pnb Housing
Finance Limited
Ghar Ki Baat

PNBHFL/SE/EQ/FY2026-27/50
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: Investor Presentation for the quarter ended June 30, 2026
Ref: *Our letter PNBHFL/SE/EQ/FY2026-27/48 dated August 04, 2026*

We have enclosed the Investor Presentation of the Company for the quarter ended June 30, 2026, which will be referred during earnings call with investors at 08:00 A.M. (IST) on August 05, 2026.

This investor presentation 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 20:10+05:30

Veena G Kamath
Company Secretary

Encl: As above.

Regd. Office: 9th Floor, Antriksh Bhawan, 22 K G Marg, New Delhi – 110 001
Phone: 011-66030500, E-mail: investor.services@pnbhousing.com, Website: www.pnbhousing.com
CIN: L65922DL1988PLC033856

Investor Presentation

Quarter Ended June 2026

04-August-2026

Table of Content

Q1 FY27 Executive Summary

Business Metrics & Expansion

- Disbursements grew 56% YoY on a cheque handover basis. Following shift to cheque realization-based recognition effective Q1 FY27, reported disbursements grew 18% YoY
- Retail Loan book grew by 16% YoY to INR 89,178 crore; while overall Loan Book grew by 15% YoY to INR 89,670 crore
- Pool buyout of INR 146 crore during Q1 FY27 to accelerate loan growth

Margins

- Spread remained stable sequentially at 2.12% in Q1 FY27
- Higher leverage in Q1 FY27 vs Q4 FY26 and the true-up impact of Q4 FY26 NIM led to 19 bps QoQ moderation in NIM
- Yield improved marginally to 9.48% in Q1 FY27 from 9.47% in Q4 FY26. Marginal increase in CoB to 7.36% vs 7.35% in Q4 FY26

Asset Quality

- GNPA continues to be stable at <1% at 0.95% vs 0.93% in Q4 FY26
- Recovered INR 67 crore in Q1 FY27 from total written-off pool
- Fraud reported in July'26 pertains to a legacy account that was fully written off in FY2022-23, with no financial impact

Profitability

- PAT grew by 4% YoY to INR 557 crore in Q1 FY27 as against INR 533 crore in Q1 FY26
- ROA stood at 2.37% in Q1 FY27 and 2.66% in FY26

Key Performance Highlights – Q1 FY27 (YoY | QoQ)

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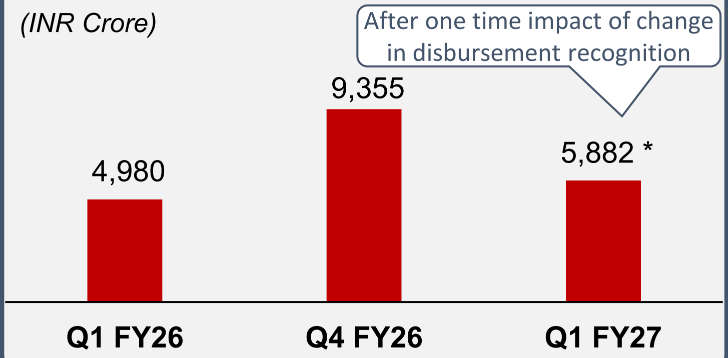
Disbursement

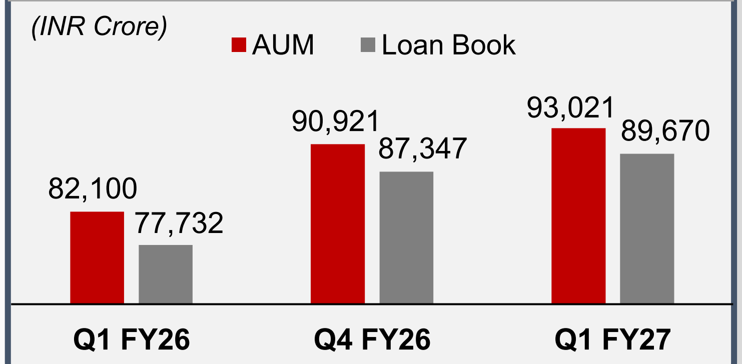
YoY : 18% | QoQ : -37%



* *Cheque handover Disbursement : **INR 7,752 Cr.**(↑56% YoY)*

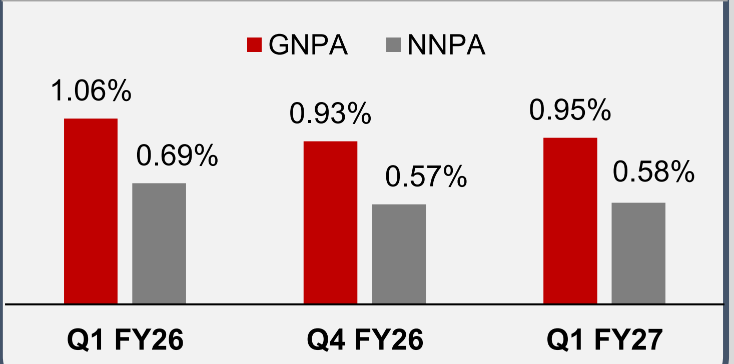
AUM / Loan Book

YoY : 13% / 15% | QoQ : 2% / 3%



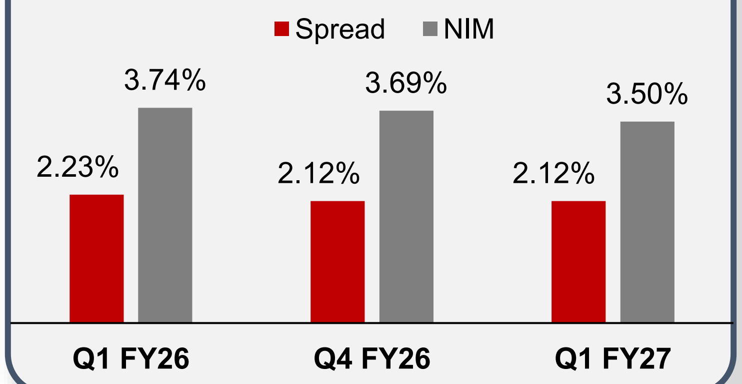
GNPA / NNPA

YoY : -11bps / -11 bps | QoQ : 2 bps / 1 bps



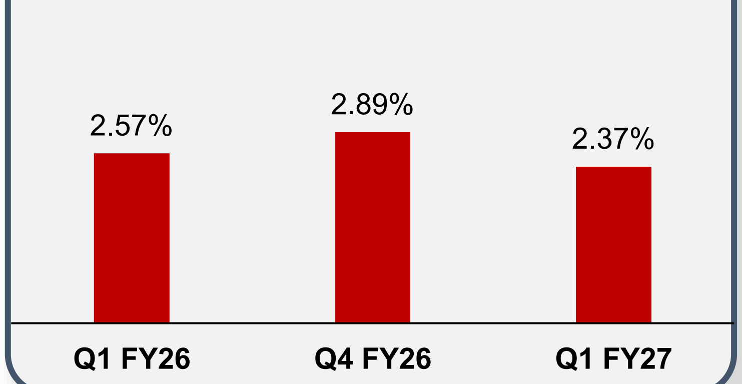
Spread / NIM

YoY : -11 bps / -24 bps | QoQ : Flat / -19 bps



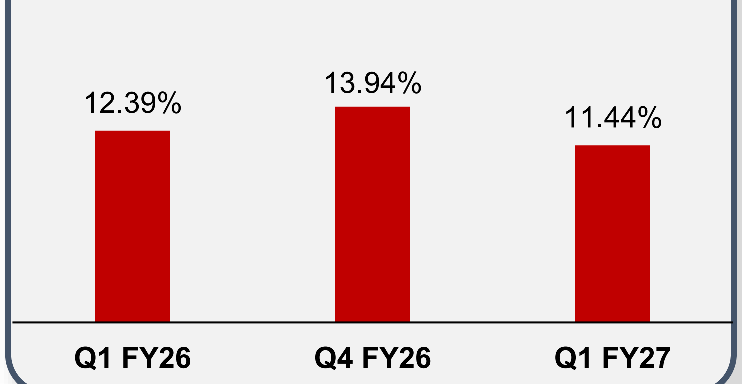
ROA

YoY : -20 bps | QoQ : -52 bps



ROE

YoY : -96 bps | QoQ : -250 bps



ROA Tree

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Particulars	**Q1 FY27**	**Q4 FY26**	**QoQ**	**Q1 FY26**	**YoY**
Yield	9.48%	9.47%	1 bps	9.99%	-51 bps
CoB	7.36%	7.35%	1 bps	7.76%	-40 bps
Spread	2.12%	2.12%	-	2.23%	-11 bps
NIMs	**3.50%**	3.62%* ~~**3.69%**~~	-12 bps ~~**-19 bps**~~	**3.74%**	**-24 bps**
GIMs	3.92%	4.07%	-15 bps	4.06%	-14 bps
Opex to ATA	**0.99%**	**1.08%**	**-9 bps**	**1.02%**	**-3 bps**
PPOP to ATA	2.93%	2.99%	-7 bps	3.04%	-11 bps
Credit Cost to ATA	-0.12%	-0.78%	66 bps	-0.27%	15 bps
ROA	**2.37%**	**2.89%**	**-52 bps**	**2.57%**	**-20 bps**
ROE	**11.44%**	**13.94%**	**-250 bps**	**12.39%**	**-96 bps**

- Spread remain flat QoQ
- 12bps NIM contraction driven by increase in leverage and lower yield on Total Assets
- * 7bps difference due to adjustment for the actual number of days vs monthly convention

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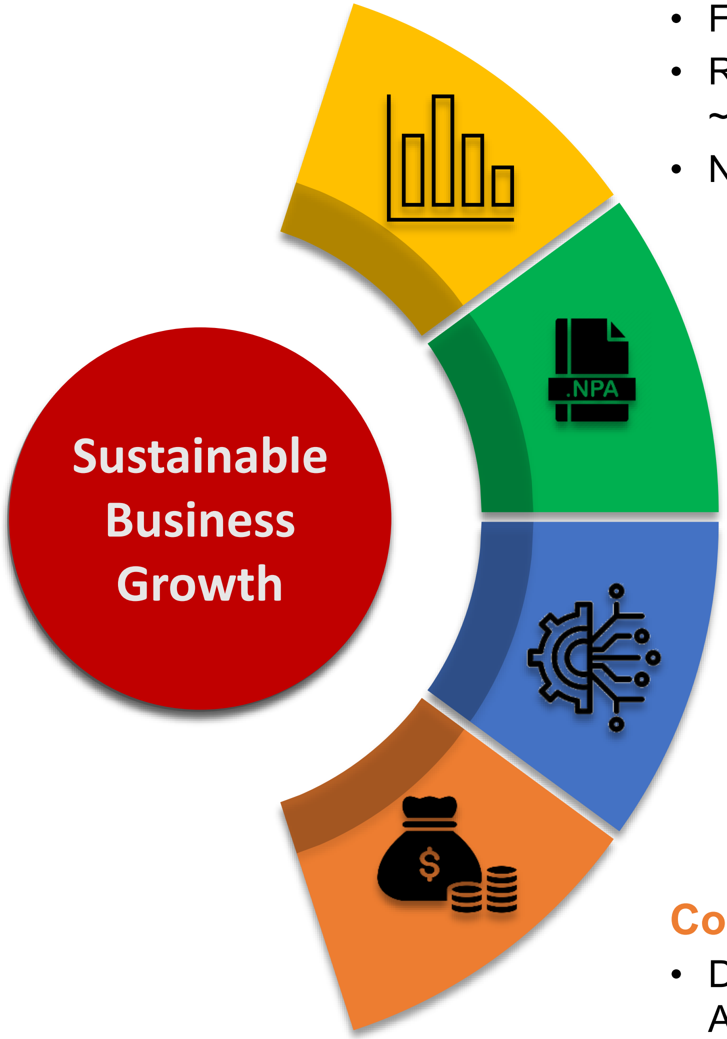
Overall Business Update

Strategic Objectives



High Yielding Portfolio Growth

- Focus on high yielding Affordable and Emerging Markets segment to improve Yield and NIM
- Reinitiate corporate lending with disciplined risk management, capping exposure at under ~10% of the total loan portfolio
- New Initiatives and growth opportunities

Asset Quality

- Sustain best-in-class asset quality through robust underwriting, rigorous monitoring and continues policy refinements

Technology & Artificial Intelligence

- Leverage technology for paperless journey across the loan cycle and AI pilots to drive productivity & efficiency

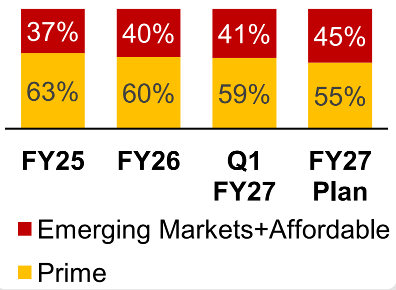
Consistent Profitabilty

- Driving Sustainable Profitability through NIM Optimization, Cost Efficiency and Superior Asset Quality

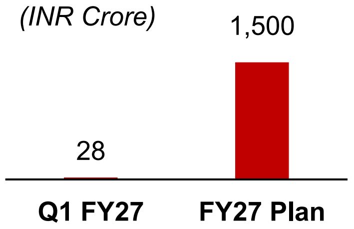
High Yielding Portfolio Growth

Unlocking New Growth Levers to Scale the High-Yielding Portfolio

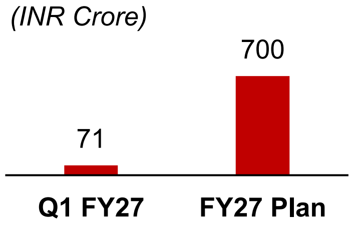
Shift towards high yielding segment



Expanded Affordable Business from select Prime & Emerging Branches



Launch of Emerging Developer Finance



Launch of Micro Housing Finance for Higher Yields

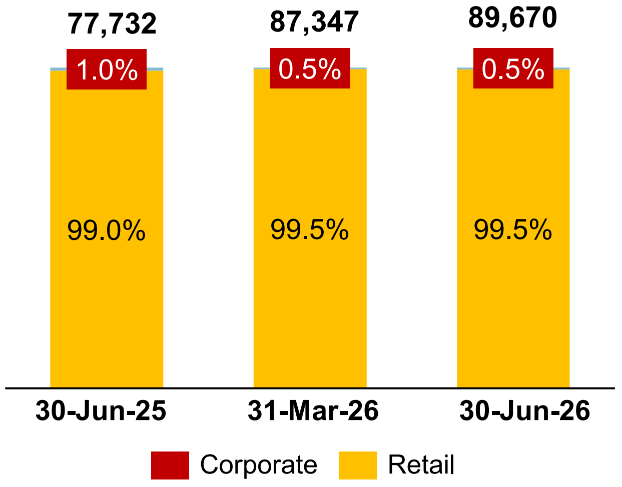
Micro Housing initiative is under way, with rollout expected from Q2 FY27

Loan Asset Mix

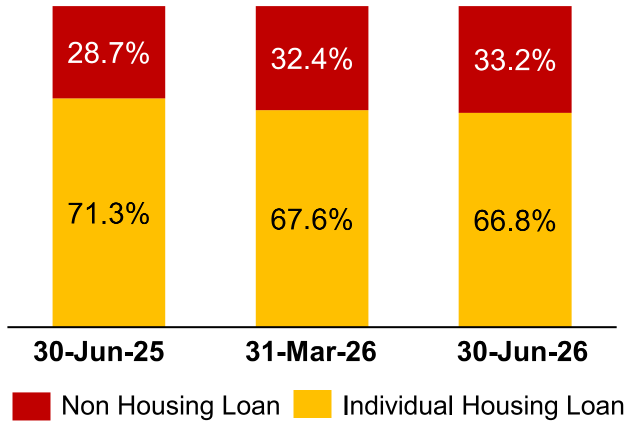
(INR Crore)

Loan Asset

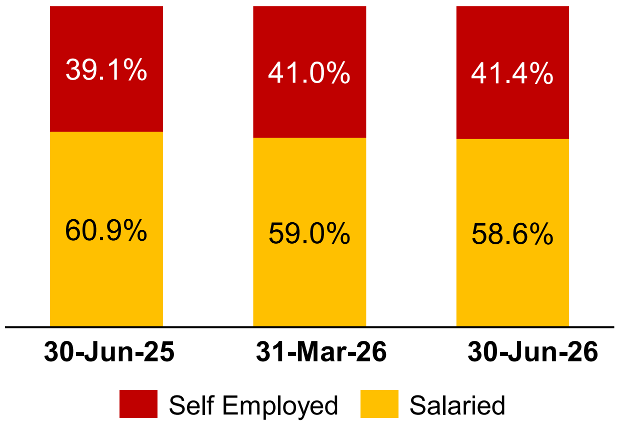
Segment Mix



Retail Product Mix



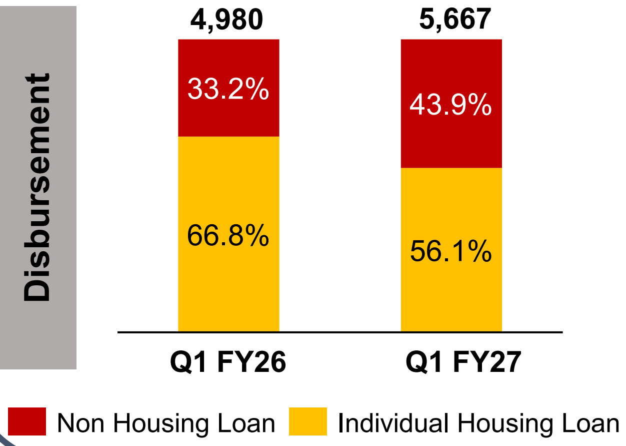
Retail Profile Mix



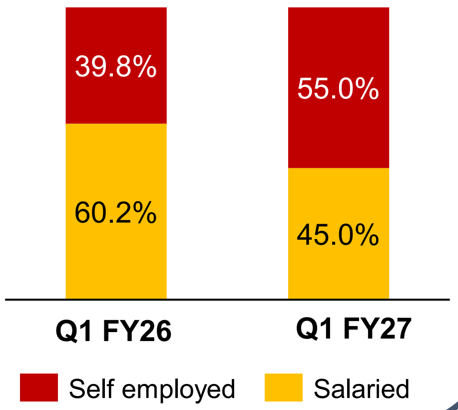
(INR Crore)

Disbursement

Retail Product Mix



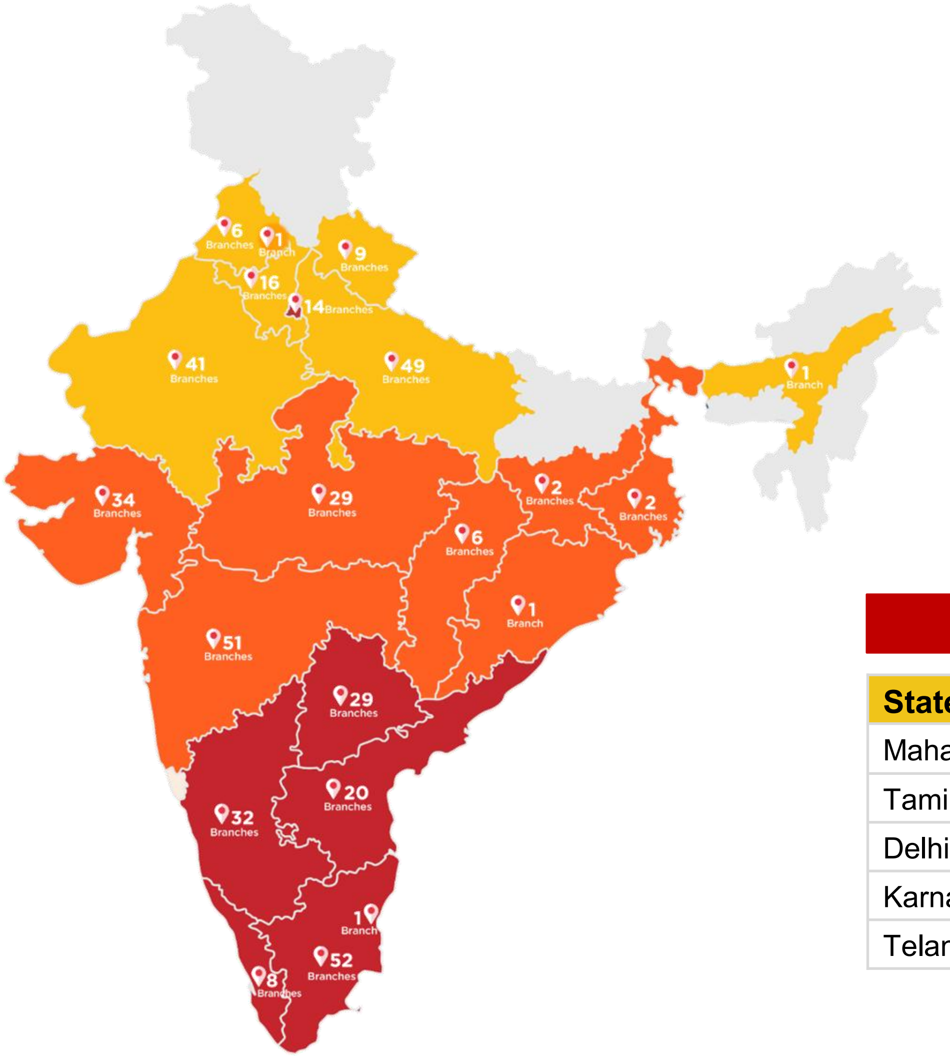
Retail Profile Mix



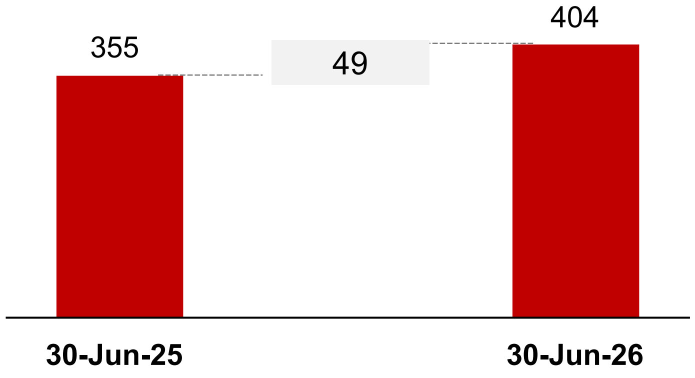
- **Live loan accounts serviced by the Company crossed 3,87,000 as on 30-Jun-26**
- **Average ticket size for Individual Housing loan and Retail Non-Housing at INR 29 lac and INR 27 lac respectively (as on 30-Jun-26)**
- **Affordable and Emerging Markets segment contribute 46% of the Retail disbursement**

Wide Retail Distribution Network

OUR OFFICE NETWORK

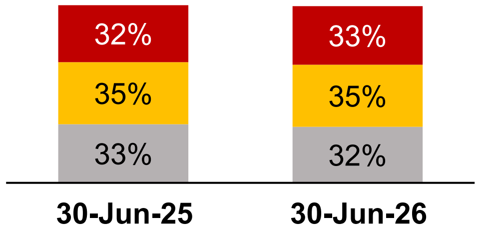


Branches

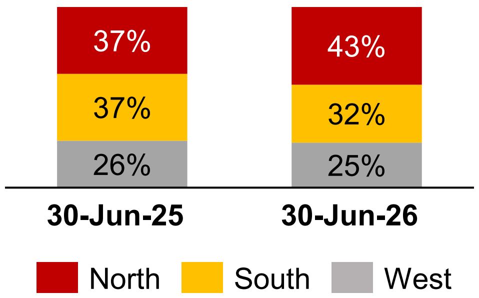


Top 5 State share in the Retail Loan Asset (%)		
State	**30-Jun-26**	**30-Jun-25**
Maharashtra	18.8%	21.0%
Tamil Nadu	12.2%	12.1%
Delhi NCR	11.3%	11.0%
Karnataka	9.0%	8.7%
Telangana	8.5%	9.0%

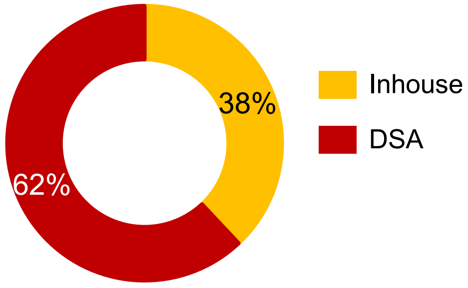
Loan Asset – Geographical Breakup



Disbursement - Geographical Break-up



Disbursement Channel Mix – Q1 FY27



Map not to scale. All data, information and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness.

Retail Business Update

Loan Asset ***(INR crore)***	**Q1 FY27**	**Q4 FY26**	**Q1 FY26**	**Change (QoQ)**	**Change (YoY)**
Affordable	8,556	8,153	5,744	5%	49%
Emerging Markets	27,676	26,820	22,701	3%	22%
Prime	52,780	51,953	48,478	2%	9%
DA Pool Buyout	166	20	-	-	-
Total	**89,178**	**86,946**	**76,923**	**3%**	**16%**
Disbursement ***(INR crore)***	**Q1 FY27**	**Q4 FY26**	**Q1 FY26**	**Change (QoQ)**	**Change (YoY)**
Affordable	555	1,249	765	-56%	-27%
Emerging Markets	2,029	3,021	1,736	-33%	17%
Prime	3,083	4,750	2,479	-35%	24%
Total	**5,667**	**9,020**	**4,980**	**-37%**	**14%**
Incremental Yield	**Q1 FY27**	**Q4 FY26**	**Q1 FY26**	**Change (QoQ)**	**Change (YoY)**
Affordable	11.85%	11.35%	12.22%	50 bps	-37 bps
Emerging Markets	9.31%	9.23%	9.61%	8 bps	-30 bps
Prime	9.00%	8.92%	9.26%	8 bps	-26 bps
No. of Branches	**Q1 FY27**	**Q4 FY26**	**Q1 FY26**	**Change (QoQ)**	**Change (YoY)**
Affordable	232	229	200	+3	+32
Emerging Markets	89	85	78	+4	+11
Prime	82	77	76	+5	+6

- Delivered 16% YoY Retail loan book growth; sustained momentum
- Affordable and Emerging Markets segment contributes 46% of the total Retail disbursement and 41% of the Retail loan book
- Retail disbursements up 14% post accounting change. Will normalize from next quarter
- Delivered better yield vs Q4 FY26 across all segments
- Branch expansion focused on high yielding Affordable and Emerging Markets segment. Also started Affordable business from select Prime and Emerging Markets segment branches from Q1 FY27

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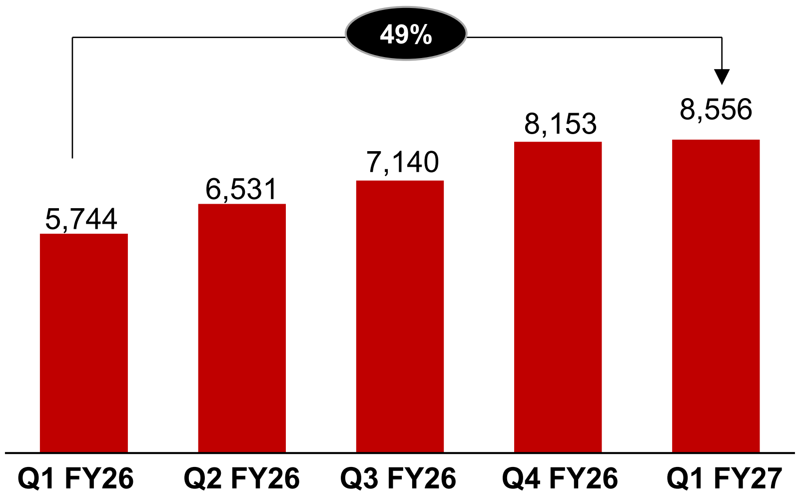
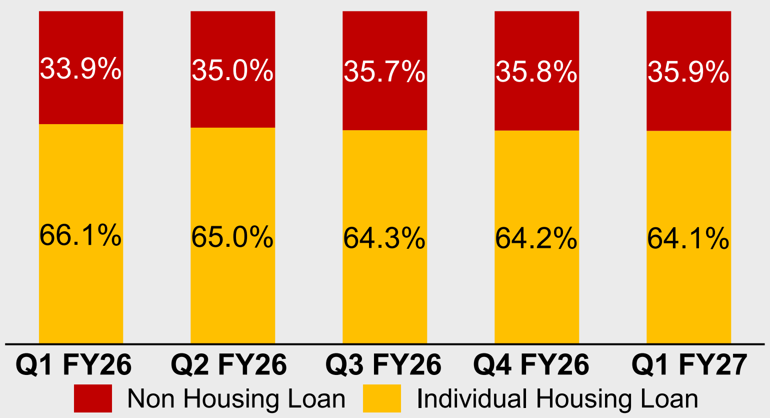
Segment Update: Affordable

Affordable Segment Update

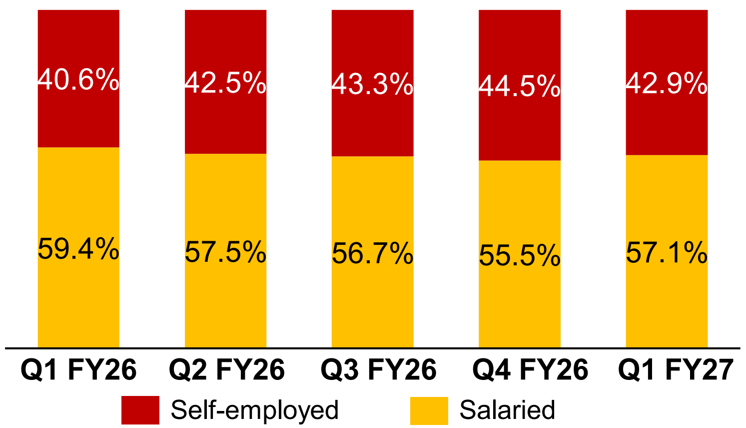
Loan Asset (INR crore)



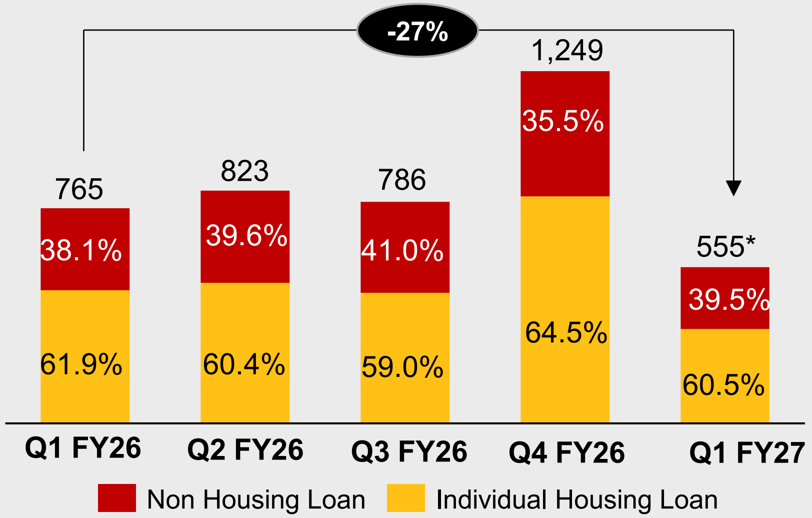
Loan Asset by Product (%)



Loan Asset by Profile (%)

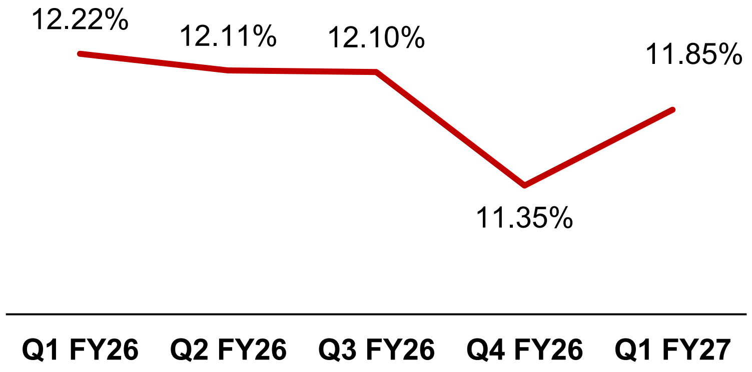


Disbursement (INR crore)

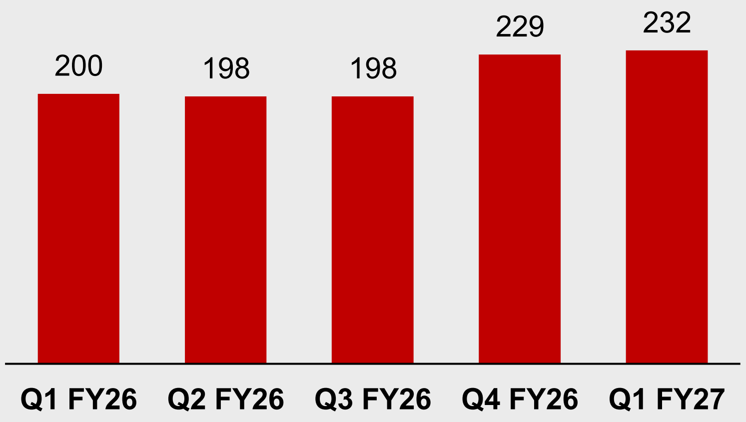


** On cheque handover basis, disbursement is 847 Cr (↑ by 11% YoY)*

Incremental Yield (%)

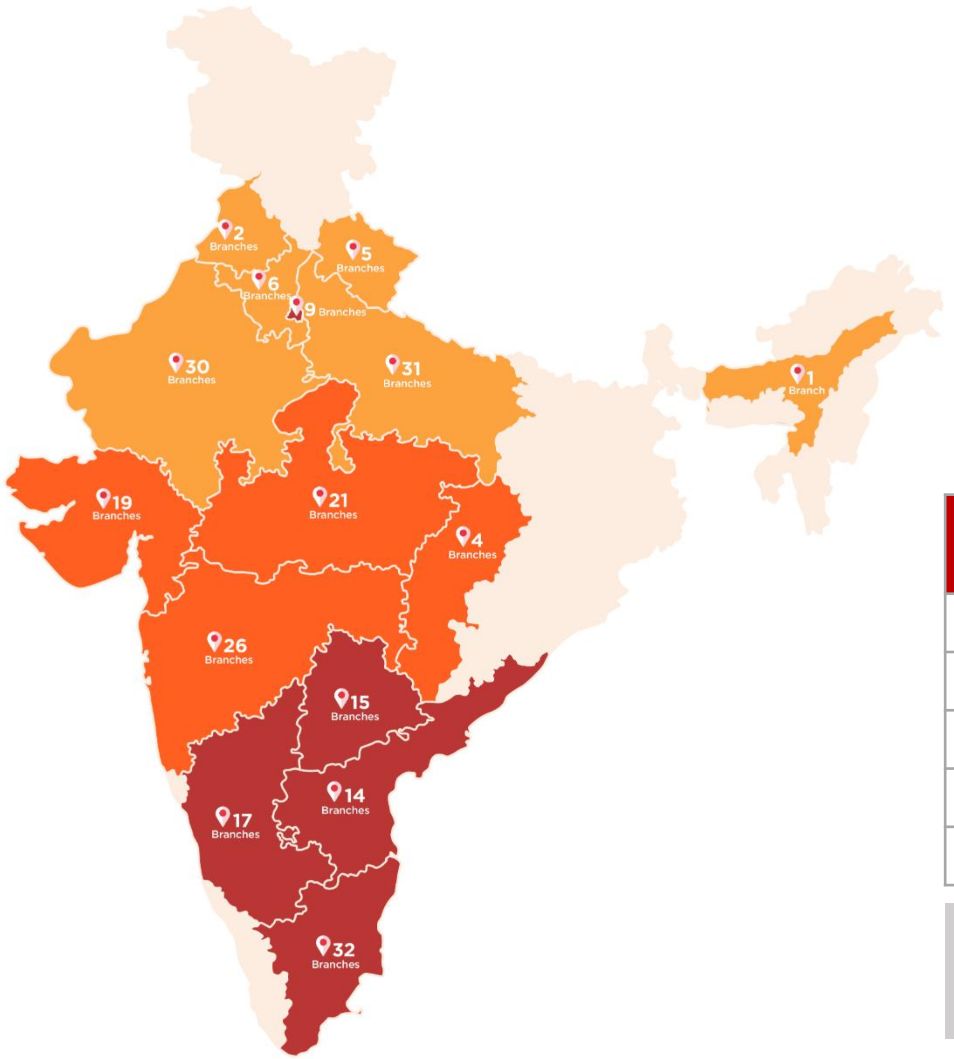


Branches

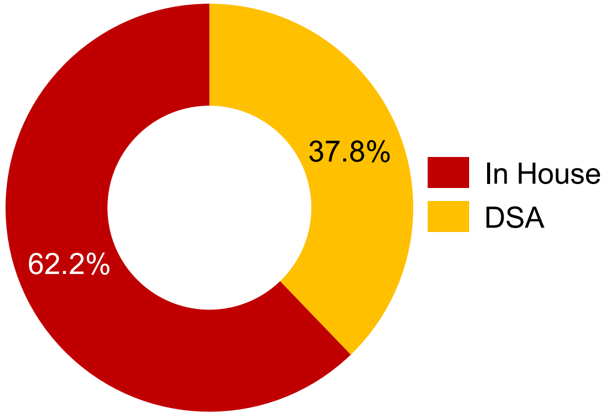


Affordable Segment Distribution Strategy

OUR OFFICE NETWORK



Disbursement Channel Mix – Q1 FY27

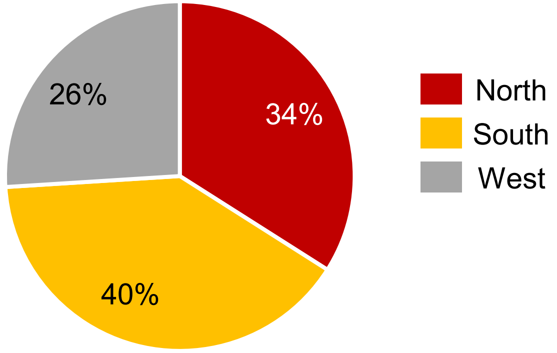


Geographic Presence

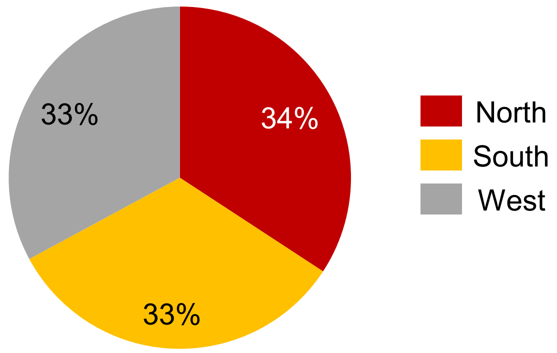
State	# Branches	% of Loan Asset	
		31-Jun-26	31-Jun-25
Uttar Pradesh	31	15.3%	16.2%
Tamil Nadu	32	15.0%	16.8%
Maharashtra	26	14.3%	14.1%
Madhya Pradesh	21	12.8%	14.1%
Rajasthan	30	12.7%	13.2%

Derisking the Geographical presence; with branch expansions, top 5 states contribution reduced to 70.1% of Loan Asset as on 30-Jun-26 vs 74.4% a year ago

Disbursement Geographical Breakup – Q1 FY27

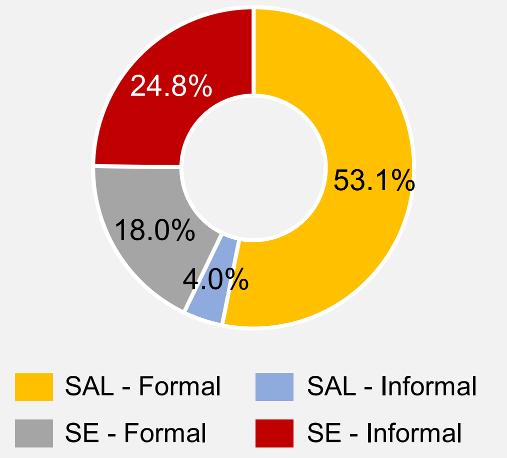


Loan Asset Geographical Breakup

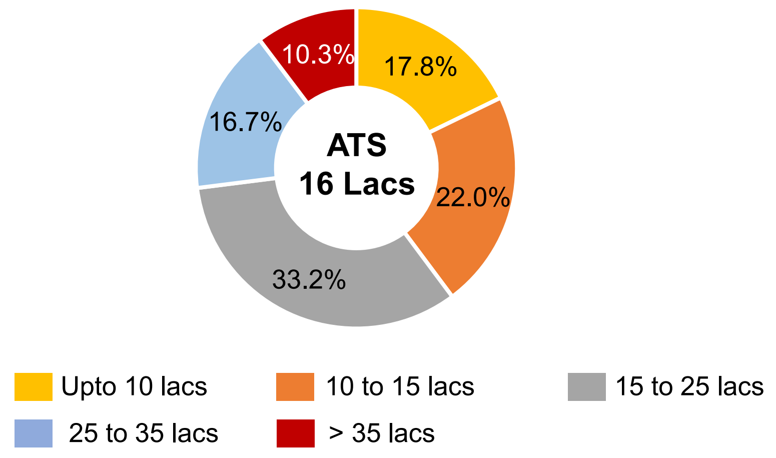


Affordable Segment Portfolio Matrix

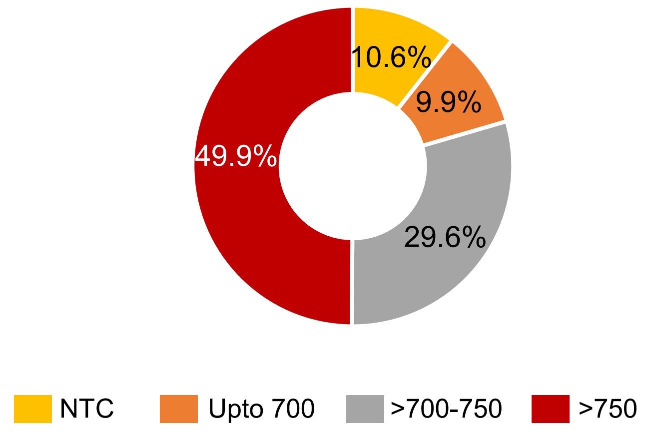
Loan Asset by Profile – Formal/Informal



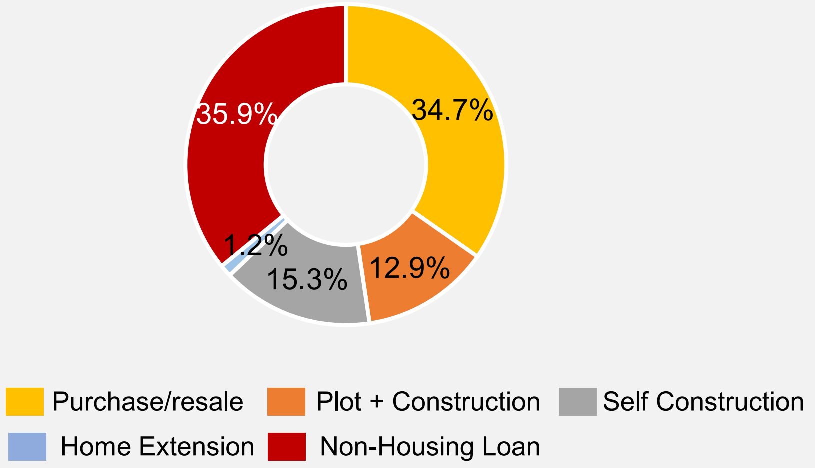
Loan Asset by Ticket Size



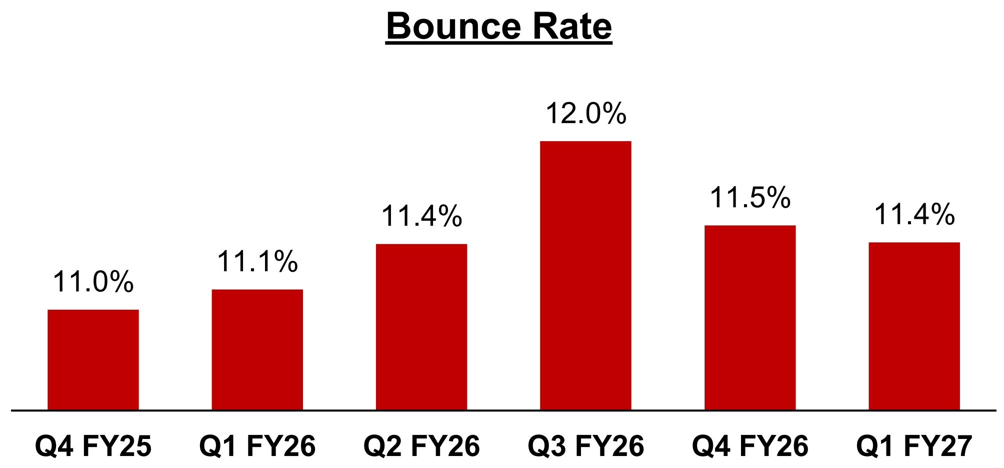
Loan Asset by Credit history

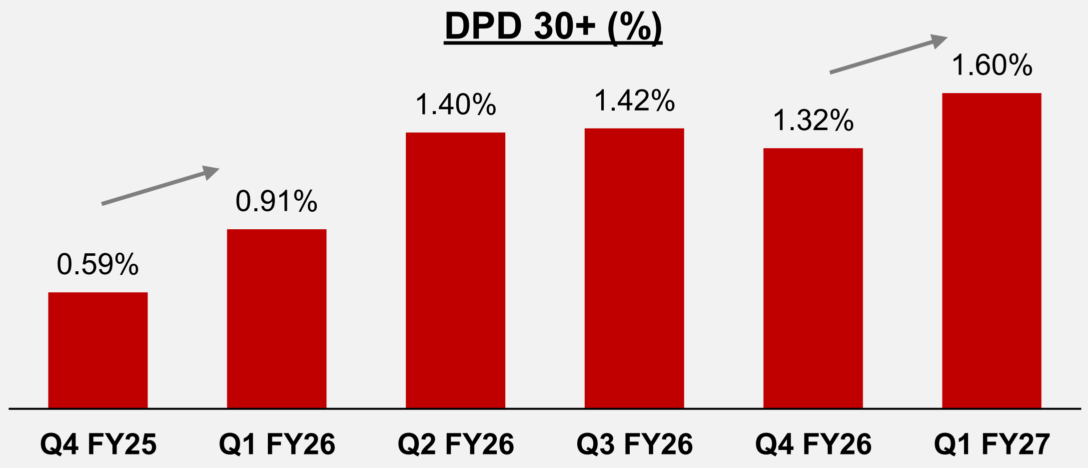


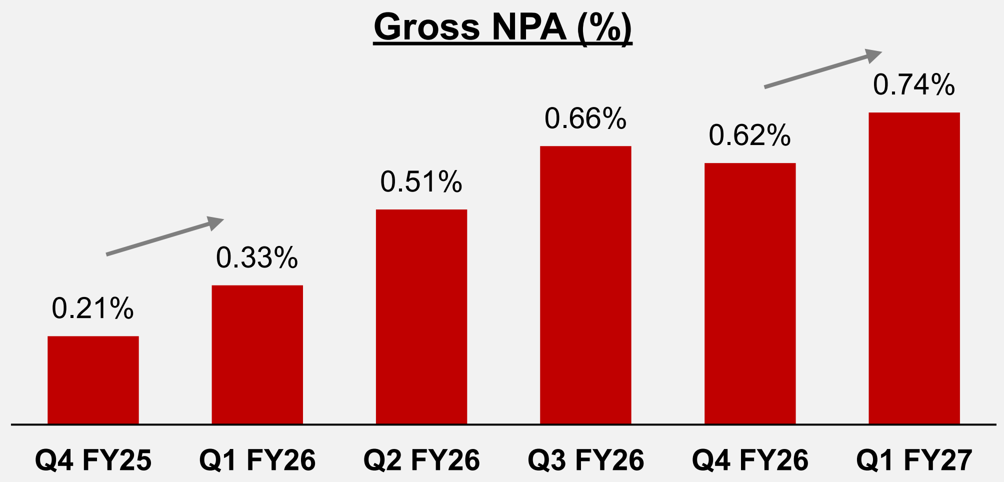
Loan Asset by Purpose



Affordable Segment Asset Quality







- All asset quality indicators stable: slight uptick due to seasonality in Q1 FY27 vs Q4 FY26
- Enhanced field collection efforts supported by coordinated legal actions
- Omnichannel customer outreach and tech-enabled collection processes are driving higher recovery efficiency
- All metrics better than industry benchmarks

As per ICRA, the 30+ and 90+ delinquencies for AHFCs as on Dec-25 is 3.8% and 1.4%

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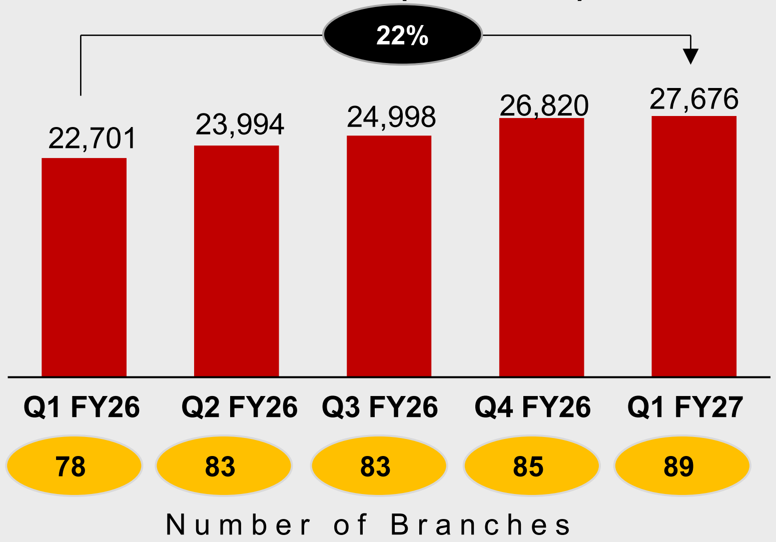
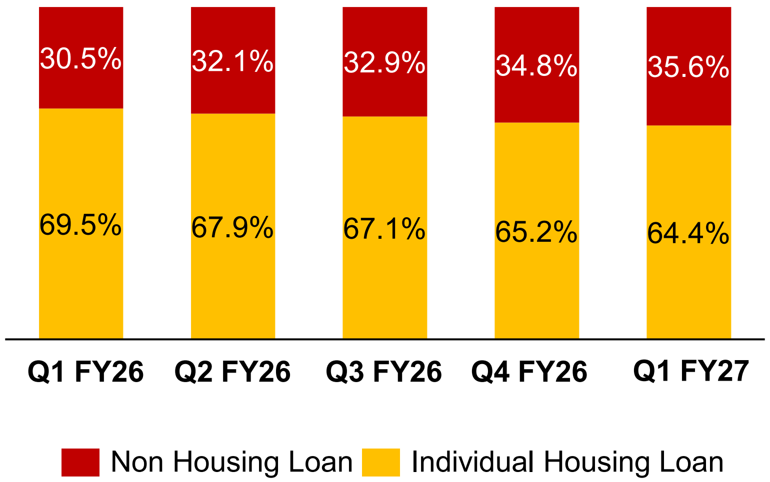
Segment Update: Emerging Markets

Emerging Markets Segment Update

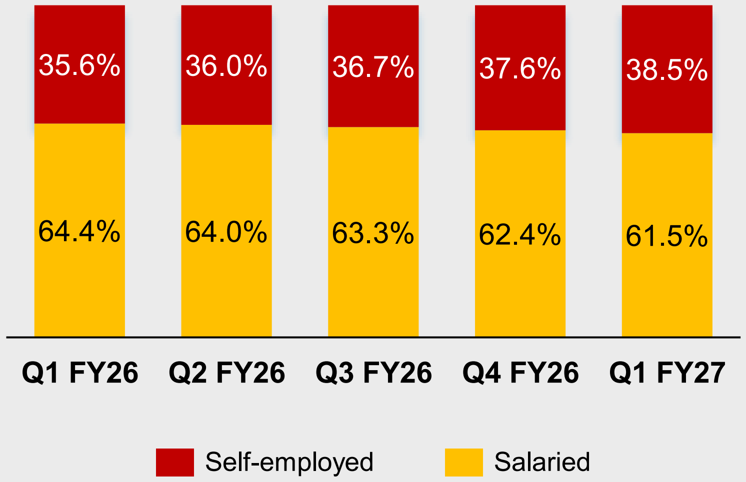
Loan Asset (INR crore)



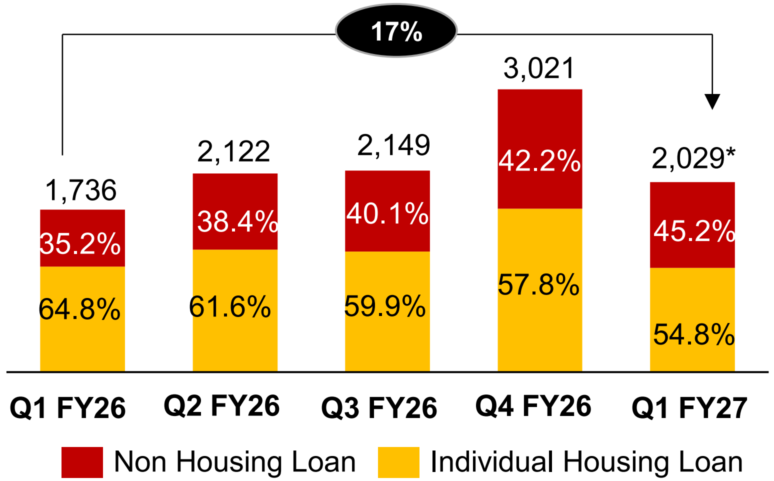
Loan Asset by Product (%)



Loan Asset by Profile (%)

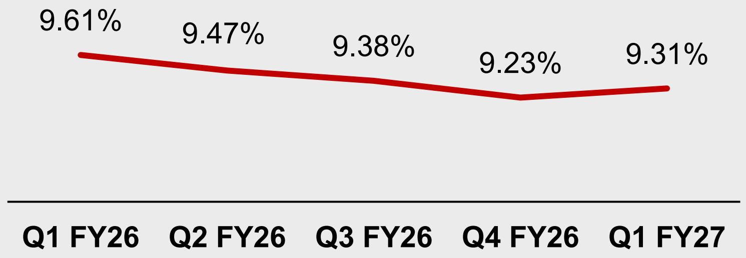


Disbursement (INR crore)

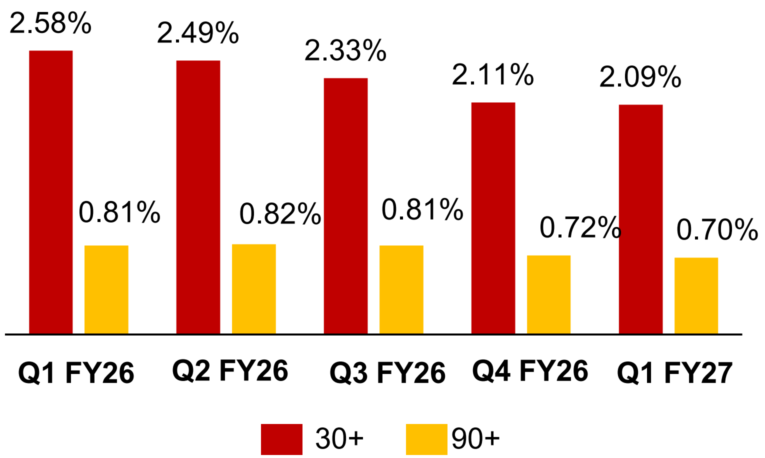


* On cheque handover basis, disbursement is 2,574 Cr (↑ by 48% YoY)

Incremental Yield (%)



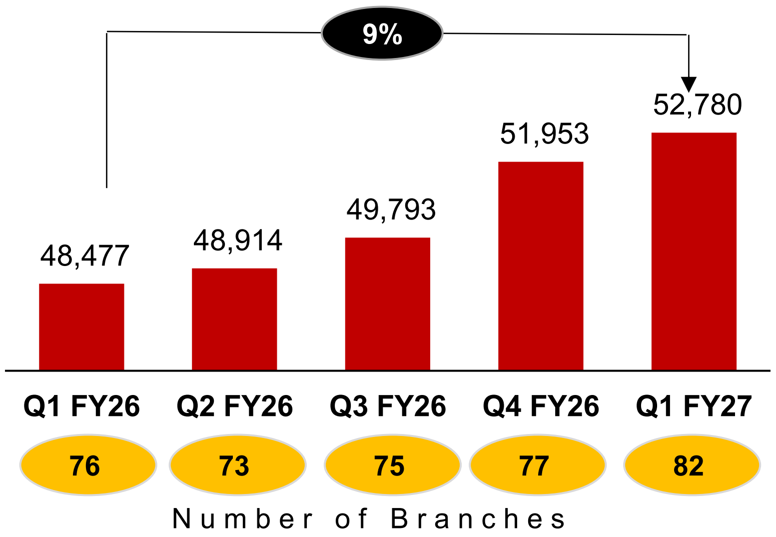
30+ & 90+



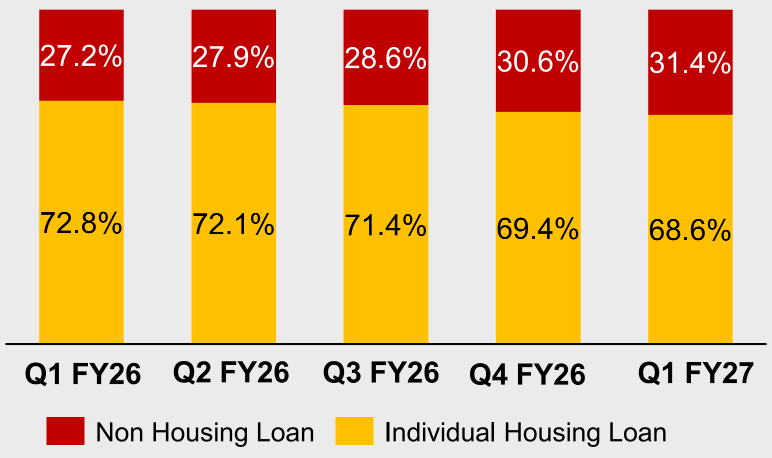
Segment Update: Prime

Prime Segment Update

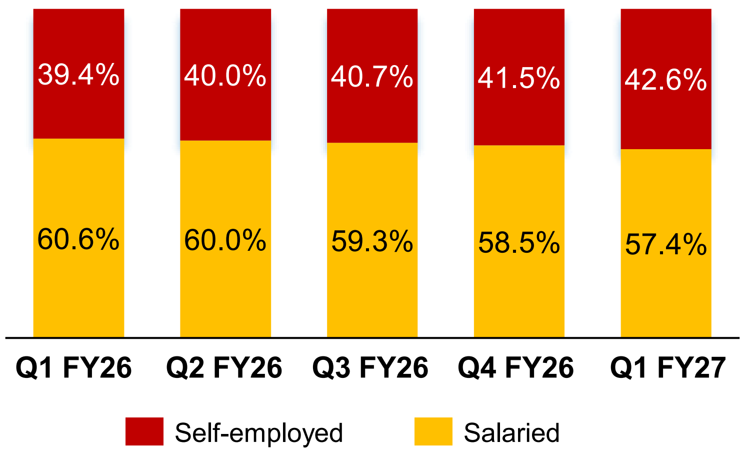
Loan Asset (INR crore)



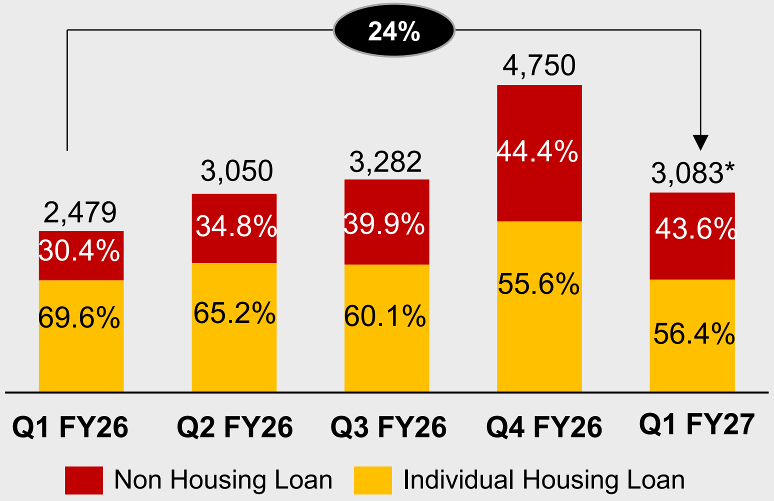
Loan Asset by Product (%)



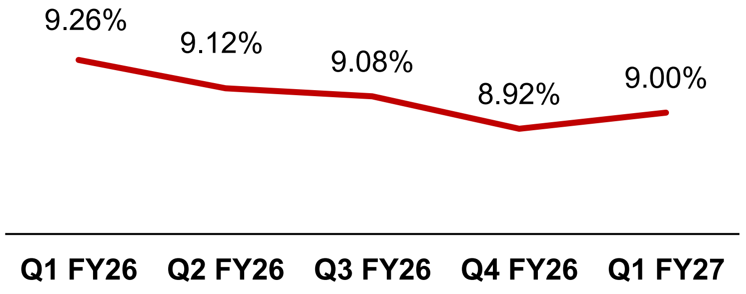
Loan Asset by Profile (%)



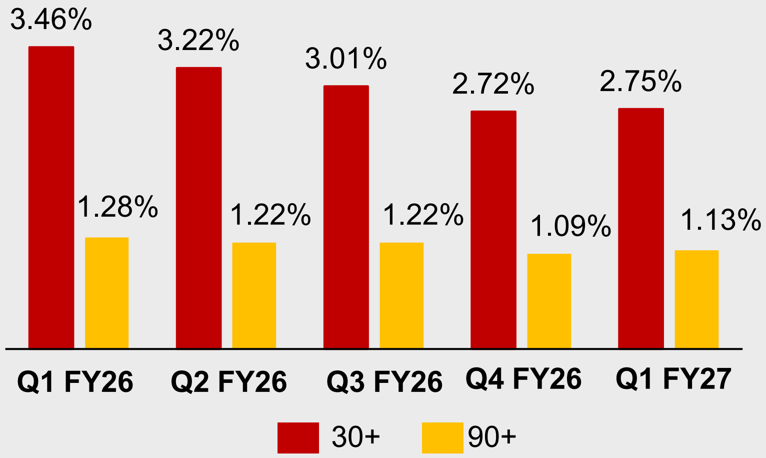
Disbursement (INR crore)



Incremental Yield (%)



30+ & 90+



** On cheque handover basis, disbursement is 4,116 Cr (↑ by 66% YoY)*

pnb Housing Finance Limited
Ghar Ki Baat

Asset Quality

Retail Portfolio Highlights

Sustainable growth

Total sanctions in Q1 FY27 were INR 12,019 crore; registering a growth of 52% over Q1 FY26.

Focussed approach

Consistent focus on mid and low-ticket loans; **95% of fresh sanction volume** on-boarded has ticket size of less than INR 1 crore.

Stable Credit Quality

Sourcing quality; **87%** of the loans booked in Q1 FY27 has financial applicant's **bureau score of more than 700**

Balance portfolio

Maintained a balance portfolio with Individual Housing Loan at **67%** and salaried customer at **59%** of the retail portfolio

Controlled Delinquency

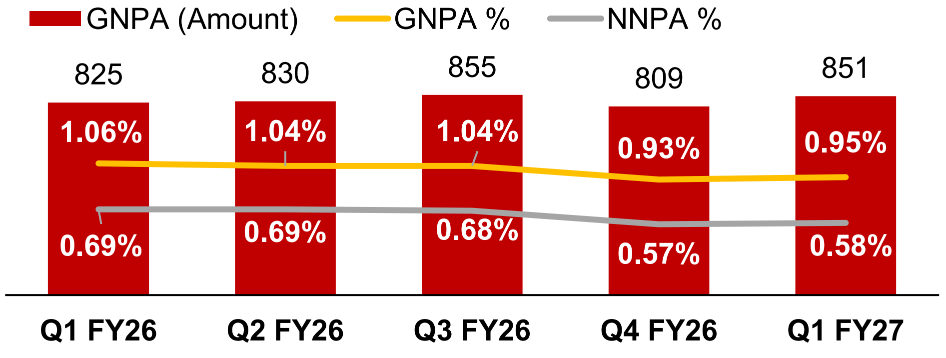
Controlled delinquency in business booked in last 12 and 24 months:

12 months	Q4 FY26	Q1 FY27
30+	0.08%	0.08%
90+	0.01%	0.03%

24 months	Q4 FY26	Q1 FY27
30+	0.35%	0.24%
90+	0.11%	0.14%

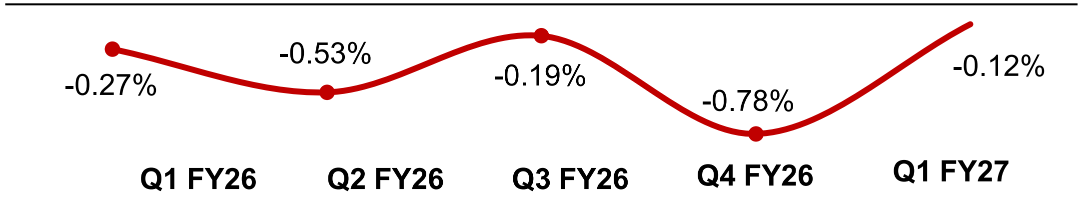
Retail Collections Update

Overall GNPA

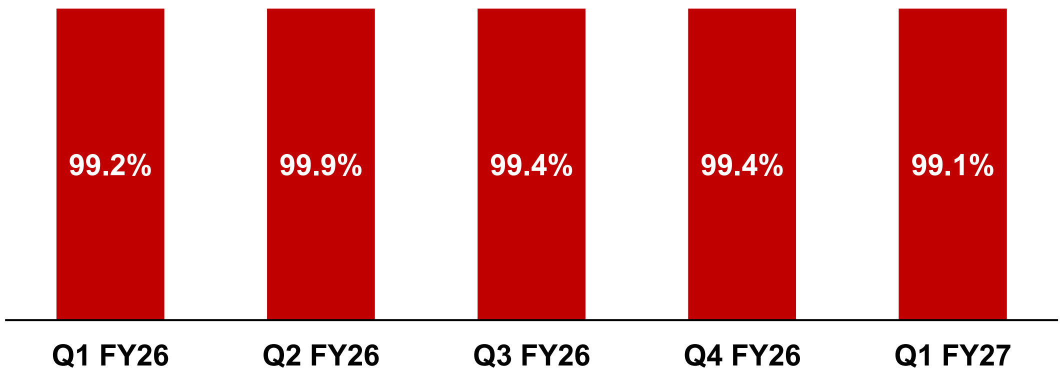


Corporate NPA Nil since Jun-24

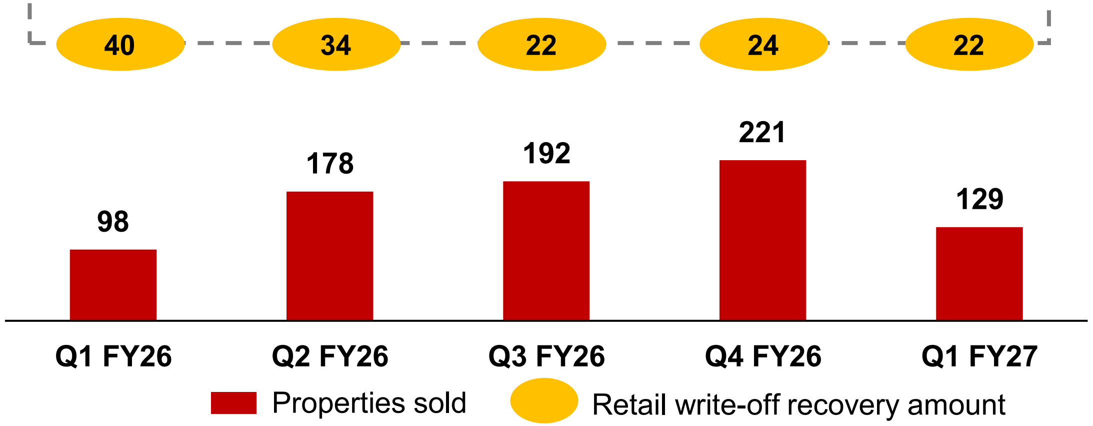
Credit Cost



Collection Efficiency



Write off Recovery (Amount in INR Cr)



Strong recovery from written-off pool; INR 22 crore in retail and INR 45 crore in corporate driving negative credit cost

Expected Credit Loss (ECL) Provisions

pnb Housing Finance Limited
Ghar Ki Baat

Particulars (INR Crore)	30-Jun-26	31-Mar-26	30-Jun-25
Gross Stage 1*	87,167	84,933	75,045
Gross Stage 1 as % to Loan Asset	97.21%	97.24%	96.54%
ECL Provision Stage 1	292	290	441
ECL Provision % Stage 1	**0.34%**	**0.34%**	**0.59%**
Gross Stage 2*	1,653	1,605	1,863
Gross Stage 2 as % to Loan Asset	1.84%	1.84%	2.40%
ECL Provision Stage 2	309	313	306
ECL Provision % Stage 2	**18.68%**	**19.50%**	**16.43%**
Gross Stage 3	851	809	825
Gross Stage 3 as % to Loan Asset	0.95%	0.93%	1.06%
ECL Provision Stage 3	335	310	292
ECL Provision % Stage 3	**39.43%**	**38.33%**	**35.36%**
Total Loan Asset	89,670	87,347	77,732
ECL Provision	936	913	1,039
Total ECL Provision / Total Loan Asset (%)	**1.04%**	**1.05%**	**1.34%**

As per IndAS
*With SICR
Consolidated basis

Technology Update

Digitizing Onboarding journey: In-house developed sales enablement platform "Infinity"

pnb Housing Finance Limited
Ghar Ki Baat

Lead Conversion → Application & LAN Generation → Applicant(s) Addition → Collateral & Reference Addition → Document Upload as per Login Checklist → Login Fee Collection → Application form generation & eSign

- **Lead Conversion**: *Integration with SFDC LOS* (salesforce)
- **Applicant(s) Addition**: *Integration with PAN, CKYC, RPD, AA, DigiLocker* (anumati, CERSAI, NSDL, DigiLocker, Digital Seva Setu)
- **Document Upload as per Login Checklist**: *Pre-integrated CKYC docs visibility + Integration with SFDC LOS for new DOCS* (Amazon S3, salesforce)
- **Login Fee Collection**: *Integration with Payment Gateway + SFDC LOS <> LMS* (salesforce)
- **Application form generation & eSign**: *Integration with eSign & SFDC LOS* (salesforce)

Incentive & Engagement
- Integrated Incentive tracking
- Annoucement & Knowledge hub

Governance & Compliance
- User & Hierarchy Control
- Geo & field Verification
- Sanction & deviation view

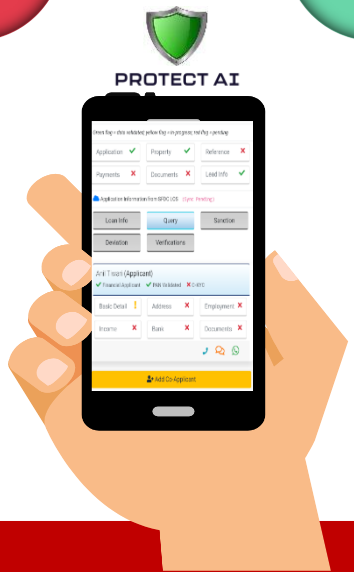
Application Onboarding
- Digital Application & Documents
- Application form generation
- Quick Payment Collection

Sales Productivity
- Activities, Calendar & Dashboard
- Web & Mobile Access
- Real time Credit Query update

Core Business Integration
- CRM workflow Integration
- SFDC LOS
- ODS Data push / Pull
- Communication (SMS/ Email / WhatsApp)
- Google map integration

Lead & Performance
- Lead Lifecycle & Conversion
- Target vs. Achievement
- RO to CSO Snapshot

Digital Enablement
- PAN & CKYC
- AA & DigiLocker
- Payment Gateway
- RPD - Reverse Penny Drop
- eSign



- **1650+** Avg. per day login
- **1400+** Avg. per day Leads Updated
- **2900+** Android Usage
- **750+** Avg. per day app onboarded
- **350+** IOS usage
- **2400+** Avg. per day trans

Digitizing Onboarding Journey: e-Sign & e-Stamp

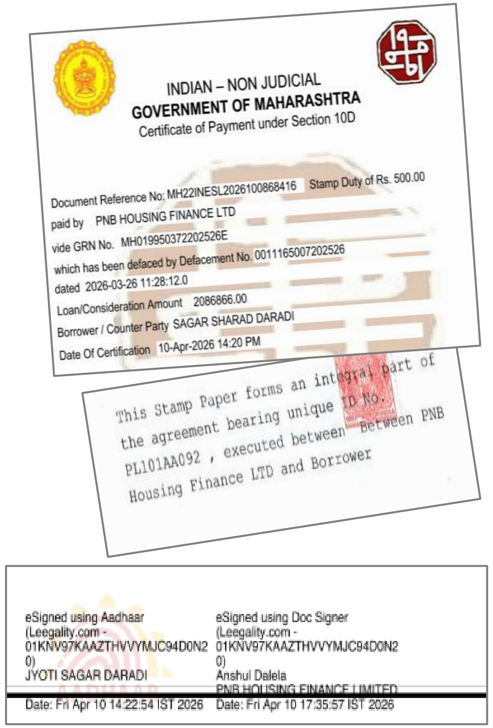
Powered by Leegality

	Old Process – Manual Stamp & Wet Signing	New Process – e-Stamp & eSign
Stamping Mechanism	**Physical stamp papers** procured through vendors, involving manual handling and dependency on availability	**Stamp duty paid digitally** with instant generation of legally valid e-Stamp certificate
Document Execution	**Agreements printed on paper** and signed manually by customer and authorized signatories	**Agreements executed digitally** using Aadhaar-based OTP, DSC, or eSign mechanisms
Turnaround Time (TAT)	**High TAT** due to printing, courier, customer coordination, and physical movement of documents	**Near real-time execution** with end-to-end digital processing
Customer Experience	**Requires branch visits** or document courier, inconvenient especially for remote customers	**Completely remote and contactless experience**, sign anytime, anywhere
Operational Cost & Effort	**High operational cost** due to printing, logistics, storage, and manual reconciliation	**Significantly reduced costs** through paperless, automated workflows
Audit, Security & Compliance	**Limited traceability**, manual logs and risk of document loss or damage	**Tamper-proof documents** with complete digital audit trail and regulatory compliance

LIVE Journey Started @ 21st Jan'26 in Affordable Segment

2,610

# of eSign executed during Q1 FY27


INDIAN – NON JUDICIAL
GOVERNMENT OF MAHARASHTRA
Certificate of Payment under Section 10D

Document Reference No: MH22INESL2026100868416 Stamp Duty of Rs. 500.00
paid by PNB HOUSING FINANCE LTD
vide GRN No. MH019950372202526E
which has been defaced by Defacement No. 0011165007202526
dated 2026-03-26 11:28:12.0
Loan/Consideration Amount 2086866.00
Borrower / Counter Party SAGAR SHARAD DARADI
Date Of Certification 10-Apr-2026 14:20 PM

This Stamp Paper forms an integral part of the agreement bearing unique ID No. PL101AA092, executed between PNB Housing Finance LTD and Borrower

eSigned using Aadhaar (Leegality.com - 01KNV97KAAZTHVVYMJC94D0N2 0) JYOTI SAGAR DARADI Date: Fri Apr 10 14:22:54 IST 2026

eSigned using Doc Signer (Leegality.com - 01KNV97KAAZTHVVYMJC94D0N2 0) Anshul Dalela PNB HOUSING FINANCE LIMITED Date: Fri Apr 10 17:35:57 IST 2026

FY26-27 Roadmap : From Gen AI Pilots to an Agentic Enterprise

TO-BE

IN MOTION

AS-IS

MATURITY
Agentic AI

- Autonomous, goal-driven agents
- Multi-agent orchestration
- Guardrailed & governed
- Self-learning loops
- Human-in-the-loop control

SCALE-UP
Deploy & Scale

- PoCs scaled enterprise-wide
- RO Copilot
- PD AI Assistant
- Grievance redressal bot
- Embedded in core workflows

FOUNDATION
GenAI Pilots

- Higher Conversion – SUD Calling
- Regulatory Compliance – Re-KYC Bot
- Risk Mitigation – Pre-due calling
- Customer Retention – Top-Up Bot
- Market Strategy – Competition Landscaping

OUTCOMES THAT COMPOUND

- **Efficiency** TAT Productivity
- **Experience** Smarter, faster CX
- **Control** Governed & compliant
- **ROI** Staged, de-risked

INCREASING AI MATURITY, AUTONOMY & BUSINESS VALUE

Voice AI initiatives

#	Project	Description	Start Date	POC / Go Live Date	Status
1	SUD AI Calling	Engages Sanctioned-Undisbursed customers to capture Disbursement Intended Date, resolve loan shortfall concerns and nudge them toward disbursement (3 months data)	Jan 2026	Mar 2026	POC Live

86% Connected

56% Interested of connected Pool

41% Disb Date Captured of connected

19% Concerns

23% ROI Concerns

23% Docs/Process concern

15% Loan Amt Gap

Proactive customer engagement drove improved business predictability, customer satisfaction, and stronger SDR (Sanction to Disbursement Rate)

#	Project	Description	Start Date	POC / Go Live Date	Status
2	Pre-Delinquency AI Calling	Predicts first-time default risk (DPD 1+) using 3–4 quarters of internal payment patterns and bureau data. Powers proactive collection calls before an EMI is missed, reducing early delinquency	Feb 2026	Jun 2026	POC Live

76% Connected

28.4% PTP

39.6% Acknowledged due date

1.2% Refuse + Dispute

41% Regional Language

3% Claiming Paid, Legal threat

Voice AI delivered 2x higher connectivity (75% vs. 35%) while maintaining comparable bounce rate, expected to improve over the next 2–3 months.

#	Project	Description	Start Date	POC / Go Live Date	Status
3	Top-Up AI Calling	Presents pre-approved top-up offers via voice, then guides customers through a PWA self-service flow with DigiLocker KYC, loan amount selection, e-sign and e-stamp — fully digital end-to-end.	Mar 2026	Aug 2026	Under UAT
4	Re-KYC AI Calling	Automated outbound voice agent nudges customers to complete mandatory Re-KYC via a PWA link on WhatsApp — prioritised by risk tier, ensuring regulatory compliance without requiring branch visits.	Feb 2026	Aug 2026	Under UAT

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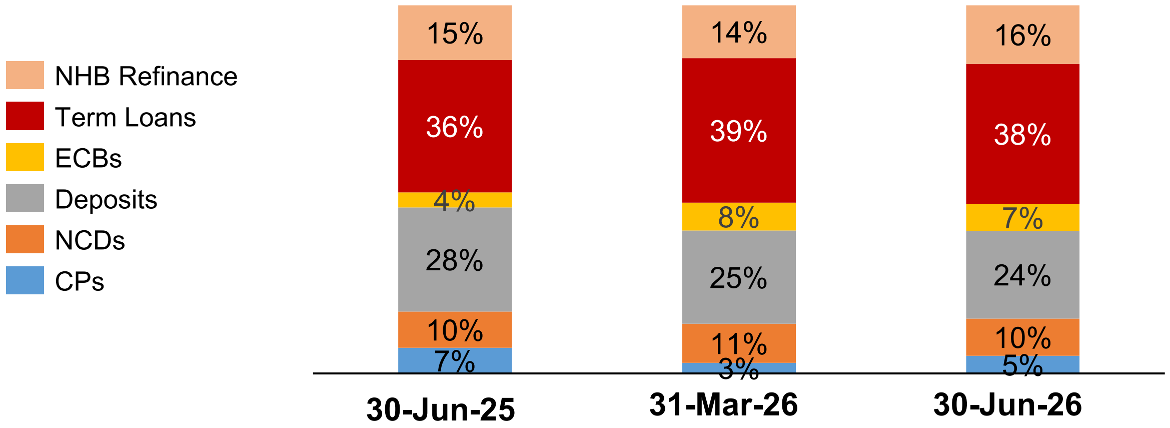
Financial Performance

Well Diversified Borrowing Profile

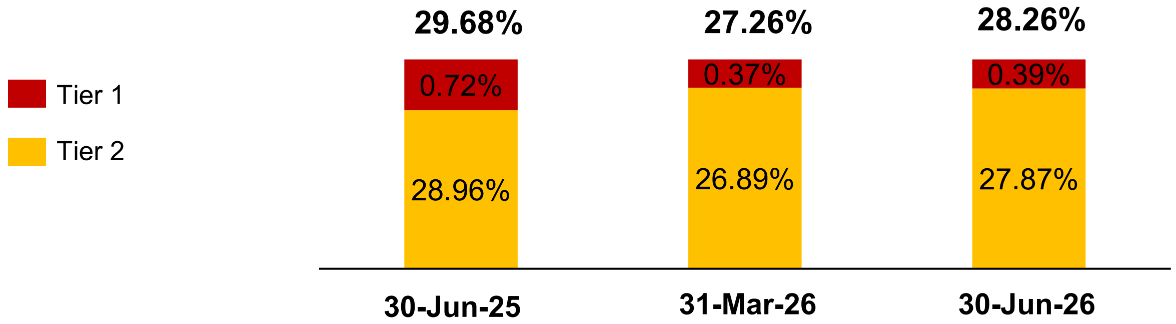
pnb Housing Finance Limited
Ghar Ki Baat

Borrowing Mix

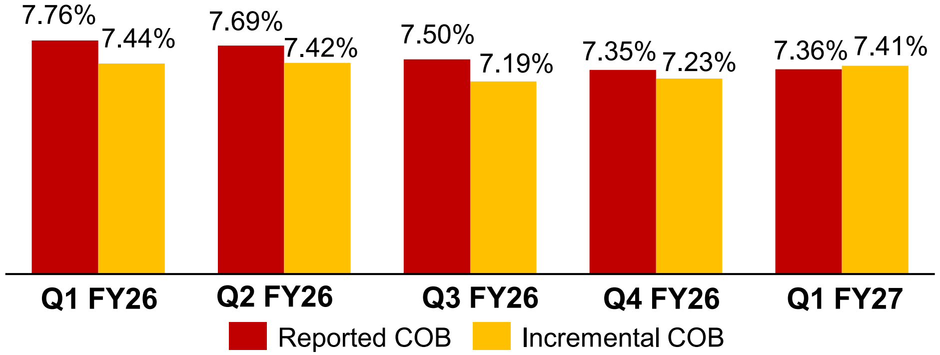


Borrowings *(INR Crore)*	**64,844**	**71,199**	**73,699**

CRAR



Cost of Borrowing



Rating

AAA(Outlook: Stable)

India Ratings & Research
A Fitch Group Company

CARE Ratings

AA+ (Outlook: Stable)

CRISIL
An S&P Global Company

ICRA

Consolidated Profit & Loss Statement

pnb Housing Finance Limited
Ghar Ki Baat

Particulars (INR Crore)	Q1 FY27	Q1 FY26	YoY	Q4 FY26	QoQ	FY26	FY25	YoY	FY24
Total Income	**2,142**	**1,994**	**7%**	**2,059**	**4%**	**8,110**	**7,301**	**11%**	**6,777**
Finance Cost	1,339	1,234	8%	1,246	7%	5,000	4,551	10%	4,261
Net Interest Income	**803**	**760**	**6%**	**813**	**-1%**	**3,110**	**2,750**	**13%**	**2,516**
Net Total Income	**927**	**848**	**9%**	**926**	**0%**	**3,505**	**3,140**	**12%**	**2,796**
Operating Expenses	**237**	**216**	**10%**	**247**	**-4%**	**920**	**813**	**13%**	**670**
- Employee Benefit Expenses	135	118	14%	125	7%	487	421	**15%**	337
- Depreciation and Amortisation	16	15	11%	19	-15%	66	56	**19%**	51
- Other Expenses	86	83	4%	103	-16%	367	336	**9%**	282
PPOP	**689**	**632**	**9%**	**678**	**2%**	**2,584**	**2,327**	**11%**	**2,125**
Credit Cost	-29	-56	-48%	-176	-83%	-386	-159	**144%**	171
Profit Before Tax	**718**	**688**	**4%**	**855**	**-16%**	**2,971**	**2,486**	**20%**	**1,954**
Tax Expense	161	154	4%	199	-19%	679	550	**24%**	446
Net Profit after Tax	**557**	**533**	**4%**	**656**	**-15%**	**2,291**	**1,936**	**18%**	**1,508**
EPS (Basic)	21.4	20.5	-	25.2	-	88.0	74.5	-	58.4

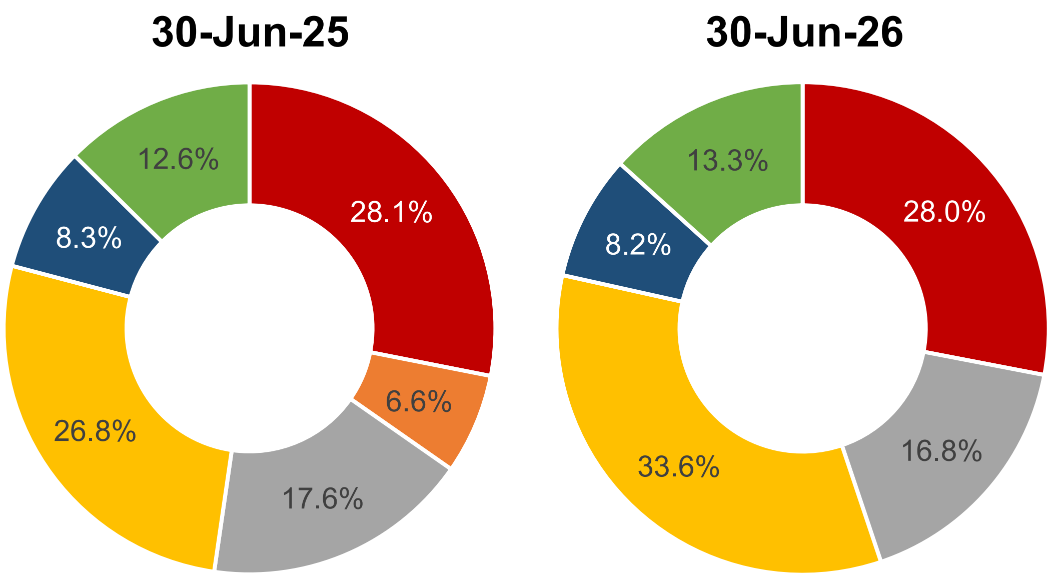
Consolidated Balance Sheet

	Particulars (INR Crore)	31-Mar-26	31-Mar-25	31-Mar-24
	LIABILITIES			
1	**Financial Liabilities**			
(a)	Derivative financial instruments	4	50	-
(b)	Debt Securities	9,270	8,573	7,852
(c)	Borrowings (Other than Debt Securities)	43,543	35,555	28,667
(d)	Deposits	18,055	17,642	17,758
(e)	Subordinated Liabilities	330	540	739
(f)	Other financial liabilities	2,881	3,042	2,200
	Sub Total - Financial Liabilities	**74,084**	**65,401**	**57,216**
2	**Non-Financial Liabilities**			
(a)	Current Tax Liabilities	8	-	-
(b)	Provisions	36	22	20
(c)	Other non-financial liabilities	166	234	194
	Sub Total - Non-Financial Liabilities	**209**	**256**	**214**
3	**EQUITY**			
(a)	Equity Share capital	261	260	260
(b)	Other Equity	18,959	16,603	14,715
	Sub Total – Equity	**19,219**	**16,863**	**14,974**
	TOTAL – EQUITY & LIABILITIES	**93,512**	**82,520**	**72,405**

	Particulars (INR Crore)	31-Mar-26	31-Mar-25	31-Mar-24
	ASSETS			
1	**Financial Assets**			
(a)	Cash and cash equivalents	2,483	2,160	2,142
(b)	Loans	86,433	74,645	64,108
(c)	Investments	2,779	3,381	4,346
(d)	Other Financial Assets	1,462	1,836	1,221
	Sub Total - Financial Assets	**93,158**	**82,023**	**71,818**
2	**Non - Financial Assets**			
(a)	Tax Assets (Net)	24	179	313
(b)	Property, Plant and Equipment	83	82	67
(c)	Right of use assets	158	133	123
(d)	Other Intangible assets	32	24	17
(e)	Other non-financial assets	57	80	68
(f)	Assets held for sale		-	-
	Sub Total - Non - Financial Assets	**355**	**497**	**587**
	TOTAL - ASSETS	**93,512**	**82,520**	**72,405**

Ownership & Governance

Shareholding Pattern



Outstanding Shares	**26,01,33,915**	**26,05,89,923**

Promoter
Foreign Inst. Investors
Public & Others
GIC Singapore
Mutual Funds
Bodies Corporates

Top 10 Shareholders

- Promoter (PNB)
- Birla Sun Life Mutual Fund
- HSBC Mutual Fund
- Vanguard
- ICICI Prudential Mutual Fund
- SBI Life Insurance
- PI Opportunities AIF V LLP
- HDFC Mutual Fund
- Franklin Templeton Mutual Fund
- Canara Robeco Mutual Fund

Distinguished Board of Directors

D. Surendran
Chairperson (Non-Executive Nominee Director)

Tejendra Mohan Bhasin
Independent Director

Gita Nayyar
Independent Director

Neeraj Vyas
Independent Director

Dipankar Mahapatra
Non-Executive Nominee Director

Rajiv Kumar Singh
Additional Director (Independent Director)

*Joined on 10 July 2026

Shreekant
Additional Director (Independent Director)

*Joined on 10 July 2026

Ajai Kumar Shukla
Managing Director and CEO

Experienced and Professional Management Team

pnb Housing Finance Limited
Ghar Ki Baat

Ajai Kumar Shukla
Managing Director and CEO

Jatul Anand
Executive Director

Vinay Gupta
Chief Financial Officer

Mukesh Agarwal
Chief Business Officer - Retail

Satish Singh
Chief Business Officer
Affordable Business

Valli Sekar
Ex Chief Business Officer
Affordable Business

Smita Jain
Head – Human Resources

Veena Kamath
Company Secretary

Krishna Kant
Chief Compliance Officer

Vipin Malhotra
Head - Internal Audit

Anshul Dalela
Chief of Operations &
Customer Service

Anubhav Rajput
Chief Information Officer

Vikas Rana
Head - Construction Finance

Neeraj Manchanda
Chief Risk Officer

Rahul Jain
Chief Strategy Officer

Bhavya Taneja
Chief Marketing Officer

ESG Update & Awards

Governance

Governance

Regulations | Good Practices | Policies

- Strategy
- Risk Appetite
- Risk Definitions

- Risk Based Performance Management
- Risk Based Capital Allocation
- Risk Aware Decision Making

Key Enablers

People/Awareness | Data | Technology/Systems

Key Features of Governance

- Risk Management Committee(RMC) of the Board oversees the company's Risk Management practices and approve the Risk Management Framework of the company
- Executive RMC Comprising of senior members review risk management framework
- Business units are responsible for effective management of risk of their unit
- Internal audit to independently assess the Internal controls and Risk Management Framework
- Compliance function independently monitors the Regulatory compliances

Overarching ESG Framework

Sustainable Value Creation Model

pnb Housing Finance Limited
Ghar Ki Baat

Our Enablers

Financial Capital
Sound capital base (equity, debt).

Service Capital
Extensive Reach & network of branches.

Intellectual Capital
Tech-enabled platforms and processes.

Human Capital
Diverse and experienced workforce.

Social Capital
CSR programs promise value creation.

Natural Capital
Climate conscious approach in a best possible manner.

Delivering on Strategic Priorities

- Focus on retail loan book growth
- Maintain a well diversified borrowing mix
- Drive growth through digitalization and innovation in processes
- Strengthen Asset quality through robust underwriting and collection
- Expand affordable loan offering in TIER 2 & 3 cities

pnb Housing Finance Limited
Ghar Ki Baat

Built on our Core Values

People First

Customer - Centric

Ethical Standards

Creating Sustainable Value for Stakeholders

Investors
Improved financial metrics

Customers
Seamless on-boarding journey and faster turnaround

Employees
Performance-based recognition
Learning opportunities for career progression
Equal opportunity

Community
Empowering the marginalized sections

Regulatory Bodies
Strong culture of compliance

ESG Scorecard Landscape - Domestic & Global

ESG Rating Grade:
A+
Resurgent ESG Services Private Ltd.

ESG Rating Category:
Aspiring
NSE Sustainability Ratings & Analytics**

Top Quintile
In the Diversified Financial Services and Capital Markets industry in the S&P Global Corporate Sustainability Assessment.***

Global | Domestic (SEBI Registered ERPs)

*** As of 09/02/2026
** Feb 2026. ESG Ratings or Scores are not intended to predict a company's future performance or serve as the sole basis for investment decisions. ESG ratings / scores do not constitute recommendations to buy, hold or sell any securities. ERPs – ESG rating providers. ESG Ratings from Resurgent are on solicited basis as on 16-04-26.

ESG Dashboard

Environment

~2.49 GJ/ crore revenue
Energy Intensity

~0.49 Ton/ crore revenue
CO_2e Emissions Intensity
Scope 1 & Scope 2 combined using CEA & GHG protocol

~0.13 Ton/passenger

CO_2e Emissions Intensity (Scope 3 – Business Travel by Air) using DESNZ Database based on GHG protocol

Aligning with PCAF framework for computation of Financed emissions and inventorization

Social

3X
Times in a row

Financial inclusion: Enhancing affordable homeownership and empowering women borrowers through **inclusive lending practices.**

19.5% Women
Employees

15.8% Women
in senior management

25300 Hours clocked in Learning

134 Hours
clocked in POSH training

100 Hours
in ESG learning

Empowering women
of migrant construction workers through skill-based livelihoods and crèche support for children.

Double Storey Building & solar at a shelter home for homeless in Gurugram

~82% Women
Loan Applicants/Co-Applicants**

~17% Women
Primary Loan Applicants**

80%+
Loan Applicants from EWS, LIG & MIG
In Individual Housing Loans in Q1 FY27*

Governance

100%
Disclosures on Essential & Leadership Indicators in BRSR

Aligning with Latest GRI Sustainability Reporting Standards

ISO 27001 : 2022 Certified.
ensures alignment with all data-protection & information security protocols.

Expert Software Platform for Compliance Management and monitoring

- * EWS – Economically weaker section Annual Income: <0.3 Million. LIG, MIG – Low (Annual Income: 0.3 – 0.6 million) & Medium (Annual income: 0.6 – 1.8 million) Income Group
- **Basis Live Loan Accounts as on 30th June 2026.
- ESG Learning Hours is from 1st April 2026 – 30th June 2026. PCAF – Partnership for Carbon Accounting Financials. GRI – Global Reporting Initiative.

MANY MILESTONES.
1 JOURNEY OF EXCELLENCE.

pnb Housing Finance Limited
Ghar Ki Baat

BW Excel Award Use of Content	**e4m Performance Marketing Award** Best Full Funnel Strategy	**Synnex India Credit Risk Award** Mortgage Lender of the Year	**National Feather Awards** Most Trusted Housing Finance Brand	**National Feather Awards** Excellence in Inclusive Housing Finance Solutions	**Elets BFSI Leadership Excellence Award** Most Trusted Education Enabler NBFC	**Synnex India HR Award** Best CSR Strategy of the Year

Eggfirst Chalo Bharat Award
AI-driven Social Media Marketing Campaign
Occasion Based Marketing Campaign

AIBCF CSR & Sustainability Award Best Healthcare Initiative	**Elets India AI Award** Excellence in AI in Banking & Process Automation	**LACP Vision Awards** Technical Achievement Award	**LACP Vision Awards** Top 100 Reports Worldwide	**LACP Vision Awards** Gold Award for Annual Report	**Fintech India Innovation Awards** Fastest Growing Housing Finance

Glossary

Ratios	Formulas Used
Average Yield (%)	(Interest Income + Assignment Income) on Loans / Average Loan Book
NIM (%)	Net Interest Income including assignment income / Average Earning Assets
Opex to ATA (%)	Total Operating Expenditure net of acquisition cost / Average Total Assets as per Balance sheet

ATA	Average Total Assets
ATS	Average Ticket Size
AUM	Asset Under Management
COB	Cost of Borrowing
CP	Commercial Paper
CRAR	Capital to Risk Asset Ratio
DSA	Direct Selling Agents
DPD	Due Past Days
ECB	External Commercial Borrowing
ECL	Expected Credit Loss
EPS	Earning Per Share

GIM	Gross Interest Margin
GNPA	Gross Non-Performing Asset
NCDs	Non-Convertible Debentures
NIM	Net Interest Margin
NNPA	Net Non-Performing Asset
NTC	New to credit
PAT	Profit After Tax
PPOP	Pre-provision Operating Profit
ROA	Return on Asset
ROE	Return on Equity
STP	Straight Through Process

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Thank You

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