.04)	(29.53)	(49.06)
IX	**Total comprehensive income (VII+VIII)**	**564.19**	**704.82**	**620.29**	**2,437.75**
X	**Profit for the period / year, net of tax attributable to**				
	Owners of the parent	**557.34**	**655.80**	**533.50**	**2,291.24**
	Non-controlling interest	-	-	-	-
XI	**Other comprehensive income/(loss) for the period / year, net of tax attributable to**				
	Owners of the parent	**6.85**	**49.02**	**86.79**	**146.51**
	Non-controlling interest	-	-	-	-
XII	**Total comprehensive income for the period / year, net of tax attributable to**				

	Owners of the parent	**564.19**	**704.82**	**620.29**	**2,437.75**
	Non-controlling interest	-	-	-	-
Earnings per share (of ₹ 10 each)*					
	-Basic (₹)	21.39	25.17	20.52	88.01
	-Diluted (₹)	21.33	25.11	20.45	87.80
Paid-up equity share capital (Face value of ₹ 10)		**260.59**	**260.55**	**260.13**	**260.55**
Reserves (excluding revaluation reserves) as at March 31					18,958.58

#Net of reversal of impairment allowance / bad debts (includes recovery from sale of security receipts amounting to ₹ 103.49 crore in quarter ended March 31, 2026 [FY 2025-26 ₹ 123.90 crore]) recovery on sale of loan assets including fair value changes on investment in security receipts.

* EPS for the quarters are not annualised.

Notes:

1. The above interim consolidated financial results of the Company and its wholly owned subsidiary Companies (herewith referred to as "Company") have been prepared in accordance with Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act 2013 (the "Act"), read with Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and other accounting principles generally accepted in India and are in compliance with Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations") along with the circulars, guidelines and directions issued by the Reserve Bank of India (RBI)/ National Housing Bank (NHB) to the extent applicable. There are no changes in the accounting policies during the current reported period as compared to the corresponding periods / years.

2. The consolidated interim financial results have been prepared in accordance with Ind AS 110 – Consolidated Financial Statements, prescribed under section 133 of the Companies Act, 2013, read with the relevant rules issued thereunder and the other relevant provisions of the Act. The Company is having following subsidiaries:

Name of the Company	Shareholding & voting power	Remarks
PHFL Home Loans and Services Limited	100%	Considered in consolidated financial results
Pehel Foundation	100%	Registered as a charitable organisation under Section 8 of the Companies Act, 2013 and it is prohibited to give any right over its profits to any of its members, hence not considered for consolidation.

3. The Company's main business is to provide loans against/for purchase, construction, repairs & renovations of houses/ flats/commercial properties etc. All other activities of the Company revolve around the main business. As such, there are no separate reportable segment, as per the Operating Segments (Ind AS 108), notified by the Companies (Accounting Standard) Rules, 2015, as amended.

4. Disclosure of loans transferred / acquired during the quarter ended June 30, 2026, pursuant to RBI Notification dated November 28, 2025,"Reserve Bank of India (Non-Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions, 2025" and "Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025" are given below:

   (ia) The Company has not transferred, any loans not in default during the quarter ended June 30, 2026.

(₹ in crore)

Particulars	Quarter ended June 30, 2026			
	Deal 1	Deal 2	Deal 3	Deal 4
Amount of loans acquired	42.07	39.57	26.73	38.88
Weighted average residual maturity (years)	12.80	12.47	10.73	17.22
Weighted average holding period (years)	1.10	1.47	1.14	0.90
Retention of beneficial economic interest	10%	10%	10%	10%
Coverage of tangible securities of secured loans transferred	100%	100%	100%	100%
Rating wise distribution of rated loans*	NA	NA	NA	NA

*The loans acquired are not rated as these loans are to non-corporate borrowers.

(ii) The Company has not transferred or acquired, any stressed loan during the quarter ended June 30, 2026.
(iii) Details of ratings on security receipts as on June 30, 2026:

Rating Agency	Rating	Trust Name	Book value of security receipts (₹ in crore)	Book value of security receipts (net of provisions)	Recovery rating scale
Infomerics Valuation and Rating Limited	IVR RR3	ACRE 122 TRUST	119.00	-	More than 50% and upto 75%

5. On November 21, 2025, the Government of India notified the four Labour Codes - the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020, and the Occupational Safety, Health and Working Conditions Code, 2020 - consolidating twenty-nine existing labour laws. The Labour Codes, amongst other things introduces changes including a uniform definition of wages. The Ministry of Labour & Employment published Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The Company has restructured compensation of its employees with effect from April 01, 2026 consistent with the Labour Codes, Rules, FAQs and the opinion from the consultant. The Company continues to monitor the finalisation of

Central and State Rules and clarifications from the Government on the New Labour Codes and would provide appropriate accounting effect on the basis of such developments, as needed.

6. Disclosure related to project finance for the quarter ended June 30, 2026, pursuant to RBI Notification dated November 28, 2025, "Reserve Bank of India (Non-Banking Financial Companies – Credit Facilities) Directions, 2025" and "Reserve Bank of India (Non-Banking Financial Companies – Resolution of Stressed Assets) Directions, 2025" and "Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025", as amended from time to time, are given below:

Sl. No.	Item Description	Number of accounts	Total outstanding (₹ in crore)
1	Projects under implementation accounts at the beginning of the quarter	1	220.53
2	Projects under implementation accounts sanctioned during the quarter	1	25.00
3	Projects under implementation accounts where DCCO has been achieved during the quarter	1	220.53
4	Projects under implementation accounts at the end of the quarter (1+2-3)	1	25.00
5	Out of '4' – accounts in respect of which resolution process involving extension in original / extended DCCO, as the case may be, has been invoked.	-	-
5.1	Out of '5' – accounts in respect of which Resolution plan has been implemented.	-	-
5.2	Out of '5' – accounts in respect of which Resolution plan is under implementation	-	-
5.3	Out of '5' – accounts in respect of which Resolution plan has failed.	-	-
6	Out of '5', accounts in respect of which resolution process involving extension in original / extended DCCO, as the case may be, has been invoked due to change in scope and size of the project	-	-
7	Out of '5', account in respect of which cost overrun associated with extension in original / extended DCCO, as the case may be, was funded	-	-
7.1	Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously	-	-
7.2	Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously	-	-
8	Out of '4' – accounts in respect of which resolution process not involving extension in original / extended DCCO, as the case may be, has been invoked.	-	-
8.1	Out of '8' – accounts in respect of which Resolution plan has been implemented.	-	-
8.2	Out of '8' – accounts in respect of which Resolution plan is under implementation.	-	-
8.3	Out of '8' – accounts in respect of which Resolution plan has failed.	-	-

7. Disclosure related to Co-lending arrangements (CLAs) on an aggregate basis as at June 30, 2026, pursuant to RBI Notification dated November 28, 2025, "Reserve Bank of India (Non- Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions, 2025" and "Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025", as amended from time to time, are given below:

Particulars	As at June 30, 2026
As Originator RE	
Quantum of CLAs	
- Number of CLA Partners	1
- Number of accounts (outstanding cases)	219
- Aggregate principal outstanding as on date (₹ in crore)	70.57
Weighted average rate of interest (%)	10.13%
Fees charged (₹ in crore)	0.06
Fees paid (₹ in crore)	-
Broad sector of Co-lending arrangement	Mortgage- Housing Loans, Non -Housing Loans
Performance of loans	
- Standard loans (₹ in crore)	69.37
- NPA loans (₹ in crore)	1.20
Default loss guarantee (if any)	NA

8. Regulation 52(7) and 52(7A) of the SEBI (LODR) Regulations, 2015 are not applicable for the quarter ended June 30, 2026, as there were no unutilised issue proceeds and no deviation or variation in the utilisation of issue proceeds during the quarter.

9. During the quarter ended June 30, 2026, the Company has allotted 40,345 equity shares of ₹ 10 each pursuant to exercise of stock options / restricted stock units by employees.

10. Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter ended June 30, 2026 are attached as **Annexure I**.

11. Figures for the quarter ended March 31, 2026 are the balancing figures between audited figures for the full financial year and the reviewed year to date figure upto the third quarter of the previous financial year which were subjected to limited review by auditors.

12. Statutory Auditors of the Company have reviewed the consolidated interim financial results for the quarter ended June 30, 2026, in compliance of Regulations 33 and 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The above consolidated interim financial results have been reviewed and recommended by the Audit Committee of Board and subsequently approved by Board of Directors at their meeting held on August 04, 2026.

For and on behalf of the Board of Directors

Ajai Kumar Shukla

Date: August 04, 2026

Managing Director & CEO

Place: Gurugram

DIN: 11358498

Annexure I

Disclosures in compliance with Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, for the quarter ended June 30, 2026

Particular	**For the quarter ended June 30, 2026**
	Consolidated
Debt Equity Ratio	
Debt Service Coverage Ratio **	Not Applicable
Interest Service Coverage Ratio **	Not Applicable
Outstanding redeemable preference shares (quantity and value)	NIL
Capital redemption reserve/debenture redemption reserve *	Not Applicable
Net Worth (₹ in crore)	19,793.50
Net Profit After Tax (₹ in crore)	557.34
Earnings Per Share: (not annualised for the quarter)	
Basic (₹)	21.39
Diluted (₹)	21.33
Current Ratio *	Not Applicable
Long term debt to working capital ratio *	Not Applicable
Bad debts to Account receivable ratio *	Not Applicable
Current liability ratio *	Not Applicable
Total Debts to Total Assets	0.77
Debtors turnover ratio *	Not Applicable
Inventory turnover ratio *	Not Applicable
Operating Margin (%) *	Not Applicable
Net Profit Margin (%)	24.60
Sector Specific equivalent ratio	
Provision Coverage Ratio (%)	39.43
Gross Non-Performing Asset (GNPA) (%)	0.95
Net Non-Performing Asset (NNPA) (%)	0.58
CRAR (%) **	Not Applicable
Liquidity Coverage Ratio (%) **	Not Applicable

* The Company prepares the financial statement as per Division III, Schedule III of Companies Act 2013, hence these ratios are not applicable.
** Disclosure is not applicable at consolidated level for housing finance companies registered with NHB/RBI.

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