PNBHFL/SE/EQ/FY2026-27/89
October 28, 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(s),

Sub: Outcome of Board Meeting- Submission of Un-audited Financial Results (Consolidated and Standalone) for the quarter and half year ended September 30, 2026
Ref: Our letter: PNBHFL/SE/EQ/FY2026-27/86 dated October 16, 2026

The Board of Directors of PNB Housing Finance Limited (the Company) at its meeting held today i.e., October 28, 2026 (Wednesday), has, *inter-alia*, approved the Un-audited Financial Results (Consolidated and Standalone) of the Company for the quarter and half year ended September 30, 2026, duly reviewed and recommended by the Audit Committee, along with the Limited Review Report issued by M/s. C N K & Associates LLP and M/s M M Nissim & Co LLP, Joint Statutory Auditors of the Company.

In this regard, the Company is submitting the following documents pertaining to the quarter and half year ended September 30, 2026:

Sl. No.	Particulars	Annexure
1.	Un-audited Consolidated Financial Results along with Limited Review Report issued by Joint Statutory Auditors of the Company.	I
2.	Un-audited Standalone Financial Results along with Limited Review Report issued by Joint Statutory Auditors of the Company.	II
3.	Additional disclosure of ratios/ line items pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")	III
4.	Statement of Related Party Transactions pursuant to Regulation 23 (9) of Listing Regulations	IV
5.	Security Cover Certificate from M/s. C N K & Associates LLP, one of the Joint Statutory Auditors pursuant to Regulation 54(2)/(3) of Listing Regulations.	V
6.	Statement on Utilisation of Issue Proceeds and Nil Material Deviation in Use of Proceeds pursuant to Regulations 52(7) and 52(7A) of the SEBI Listing Regulations.	VI
7.	A certificate from the CFO certifying that CP proceeds are used for disclosed purposes, and adherence to other listing conditions, as per SEBI Master Circular SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/ 0000000137 dated October 15, 2025.	VII

The aforesaid documents are also being uploaded on the website of the Company i.e., https://www.pnbhousing.com

The above intimation is submitted pursuant to Regulation 30, 33, 51, 52 and other applicable provisions of Listing Regulations, as amended from time to time.

We further wish to inform that the Trading Window for dealing in the shares of the Company will open for the designated persons and their relatives 48 hours after declaration of this financial results, in terms of the Company's Code of Conduct for Prohibition of Insider Trading and the provisions of the SEBI (Prohibition of Insider Trading) Regulations, 2015 and amendments thereto.

The Board Meeting commenced at 02:00 P.M. (IST) and concluded at 03:45 P.M. (IST).

Kindly take the above intimation and documents on record.

Thanking you,

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

Veena Kamath

Digitally signed by Veena Kamath
DN: cn=Veena Kamath, o=IN
OU=Personal
Reason: I am the author of this document
Location:
Date: 2024-10-28 17:03+05:30

Veena G Kamath
Company Secretary

Encl: As above.

M M Nissim & Co LLP
Chartered Accountants
C-2, First Floor,
Sector 2,
Noida -201301

C N K & Associates LLP
Chartered Accountants
501, Narain Chambers, M.G Road,
Vile Parle East
Mumbai -400057

Independent Auditor's Review report on Unaudited Consolidated Financial Results of PNB Housing Finance Limited ("the Company") for the quarter and half year ended September 30, 2026, pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015 as amended.

To
The Board of Directors of PNB Housing Finance Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of PNB Housing Finance Limited ("the Holding Company") and its subsidiary (the Holding Company and its subsidiary together referred to as the "the Group"),for the quarter and half year ended September 30, 2026 ("the Statement"), being submitted by the Company pursuant to the requirements of the Regulations 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure requirements) Regulations, 2015, as amended ("the Listing Regulations").

2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended along with the circulars, guidelines and directions issued by the Reserve Bank of India(RBI)/ National Housing Bank (NHB) to the extent applicable. 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;

We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33 (8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.

4. The Statement includes the financial results of the below subsidiary:

Name of Subsidiary Company	Country of Incorporation	% Holding
PHFL Home Loans and Services Limited	India	100%

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, and based on the Financial Information of one subsidiary provided to us by the Management of the Holding Company, referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards prescribed under section 133 of the Companies Act, 2013 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 Regulations 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other Matters:

6. The accompanying statement includes interim financial results/information of one subsidiary, which was not reviewed by us, which reflect, total assets (before consolidation adjustments) of Rs. 100.51 crore, total revenues (before consolidation adjustments) of Rs. 74.41 crore and Rs. 147.92 crore for the quarter and half year ended September 30, 2026 , total net profit after tax (before consolidation adjustments) of Rs. 3.21 crore and Rs. 7.13 crore for the quarter and half year ended September 30, 2026, total comprehensive income (before consolidation adjustments) of Rs. 3.59 crore and Rs. 7.16 crore for the quarter and half year ended September 30, 2026 respectively, and net cash outflow (before consolidation adjustments) of Rs. 0.06 crore for the half year ended September 30, 2026, as considered in the unaudited consolidated financial results. This interim financial results/financial information of the subsidiary have been reviewed by other auditor, whose report has been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, is based solely on the report of such other auditor.





7. Our conclusion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditor in Para 6 above.

For M M Nissim & Co LLP
Chartered Accountants
Firm Registration No. 107122W/W100672

Navin Kumar Jain
Partner
Membership No. 090847
UDIN: 26090847IKWXGI2639
Place: Gurugram
Date: October 28, 2026

For C N K & Associates LLP
Chartered Accountants
Firm Registration No. 101961W/W-100036

Hiren Shah
Partner
Membership No. 100052
UDIN: 26100052MTPBQO8720
Place: Gurugram
Date: October 28, 2026

pnb Housing Finance Limited
Ghar Ki Baat

Statement of consolidated interim financial results for the quarter and half year ended September 30, 2026

(₹ in crore)

S. no.	Particulars	Quarter ended			Half year ended		Year ended
		30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
		(Unaudited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
	Revenue from operations						
(i)	Interest income	2,289.20	2,138.43	2,017.45	4,427.63	3,997.80	8,071.17
(ii)	Fees and commission income	130.51	121.78	96.18	252.29	177.89	394.50
(iii)	Net gain on fair value changes	3.44	3.23	14.23	6.67	28.28	38.85
I	**Total revenue from operations**	**2,423.15**	**2,263.44**	**2,127.86**	**4,686.59**	**4,203.97**	**8,504.52**
II	**Other income**	**0.80**	**1.92**	**2.74**	**2.72**	**8.50**	**0.52**
III	**Total income (I+II)**	**2,423.95**	**2,265.36**	**2,130.60**	**4,689.31**	**4,212.47**	**8,505.04**
	Expenses						
(i)	Finance cost	1,414.66	1,338.63	1,266.97	2,753.29	2,501.34	5,000.24
(ii)	Impairment on financial instruments & write-offs#	(47.56)	(29.14)	(113.18)	(76.70)	(169.40)	(386.15)
(iii)	Employee benefits expense	138.96	134.67	109.22	273.63	227.23	486.70
(iv)	Fees and commission expense	4.39	3.29	0.36	7.68	3.80	11.26
(v)	Depreciation, amortisation and impairment	16.78	16.36	16.40	33.14	31.10	66.48
(vi)	Other expenses	100.11	83.11	91.19	183.22	170.84	355.90
IV	**Total expenses**	**1,627.34**	**1,546.92**	**1,370.96**	**3,174.26**	**2,764.91**	**5,534.43**
V	**Profit before tax (III-IV)**	**796.61**	**718.44**	**759.64**	**1,515.05**	**1,447.56**	**2,970.61**
	Tax expense:						
	-Current tax	178.51	153.63	148.38	332.14	280.36	581.47
	-Deferred tax (charge/(credit))	1.55	7.47	29.67	9.02	52.11	97.90
VI	**Total tax expense**	**180.06**	**161.10**	**178.05**	**341.16**	**332.47**	**679.37**
VII	**Net profit after tax (V-VI)**	**616.55**	**557.34**	**581.59**	**1,173.89**	**1,115.09**	**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	2.49	(0.93)	0.22	1.56	(1.14)	0.84
	(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.62)	0.23	(0.05)	(0.39)	0.29	(0.21)
	B (i) Items that will be reclassified to profit or loss: Cash flow hedge	47.91	10.09	12.33	58.00	129.67	194.94
	(ii) Income tax relating to items that will be reclassified to profit or loss	(12.06)	(2.54)	(3.11)	(14.60)	(32.64)	(49.06)
IX	**Total comprehensive income (VII+VIII)**	**654.27**	**564.19**	**590.98**	**1,218.46**	**1,211.27**	**2,437.75**
X	**Profit for the period / year, net of tax attributable to**						
	Owners of the parent	**616.55**	**557.34**	**581.59**	**1,173.89**	**1,115.09**	**2,291.24**
	Non-controlling interest	-	-	-	-	-	-
XI	**Other comprehensive income/(loss) for the period / year, net of tax attributable to**						
	Owners of the parent	**37.72**	**6.85**	**9.39**	**44.57**	**96.18**	**146.51**
	Non-controlling interest	-	-	-	-	-	-
XII	**Total comprehensive income for the period / year, net of tax attributable to**						
	Owners of the parent	**654.27**	**564.19**	**590.98**	**1,218.46**	**1,211.27**	**2,437.75**
	Non-controlling interest	-	-	-	-	-	-
Earnings per share (of ₹ 10 each)*							
	-Basic (₹)	23.65	21.39	22.34	45.04	42.86	88.01
	-Diluted (₹)	23.59	21.33	22.29	44.92	42.77	87.80
Paid-up equity share capital (Face value of ₹ 10)		**260.80**	**260.59**	**260.51**	**260.80**	**260.51**	**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 ₹ 123.90 crore for the year ended March 31, 2026) recovery on sale of loan assets including fair value changes on investment in security receipts.

* EPS for the quarters/half year are not annualised.

M M NISSIM & CO LLP INDIA NOIDA FRN:107122W/W100672 Chartered Accountants

C N K & ASSOCIATES LLP MUMBAI Chartered Accountants

PNB HOUSING FINANCE LTD. Corporate Office 9th Floor, 22, K.G. Marg, N.Delhi Antriksh Bhawan

Consolidated Interim Statement of Assets and Liabilities

(₹ in crore)

S. no.	Particulars	As at	
		30-Sep-26 (Unaudited)	31-Mar-26 (Audited)
	ASSETS		
1	**Financial assets**		
(a)	Cash and cash equivalents	2,004.22	2,483.06
(b)	Bank balance other than (a) above	317.30	856.15
(c)	Derivative financial instruments	316.72	270.41
(d)	Receivables		
	Trade receivables	58.82	46.92
	Other receivables	0.02	0.12
(e)	Loans	94,124.48	86,433.37
(f)	Investments	3,708.10	2,778.81
(g)	Other financial assets	764.97	288.72
	Sub total - financial assets	**1,01,294.63**	**93,157.56**
2	**Non - financial assets**		
(a)	Current tax assets (net)	13.91	-
(b)	Deferred tax assets (net)	0.01	23.99
(c)	Investment property	0.51	0.51
(d)	Property, plant and equipment	80.72	83.39
(e)	Right of use assets	158.04	157.93
(f)	Capital work-in-progress	3.75	1.38
(g)	Intangible assets under developments	5.84	4.65
(h)	Other Intangible assets	30.87	32.24
(i)	Other non-financial assets	49.82	50.42
	Sub total - non - financial assets	**343.47**	**354.51**
	TOTAL - ASSETS	**1,01,638.10**	**93,512.07**
	LIABILITIES		
1	**Financial liabilities**		
(a)	Derivative financial instruments	15.14	4.14
(b)	Payables		
	(I) Trade Payables		
	(i) total outstanding dues of micro enterprises and small enterprises	2.70	1.85
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	26.09	12.68
	(II) Other Payables		
	(i) total outstanding dues of micro enterprises and small enterprises	-	-
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
(c)	Debt securities	13,456.79	9,270.38
(d)	Borrowings (other than debt securities)	48,396.34	43,543.17
(e)	Deposits	17,704.04	18,055.39
(f)	Subordinated liabilities	39.67	329.66
(g)	Other financial liabilities	1,624.15	2,866.55
	Sub total - financial liabilities	**81,264.92**	**74,083.82**
2	**Non financial liabilities**		
(a)	Current tax liabilities	-	7.68
(b)	Provisions	37.05	35.62
(c)	Other non-financial liabilities	86.94	165.82
	Sub total - non financial liabilities	**123.99**	**209.12**
3	**EQUITY**		
(a)	Equity share capital	260.80	260.55
(b)	Other equity	19,988.39	18,958.58
	Subtotal - equity	**20,249.19**	**19,219.13**
	TOTAL - EQUITY AND LIABILITIES	**1,01,638.10**	**93,512.07**

M M NISSIM & CO LLP FRN:107122W/W100272 NOIDA INDIA Chartered Accountants

C N K & ASSOCIATES LLP MUMBAI Chartered Accountants

PNB HOUSING FINANCE LTD. Corporate Office 9th Floor, 22, G. Marg, N.Delhi Antriksh Bhawan

Consolidated Interim Statement of Cash Flow

(₹ in crore)

Particulars	For the half year ended	
	30-Sep-26 (Unaudited)	30-Sep-25 (Audited)
Cash flow from operating activities		
Profit before tax	**1,515.05**	**1,447.56**
Adjustment to reconcile profit before tax to net cash flows:		
Depreciation, amortisation and impairment	33.14	31.10
Net loss/(profit) on sale of property, plant and equipment	0.16	0.45
Impairment on financial instruments	41.27	(187.46)
Net (gain)/loss on financial asset at fair value through profit and loss	1.36	(5.32)
Share based payment expense	11.90	0.52
Impact of effective interest rate on financial assets	(88.97)	(56.47)
Impact of effective interest rate on financial liabilities	5.50	(2.08)
Interest expenses	2,746.71	2,495.48
Unwinding/(income) on derecognised (assigned) loans	41.07	20.04
Loss/ (gain) on restructured financial assets	2.99	5.35
Interest on leases including modification gain / (loss)	5.83	5.18
Bad debts written-off	22.98	99.21
	2,823.94	**2,406.00**
Operating profits before changes in working capital	**4,338.99**	**3,853.56**
Working Capital changes		
Increase/(decrease) in trade payables	14.26	5.30
Increase/(decrease) in provisions	2.99	8.70
(Decrease)/increase in other financial liabilities	(2,047.28)	(1,257.39)
(Decrease)/increase in non financial liabilities	(78.88)	(135.70)
(Increase)/decrease in loans at amortised cost	(7,666.14)	(4,050.37)
(Increase)/decrease in in receivables	(11.84)	18.63
(Increase)/decrease in other financial assets	(517.20)	3.01
Decrease/(increase) in other non financial assets	0.60	(5.00)
Decrease /(increase) in bank balance other than cash and cash equivalents	538.85	(231.48)
	(9,764.64)	**(5,644.30)**
Cash (used in)/ generated from operations before adjustments for interest and taxes paid	**(5,425.65)**	**(1,790.74)**
Interest Paid	(1,944.18)	(1,826.89)
Taxes paid (net of refunds)	(355.58)	(252.96)
Net cash (used in) / generated from operating activities	**(7,725.41)**	**(3,870.59)**
Cash flow from investing activities		
Purchase of property, plant and equipment and other intangible assets including capital work-in-progress and intangible assets under development	(15.83)	(16.29)
Proceeds from sale of property, plant and equipment and other intangible assets	0.19	0.52
Investments (net)	(933.97)	286.57
Net cash (used in)/generated from investing activities	**(949.61)**	**270.80**
Cash flow from financing activities		
Proceeds from		
Debt securities and subordinated liabilities	1,697.99	1,100.00
Borrowing from banks	32,853.38	14,918.45
Commercial papers	18,357.27	7,324.20
Repayment of		
Debt securities and subordinated liabilities	(710.00)	-
Borrowing from banks	(27,984.25)	(13,968.98)
Commercial papers	(15,450.00)	(7,000.00)
Deposits (net)	(348.76)	616.28
Lease liabilities	(20.97)	(19.26)
Proceeds from issue of share capital including securities premium	9.99	27.76
Dividend paid	(208.47)	(130.23)
Net cash generated from/ (used in) financing activities	**8,196.18**	**2,868.22**
Net changes in cash & cash equivalents	**(478.84)**	**(731.57)**
Cash or cash equivalents at the beginning of the period	2,483.06	2,062.50
Cash or cash equivalents at the end the of the period	2,004.22	1,330.93
Net decrease of cash & cash equivalents during the period	**(478.84)**	**(731.57)**

Note : Figures in bracket denotes application of cash

(₹ in crore)

Components of cash and cash equivalents	As at	
	30-Sep-26 (Unaudited)	30-Sep-25 (Audited)
Cash on hand	0.92	1.08
Balances with banks in current accounts	398.24	815.58
Bank deposit with maturity of 3 months or less	680.45	514.39
Certificate of deposits with maturity of 3 months or less	924.61	-
Stamps on hand	0.00	0.00
Less: Overdraft facilities	-	(0.12)
Cash or cash equivalents at the end of the period	**2,004.22**	**1,330.93**

MM NISSIM & CO LLP FRN:107122W/W100672 Chartered Accountants NOIDA INDIA

C N K & ASSOCIATES LLP MUMBAI Chartered Accountants

PNB HOUSING FINANCE LTD. Corporate Office 9th Floor, 22, K.G. Marg, N. Delhi Antriksh Bhawan

Internal

Notes:

1. The above consolidated interim 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 pertaining to Resolution Framework for COVID-19-related Stress and resolution Framework - 2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses to be read with Reserve Bank of India (Non Banking Financial Companies - Resolution of Stressed Assets) Directions, 2025, RBI/DOR/2025-26/357 DOR.STR.REC.276/21.04.048/2025-26, dated November 28, 2025.

(₹ in crore)

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A) ($)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year (@)
Personal Loans*	790.11	67.13	3.90	69.09	649.99
Corporate persons	-	-	-	-	-
of which, MSMEs	-	-	-	-	-
Others^	-	-	-	-	-
Total	790.11	67.13	3.90	69.09	649.99

* Retail loans
$ Principal outstanding as at the end of the previous half year (i.e. as on March 31, 2026).
@ Principal outstanding (including capitalised interest, disbursement) for the live restructured accounts as on September 30, 2026.
^Corporate finance loans

5. Disclosure of loans transferred / acquired during the quarter and half year ended September 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) Detail of loans transferred not in default (through PTC) during the quarter and half year ended September 30, 2026.

Particulars	Quarter ended September 30, 2026	Half year ended September 30, 2026
Number of accounts	924	924
Aggregate principal outstanding of loan transferred (₹ in crore)	207.19	207.19
Weighted average residual tenor of the loans transferred (years)	11.56	11.56
Weighted average holding period (years)	4.94	4.94
Retention of beneficial economic interest %	13.12	13.12
Net book value of loans transferred (at the time of transfer) (₹ in crore)	180.00	180.00
Aggregate consideration (₹ in crore)	180.00	180.00
Coverage of tangible securities of secured loans transferred	100%	100%
Rating wise distribution of rated loans at pool level	ICRA/CARE AAA	ICRA/CARE AAA

Note: The Company has provided first loss tranche to the subscriber of PTC.

(ib) Details of loans not in default acquired (through assignment) during the quarter and half year ended September 30, 2026.

Particulars	Quarter ended September 30, 2026			
	Deal 1	Deal 2	Deal 3	Deal 4
Amount of loans acquired (₹ in crore)	38.61	556.79	28.32	25.10
Weighted average residual maturity (years)	11.99	10.95	14.90	17.02
Weighted average holding period (years)	0.84	1.75	1.91	0.65
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

Particulars	Quarter ended September 30, 2026			
	Deal 5	Deal 6	Deal 7	Deal 8
Amount of loans acquired (₹ in crore)	120.96	28.54	6.04	34.06
Weighted average residual maturity (years)	12.19	13.39	9.66	12.92
Weighted average holding period (years)	0.96	1.08	0.54	1.07
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

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Internal

Particulars	Quarter ended June 30, 2026			
	Deal 1	Deal 2	Deal 3	Deal 4
Amount of loans acquired (₹ in crore)	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 and half year ended September 30, 2026.

(iii) Details of ratings on security receipts as on September 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%

6. 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.

7. Disclosure related to project finance for the quarter ended September 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	25.00
2	Projects under implementation accounts sanctioned during the quarter*	2	329.16
3	Projects under implementation accounts where DCCO has been achieved during the quarter	-	-
4	Projects under implementation accounts at the end of the quarter (1+2-3)	3	354.16
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.	-	-

*Including additional disbursement pertaining to accounts sanctioned in previous quarters resulting additional outstanding of ₹ 19.73 crore at the reporting date.

8. Disclosure related to Co-lending arrangements (CLAs) on an aggregate basis as at September 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 September 30, 2026
As Originator RE	
Quantum of CLAs	
- Number of CLA Partners	1
- Number of accounts (outstanding cases)	205
- Aggregate principal outstanding as on date (₹ in crore)	65.86
Weighted average rate of interest (%)	10.29%
Fees charged (₹ in crore)	0.12
Fees paid (₹ in crore)	-
Broad sector of Co-lending arrangement	Mortgage- Housing Loans, Non -Housing Loans
Performance of loans	
- Standard loans (₹ in crore)	64.66
- NPA loans (₹ in crore)	1.20
Default loss guarantee (if any)	NA

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

10. During the quarter ended September 30, 2026, the Company has allotted 2,54,335 (Q2 FY2027 2,13,990) equity shares of ₹ 10 each pursuant to exercise of stock options / restricted stock units by employees.

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

12. Statutory Auditors of the Company have reviewed the consolidated interim financial results for the quarter and half year ended September 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 October 28. 2026.

For and on behalf of the Board of Directors

Ajai Kumar Shukla
Managing Director & CEO
DIN: 11358498

Date: October 28, 2026
Place: Gurugram

M M NISSIM & CO LLP INDIA NOIDA FRN:107122W/W100672 Chartered Accountants

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PNB HOUSING FINANCE LTD. Corporate Office 9th Floor, Sir. K.G. Marg, N.Delhi. Antriksh Bhawan

M M Nissim & Co LLP
Chartered Accountants
C-2, First Floor,
Sector 2,
Noida -201301

C N K & Associates LLP
Chartered Accountants
501, Narain Chambers, M.G Road,
Vile Parle East
Mumbai -400057

Independent Auditor's Review report on Unaudited Standalone Financial Results of PNB Housing Finance Limited ("the Company") for the quarter and half year ended September 30, 2026 pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015 as amended.

To
The Board of Directors of PNB Housing Finance Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of PNB Housing Finance Limited ("the Company") for the quarter and half year ended September 30, 2026 ("the Statement"), being submitted by the Company pursuant to the requirements of the Regulations 33 and 52 of the Securities and Exchange Board of India (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 Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended along with the circulars, guidelines and directions issued by the Reserve Bank of India (RBI)/ National Housing Bank (NHB) to the extent applicable. 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 of unaudited standalone financial results read with notes thereon, prepared in accordance with applicable Indian Accounting Standards, prescribed under section 133 of the Companies Act, 2013 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 Regulations 33 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M M Nissim & Co LLP
Chartered Accountants
Firm Registration No. 107122W/W100672

Navin Kumar Jain
Partner
Membership No. 090847
UDIN: 26090847GZXQMW2587
Place: Gurugram
Date: October 28, 2026

For C N K & Associates LLP
Chartered Accountants
Firm Registration No. 101961W/W-100036

Hiren Shah
Partner
Membership No. 100052
UDIN: 26100052XZTOMR6935
Place: Gurugram
Date: October 28, 2026

pnb Housing Finance Limited

Ghar Ki Baat

Statement of standalone interim financial results for the the quarter and half year ended September 30, 2026

(₹ in crore)

S. no.	Particulars	Quarter ended			Half year ended		Year ended
		30-Sep-26	30-Jun-26	30-Sep-25	30-Sep-26	30-Sep-25	31-Mar-26
		(Unaudited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
	Revenue from operations						
(i)	Interest income	2,276.20	2,127.54	2,007.97	4,403.74	3,976.23	8,028.57
(ii)	Dividend income	50.00	-	50.00	50.00	50.00	50.00
(iii)	Fees and commission income	130.51	121.78	96.18	252.29	177.89	394.50
(iv)	Net gain on fair value changes	2.98	3.18	13.76	6.16	27.67	38.15
I	**Total revenue from operations**	**2,459.69**	**2,252.50**	**2,167.91**	**4,712.19**	**4,231.79**	**8,511.22**
II	**Other income**	**1.25**	**2.87**	**3.61**	**4.12**	**10.34**	**3.07**
III	**Total income (I+II)**	**2,460.94**	**2,255.37**	**2,171.52**	**4,716.31**	**4,242.13**	**8,514.29**
	Expenses						
(i)	Finance cost	1,414.98	1,339.03	1,267.34	2,754.01	2,502.03	5,001.53
(ii)	Impairment on financial instruments & write-offs#	(47.56)	(29.13)	(113.18)	(76.69)	(169.41)	(386.20)
(iii)	Employee benefits expense	109.96	107.87	84.68	217.83	178.22	386.82
(iv)	Fees and commission expense	4.87	3.24	3.01	8.11	6.03	13.34
(v)	Depreciation, amortisation and impairment	16.70	16.27	16.31	32.97	30.96	66.17
(vi)	Other expenses	121.28	103.50	109.56	224.78	204.97	428.83
IV	**Total expenses**	**1,620.23**	**1,540.78**	**1,367.72**	**3,161.01**	**2,752.80**	**5,510.49**
V	**Profit before tax (III-IV)**	**840.71**	**714.59**	**803.80**	**1,555.30**	**1,489.33**	**3,003.80**
	Tax expense:						
	-Current tax	177.42	153.23	147.64	330.65	278.72	577.26
	-Deferred tax (charge/(credit))	1.85	6.86	29.67	8.71	52.39	98.66
VI	**Total tax expense**	**179.27**	**160.09**	**177.31**	**339.36**	**331.11**	**675.92**
VII	**Net profit after tax (V-VI)**	**661.44**	**554.50**	**626.49**	**1,215.94**	**1,158.22**	**2,327.88**
VIII	**Other comprehensive income**						
	A (i) Items that will not be reclassified to profit or loss: Remeasurement gain/ (loss) on defined benefit plan	1.96	(0.45)	0.85	1.51	(0.73)	0.12
	(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.49)	0.11	(0.22)	(0.38)	0.18	(0.03)
	B (i) Items that will be reclassified to profit or loss: Cash flow hedge	47.91	10.09	12.33	58.00	129.67	194.94
	(ii) Income tax relating to items that will be reclassified to profit or loss	(12.06)	(2.54)	(3.11)	(14.60)	(32.64)	(49.06)
IX	**Total comprehensive income (VII+VIII)**	**698.76**	**561.71**	**636.34**	**1,260.47**	**1,254.70**	**2,473.85**
Earnings per share (of ₹ 10 each)*							
	-Basic (₹)	25.37	21.28	24.06	46.65	44.52	89.41
	-Diluted (₹)	25.31	21.22	24.01	46.53	44.42	89.20
Paid-up equity share capital (Face value of ₹ 10)		**260.80**	**260.59**	**260.51**	**260.80**	**260.51**	**260.55**
Reserves (excluding revaluation reserves) as at March 31							18,965.25

#Net of reversal of impairment allowance / bad debts (includes recovery from sale of security receipts amounting to ₹ 123.90 crore for the year ended March 31, 2026) recovery on sale of loan assets including fair value changes on investment in security receipts.

* EPS for the quarters/half year are not annualised.

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Standalone Interim Statement of Assets and Liabilities

(₹ in crore)

S. no.	Particulars	As at 30-Sep-26 (Unaudited)	As at 31-Mar-26 (Audited)
	ASSETS		
1	**Financial assets**		
(a)	Cash and cash equivalents	2,004.13	2,482.92
(b)	Bank balance other than (a) above	286.26	756.07
(c)	Derivative financial instruments	316.72	270.41
(d)	Receivables		
	Trade receivables	59.04	47.15
	Other receivables	0.02	0.12
(e)	Loans	94,248.28	86,557.96
(f)	Investments	3,680.15	2,776.92
(g)	Other financial assets	764.89	288.65
	Sub total - financial assets	**1,01,359.49**	**93,180.20**
2	**Non - financial assets**		
(a)	Current tax assets (net)	1.48	-
(b)	Deferred tax assets (net)	-	23.01
(c)	Investment property	0.51	0.51
(d)	Property, plant and equipment	80.70	83.36
(e)	Right of use assets	157.62	157.38
(f)	Capital work-in-progress	3.68	1.38
(g)	Intangible assets under developments	5.84	4.62
(h)	Other Intangible assets	30.68	32.07
(i)	Other non-financial assets	55.28	50.93
	Sub total - non - financial assets	**335.79**	**353.26**
	TOTAL - ASSETS	**1,01,695.28**	**93,533.46**
	LIABILITIES		
1	**Financial liabilities**		
(a)	Derivative financial instruments	15.14	4.14
(b)	Payables		
	(I) Trade Payables		
	(i) total outstanding dues of micro enterprises and small enterprises	2.69	1.83
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	26.08	12.66
	(II) Other Payables		
	(i) total outstanding dues of micro enterprises and small enterprises	-	-
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
(c)	Debt securities	13,456.79	9,270.38
(d)	Borrowings (other than debt securities)	48,396.34	43,543.17
(e)	Deposits	17,704.05	18,055.39
(f)	Subordinated liabilities	39.67	329.66
(g)	Other financial liabilities	1,637.10	2,885.01
	Sub total - financial liabilities	**81,277.86**	**74,102.24**
2	**Non financial liabilities**		
(a)	Current tax liabilities	-	10.43
(b)	Provisions	34.58	31.85
(c)	Deferred tax liabilities (net)	0.67	-
(d)	Other non-financial liabilities	84.30	163.14
	Sub total - non financial liabilities	**119.55**	**205.42**
3	**EQUITY**		
(a)	Equity share capital	260.80	260.55
(b)	Other equity	20,037.07	18,965.25
	Subtotal - equity	**20,297.87**	**19,225.80**
	TOTAL - EQUITY AND LIABILITIES	**1,01,695.28**	**93,533.46**

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Standalone Interim Statement of Cash Flow

(₹ in crore)

Particulars	For the half year ended	
	30-Sep-26 (Unaudited)	30-Sep-25 (Audited)
Cash flow from operating activities		
Profit before tax	**1,555.30**	**1,489.33**
Adjustment to reconcile profit before tax to net cash flows:		
Depreciation, amortisation and impairment	32.97	30.96
Net loss/(profit) on sale of property, plant and equipment	0.16	0.45
Impairment on financial instruments	41.28	(187.47)
Net loss/(gain) on financial asset at fair value through profit and loss	1.34	(5.32)
Share based payment expense	11.90	0.52
Impact of effective interest rate on financial assets	(88.19)	(55.48)
Impact of effective interest rate on financial liabilities	5.50	(2.08)
Interest expenses	2,747.45	2,496.17
Unwinding / (Income) on derecognised (assigned) loans	41.07	20.04
Loss/ (gain) on restructured financial assets	2.99	5.35
Interest on leases including modification gain/(loss)	5.81	5.16
Dividend Income	(50.00)	(50.00)
Bad debts written-off	22.98	99.21
	2,775.26	**2,357.51**
Operating profits before changes in working capital	**4,330.56**	**3,846.84**
Working Capital changes		
Increase/(decrease) in trade payables	14.28	(1.80)
Increase/(decrease) in provisions	4.24	7.54
(Decrease)/increase in other financial liabilities	(2,052.91)	(1,255.76)
(Decrease)/increase in non financial liabilities	(78.84)	(130.92)
(Increase)/decrease in loans at amortised cost	(7,666.14)	(4,050.36)
(Increase)/decrease in in receivables	(11.84)	18.76
(Increase)/decrease in other financial assets	(517.19)	3.07
(Increase)/decrease in other non financial assets	(4.35)	(8.42)
Decrease/(increase) in bank balance other than cash and cash equivalents	469.81	522.56
	(9,842.94)	**(4,895.33)**
Cash (used in) / generated from operations before adjustments for interest and taxes paid	**(5,512.38)**	**(1,048.49)**
Interest Paid	(1,944.92)	(1,827.58)
Taxes paid (net of refunds)	(344.39)	(246.87)
Net cash (used in) / generated from operating activities	**(7,801.69)**	**(3,122.94)**
Cash flow from investing activities		
Purchase of property, plant and equipment and other intangible assets including capital work-in-progress and intangible assets under development	(15.73)	(16.28)
Proceeds from sale of property, plant and equipment and other intangible assets	0.18	0.52
Dividend Income	50.00	50.00
Investments (net)	(907.88)	288.24
Net cash (used in)/generated from investing activities	**(873.43)**	**322.48**
Cash flow from financing activities		
Proceeds from		
Debt securities and subordinated liabilities	1,697.99	1,100.00
Borrowing from banks	32,853.38	14,918.45
Commercial papers	18,357.27	7,324.20
Repayment of		
Debt securities and subordinated liabilities	(710.00)	-
Borrowing from banks	(27,984.25)	(13,968.98)
Commercial papers	(15,450.00)	(7,000.00)
Deposits (net)	(348.75)	616.28
Lease liabilities	(20.83)	(19.18)
Proceeds from issue of share capital including securities premium	9.99	27.76
Dividend paid	(208.47)	(130.23)
Net cash generated from/ (used in) financing activities	**8,196.33**	**2,868.30**
Net changes in cash & cash equivalents	**(478.79)**	**67.84**
Cash or cash equivalents at the beginning of the period	2,482.92	1,999.47
Cash or cash equivalents at the end the of the period	2,004.13	2,067.31
Net increase/(decrease) of cash & cash equivalents during the period	**(478.79)**	**67.84**

Note : Figures in bracket denotes application of cash

(₹ in crore)

Components of cash and cash equivalents	As at	
	30-Sep-26 (Unaudited)	30-Sep-25 (Audited)
Cash on hand	0.92	1.08
Balances with banks in current accounts	398.15	815.34
Bank deposit with maturity of 3 months or less	680.45	1,251.01
Certificate of deposits with maturity of 3 months or less	924.61	-
Stamps on hand	0.00	0.00
Less: Overdraft facility	-	(0.12)
Cash or cash equivalents at the end of the period	**2,004.13**	**2,067.31**

Notes:

1. The above interim financial results of the Company have been prepared in accordance with Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act 2013, 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 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.

3. Disclosure pertaining to Resolution Framework for COVID-19-related Stress and resolution Framework - 2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses to be read with Reserve Bank of India (Non Banking Financial Companies - Resolution of Stressed Assets) Directions, 2025, RBI/DOR/2025-26/357 DOR.STR.REC.276/21.04.048/2025-26, dated November 28, 2025.

(₹ in crore)

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A) ($)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year (@)
Personal Loans*	790.11	67.13	3.90	69.09	649.99
Corporate persons	-	-	-	-	-
of which, MSMEs	-	-	-	-	-
Others^	-	-	-	-	-
Total	790.11	67.13	3.90	69.09	649.99

* Retail loans

$ Principal outstanding as at the end of the previous half year (i.e. as on March 31, 2026).

@ Principal outstanding (including capitalised interest, disbursement) for the live restructured accounts as on September 30, 2026.

^Corporate finance loans

4. Disclosure of loans transferred / acquired during the quarter and half year ended September 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:

(ia) Detail of loans transferred not in default (through PTC) during the quarter and half year ended September 30, 2026.

Particulars	Quarter ended September 30, 2026	Half year ended September 30, 2026
Number of accounts	924	924
Aggregate principal outstanding of loan transferred (₹ in crore)	207.19	207.19
Weighted average residual tenor of the loans transferred (years)	11.56	11.56
Weighted average holding period (years)	4.94	4.94
Retention of beneficial economic interest	13.12	13.12
Net book value of loans transferred (at the time of transfer) (₹ in crore)	180.00	180.00
Aggregate consideration (₹ in crore)	180.00	180.00
Coverage of tangible securities of secured loans transferred	100%	100%
Rating wise distribution of rated loans at pool level	ICRA/CARE AAA	ICRA/CARE AAA

Note: The Company has provided first loss tranche to the subscriber of PTC.

(ib) Details of loans not in default acquired (through assignment) during the quarter and half year ended September 30, 2026.

Particulars	Quarter ended September 30, 2026			
	Deal 1	Deal 2	Deal 3	Deal 4
Amount of loans acquired (₹ in crore)	38.61	556.79	28.32	25.10
Weighted average residual maturity (years)	11.99	10.95	14.90	17.02
Weighted average holding period (years)	0.84	1.75	1.91	0.65
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

Particulars	Quarter ended September 30, 2026			
	Deal 5	Deal 6	Deal 7	Deal 8
Amount of loans acquired (₹ in crore)	120.96	28.54	6.04	34.06
Weighted average residual maturity (years)	12.19	13.39	9.66	12.92
Weighted average holding period (years)	0.96	1.08	0.54	1.07
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

Particulars	Quarter ended June 30, 2026			
	Deal 1	Deal 2	Deal 3	Deal 4
Amount of loans acquired (₹ in crore)	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.

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(ii) The Company has not transferred or acquired, any stressed loan during the quarter and half year ended September 30, 2026.

(iii) Details of ratings on security receipts as on September 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 September 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	25.00
2	Projects under implementation accounts sanctioned during the quarter*	2	329.16
3	Projects under implementation accounts where DCCO has been achieved during the quarter	-	-
4	Projects under implementation accounts at the end of the quarter. (1+2-3)	3	354.16
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.	-	-

*Including additional disbursement pertaining to accounts sanctioned in previous quarters resulting additional outstanding of ₹ 19.73 crore at the reporting date.

7. Disclosure related to Co-lending arrangements (CLAs) on an aggregate basis as at September 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 September 30, 2026
As Originator RE	
Quantum of CLAs	
- Number of CLA Partners	1
- Number of accounts (outstanding cases)	205
- Aggregate principal outstanding as on date (₹ in crore)	65.86
Weighted average rate of interest (%)	10.29%
Fees charged (₹ in crore)	0.12
Fees paid (₹ in crore)	-
Broad sector of Co-lending arrangement	Mortgage- Housing Loans, Non -Housing Loans
Performance of loans	
- Standard loans (₹ in crore)	64.66
- 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 and half year ended September 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 half year ended September 30, 2026, the Company has allotted 2,54,335 (Q2 FY2027 2,13,990) 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 and half year ended September 30, 2026 are attached as **Annexure I**.

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11. The secured non-convertible debt securities issued by the Company are fully secured by creation and maintenance of exclusive charge (on floating basis) through hypothecation of book debts/loan receivables of the Company to the extent as stated in the respective Information Memorandum. Security Coverage available as on September 30, 2026 on secured non-convertible debt securities is 1.08 times.

12. Statutory Auditors of the Company have reviewed the standalone interim financial results for the quarter and half year ended September 30, 2026, in compliance of Regulations 33 and 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The above standalone 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 October 28, 2026.

For and on behalf of the Board of Directors

Ajai Kumar Shukla
Managing Director & CEO
DIN: 11358498

Date: October 28, 2026
Place: Gurugram

M M NISSIM & CO LLP
INDIA
NOIDA
FRN:107122W/W100672
Chartered Accountants

C N K & ASSOCIATES LLP
MUMBAI
Chartered Accountants

PNB HOUSING FINANCE LTD.
Corporate Office
Plot No. 22, K.G. Marg, N.Delhi
Antriksh Bhawan

Annexure I

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

Particular	For the quarter ended September 30, 2026	For the half year ended September 30, 2026
	Consolidated	Consolidated
Debt Equity Ratio	3.93	3.93
Debt Service Coverage Ratio **	Not Applicable	Not Applicable
Interest Service Coverage Ratio **	Not Applicable	Not Applicable
Outstanding redeemable preference shares (quantity and value)	NIL	NIL
Capital redemption reserve/debenture redemption reserve *	Not Applicable	Not Applicable
Net Worth (₹ in crore)	20,249.19	20,249.19
Net Profit After Tax (₹ in crore)	616.55	1,173.89
Earnings Per Share: (not annualised)		
Basic (₹)	23.65	45.04
Diluted (₹)	23.59	44.92
Current Ratio *	Not Applicable	Not Applicable
Long term debt to working capital ratio *	Not Applicable	Not Applicable
Bad debts to Account receivable ratio *	Not Applicable	Not Applicable
Current liability ratio *	Not Applicable	Not Applicable
Total Debts to Total Assets	0.78	0.78
Debtors turnover ratio *	Not Applicable	Not Applicable
Inventory turnover ratio *	Not Applicable	Not Applicable
Operating Margin (%) *	Not Applicable	Not Applicable
Net Profit Margin (%)	25.44	25.03
Sector Specific equivalent ratio		
Provision Coverage Ratio (%)	39.98	39.98
Gross Non-Performing Asset (GNPA) (%)	0.91	0.91
Net Non-Performing Asset (NNPA) (%)	0.55	0.55
CRAR (%) **	Not Applicable	Not Applicable
Liquidity Coverage Ratio (%) **	Not Applicable	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.

Annexure I

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

Particular	For the quarter ended September 30, 2026	For the half year ended September 30, 2026
	Standalone	Standalone
Debt Equity Ratio	3.92	3.92
Debt Service Coverage Ratio *	Not Applicable	Not Applicable
Interest Service Coverage Ratio *	Not Applicable	Not Applicable
Outstanding redeemable preference shares (quantity and value)	NIL	NIL
Capital redemption reserve/debenture redemption reserve **	Not Applicable	Not Applicable
Net Worth (₹ in crore)	20,297.87	20,297.87
Net Profit After Tax (₹ in crore)	661.44	1,215.94
Earnings Per Share: (not annualised)		
Basic (₹)	25.37	46.65
Diluted (₹)	25.31	46.53
Current Ratio **	Not Applicable	Not Applicable
Long term debt to working capital ratio **	Not Applicable	Not Applicable
Bad debts to Account receivable ratio **	Not Applicable	Not Applicable
Current liability ratio **	Not Applicable	Not Applicable
Total Debts to Total Assets	0.78	0.78
Debtors turnover ratio **	Not Applicable	Not Applicable
Inventory turnover ratio **	Not Applicable	Not Applicable
Operating Margin (%) **	Not Applicable	Not Applicable
Net Profit Margin (%)	26.88	25.78
Sector Specific equivalent ratio		
Provision Coverage Ratio (%)	39.93	39.93
Gross Non-Performing Asset (GNPA) (%)	0.91	0.91
Net Non-Performing Asset (NNPA) (%)	0.55	0.55
CRAR (%)	27.03	27.03
Liquidity Coverage Ratio (%)	155.44	150.58

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

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The nature and volume of transactions of the Company during the half year ended September 30, 2026 with the above related parties were as follows. These transactions were carried out in ordinary course of business and were at arm's length price:

(₹ in crore)

S. No	Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty		Type of related party transaction	Value of the related party transaction as approved by the audit committee for FY 26-27*	Value of transaction during the half year ended September 30, 2026**	Balance from approved limit	% utilisation from approved limit	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/ advance/ intercorporate deposit/ investment	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end usage)
1	PNB Housing Finance Ltd	Pehel Foundation	Wholly owned subsidiary	Donation	55.00	9.85	45.15	18%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
2	PHFL Home Loan & Services Limited	Pehel Foundation	Wholly owned fellow subsidiary	Donation	0.30	0.13	0.17	44%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
3	PNB Housing Finance Ltd	PHFL Home Loan & Services Limited	Wholly owned subsidiary	Management and deputation services	5.00	1.70	3.30	34%	0.22	0.21	NA	NA	NA	NA	NA	NA	NA	NA
4	PNB Housing Finance Ltd	PHFL Home Loan & Services Limited	Wholly owned subsidiary	Commission & support services expense	340.00	144.52	195.48	43%	36.89	24.87	NA	NA	NA	NA	NA	NA	NA	NA
5	PNB Housing Finance Ltd	Punjab National Bank#	Promoter/Enterprise having Significant Influence	ECB raised^	USD 200 million	-	1,900.00	0%	1,513.75	1,535.73	NA	NA	NA	NA	NA	NA	NA	NA
6	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Term Loan/STL/WCDL raised	7,000.00	1,450.00	5,550.00	21%	5,878.54	5,614.20	NA	NA	NA	NA	NA	NA	NA	NA
7	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Term Loan/STL/WCDL/ECB repaid	At actuals	1,714.34	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
8	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Interest on term loan, overdraft & ECB	At actuals	241.28	-	100%	1.73	1.54	NA	NA	NA	NA	NA	NA	NA	NA
9	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Processing fee on term loan and OD	25.00	-	25.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
10	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Assignment of loan through direct assignment / PTC	1,000.00	-	1,000.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
11	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Principal repaid on assignment of loans	At actuals	210.34	-	100%	45.69	30.95	NA	NA	NA	NA	NA	NA	NA	NA
12	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Interest & other charges paid on direct assignment or pass through certificate	At actuals	73.05	-	100%	13.41	11.50	NA	NA	NA	NA	NA	NA	NA	NA
13	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Servicing fees received on assignment of loans	5.00	1.09	3.91	22%	0.36	0.47	NA	NA	NA	NA	NA	NA	NA	NA
14	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Fixed deposit made/renewed	2,000.00	-	2,000.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
15	PHFL Home Loan & Services Limited	Punjab National Bank	Promoter/Enterprise having Significant Influence	Fixed deposit made/renewed	100.00	-	100.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
16	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Royalty Fee	30.00	15.04	14.96	50%	29.70	15.04	NA	NA	NA	NA	NA	NA	NA	NA
17	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Reimbursement of GST along with interest on Royalty Fee	10.95	10.88	0.07	99%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
18	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Bank charges	At actuals	0.10	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
19	PHFL Home Loan & Services Limited	Punjab National Bank	Promoter/Enterprise having Significant Influence	Bank charges	At actuals	-	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
20	PNB Housing Finance Ltd	Punjab National Bank	Promoter/Enterprise having Significant Influence	Dividend Paid	Not Applicable***	58.44	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
21	PNB Housing Finance Ltd	PNB Investment Services Limited	Promoter group entity	Fees towards merchant banking and trusteeship	1.00	-	1.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
22	PHFL Home Loan & Services Limited	Mr. Tejendra Mohan Bhasin & Ms. Anjali Bhasin	Key Management Personnel and Relative	Rent paid to directors and relatives	0.30	0.13	0.17	43%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
23	PHFL Home Loan & Services Limited	Mr. Tejendra Mohan Bhasin & Ms. Anjali Bhasin	Key Management Personnel and Relative	Security deposit paid	At actuals	-	-	0%	0.07	0.07	NA	NA	NA	NA	NA	NA	NA	NA
24	PNB Housing Finance Ltd	Mr. Chandrasekaran Ramakrishnan^^	Key Management Personnel	Sitting fees & commission paid to directors	At actuals	0.13	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
25	PNB Housing Finance Ltd	Mr. Nilesh Shivji Vikamsey	Key Management Personnel	Sitting fees & commission paid to directors	At actuals	0.29	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
26	PNB Housing Finance Ltd	Mr. Tejendra Mohan Bhasin	Key Management Personnel	Sitting fees & commission paid to directors	At actuals	0.41	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
27	PNB Housing Finance Ltd	Mr. Neeraj Madan Vyas	Key Management Personnel	Sitting fees & commission paid to directors	At actuals	0.39	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
28	PNB Housing Finance Ltd	Mr. Sudarshan Sen^^	Key Management Personnel	Sitting fees & commission paid to directors	At actuals	0.13	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
29	PNB Housing Finance Ltd	Ms. Gita Nayyar	Key Management Personnel	Sitting fees & commission paid to directors	At actuals	0.36	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
30	PNB Housing Finance Ltd	Mr. Pavan Pal Kaushal^^	Key Management Personnel	Sitting fees & commission paid to directors	At actuals	0.14	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
31	PNB Housing Finance Ltd	Mr. Rajiv Kumar Singh	Key Management Personnel	Sitting fees & commission paid to directors	At actuals	0.05	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
32	PNB Housing Finance Ltd	Mr. Shreekant	Key Management Personnel	Sitting fees & commission paid to directors	At actuals	0.05	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
33	PNB Housing Finance Ltd	Ms. Veena G Kamath	Key Managerial Personnel	Remuneration paid to KMP's##	As per NRC	0.60	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
34	PNB Housing Finance Ltd	Mr. Vinay Gupta	Key Managerial Personnel	Remuneration paid to KMP's##	As per NRC	1.11	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
35	PNB Housing Finance Ltd	Mr. Ajai Kumar Shukla	Key Managerial Personnel	Remuneration paid to KMP's##	As per NRC	1.22	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
36	PNB Housing Finance Ltd	Ms. Veena G Kamath	Key Managerial Personnel	Retirement benefits to KMP's	At actuals	-	-	0%	0.13	0.13	NA	NA	NA	NA	NA	NA	NA	NA
37	PNB Housing Finance Ltd	Mr. Vinay Gupta	Key Managerial Personnel	Retirement benefits to KMP's	At actuals	-	-	0%	0.29	0.27	NA	NA	NA	NA	NA	NA	NA	NA
38	PNB Housing Finance Ltd	Mr. Ajai Kumar Shukla	Key Managerial Personnel	Retirement benefits to KMP's	At actuals	-	-	0%	0.03	0.12	NA	NA	NA	NA	NA	NA	NA	NA
39	PNB Housing Finance Ltd	PNB Gilts Ltd.	Promoter group entity	Purchase of securities and TREPS(principal to principal)	1,500.00	158.94	1,341.06	11%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
40	PNB Housing Finance Ltd	PNB Gilts Ltd.	Promoter group entity	Purchase of securities and TREPS (inter-mediatory)					-	-	NA	NA	NA	NA	NA	NA	NA	NA
41	PNB Housing Finance Ltd	PNB Gilts Ltd.	Promoter group entity	Redemption of securities (intermediary)	At actuals	200.00	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
42	PNB Housing Finance Ltd	PNB Gilts Ltd.	Promoter group entity	Charges on purchase of Govt securities & TREPS /servicing of Interest income on Govt securities /lien/unlien of Govt securities purchased/matured, Fees as arranger for borrowings	1.00	-	1.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
43	PNB Housing Finance Ltd	PNB Gilts Ltd.	Promoter group entity	Interest income on securities (intermediary)	At actuals	101.15	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
44	PNB Housing Finance Ltd	PNB Metlife India Insurance Co. Ltd.	Promoter group entity	Insurance premium given on behalf of customer	150.00	67.28	82.72	45%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
45	PNB Housing Finance Ltd	PNB Metlife India Insurance Co. Ltd.	Promoter group entity	Insurance premium paid on insurance policy	7.00	-	7.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
46	PNB Housing Finance Ltd	PNB Metlife India Insurance Co. Ltd.	Promoter group entity	Insurance premium received back	At actuals	7.29	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
47	PNB Housing Finance Ltd	PNB Metlife India Insurance Co. Ltd.	Promoter group entity	Insurance claims received on behalf of customer	20.00	7.79	12.21	39%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
48	PNB Housing Finance Ltd	PNB Metlife India Insurance Co. Ltd.	Promoter group entity	Fees and commission income on corporate insurance agency	58.00	26.14	31.86	45%	5.48	6.97	NA	NA	NA	NA	NA	NA	NA	NA
49	PNB Housing Finance Ltd	PNB Metlife India Insurance Co. Ltd.	Promoter group entity	Refund of insurance commission	At actuals	0.04	-	100%	0.01	0.03	NA	NA	NA	NA	NA	NA	NA	NA
50	PNB Housing Finance Ltd	PNB Metlife India Insurance Co. Ltd.	Promoter group entity	Assignment of loan through pass-through certificates	200.00	-	200.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
51	PNB Housing Finance Ltd	PNB Metlife India Insurance Co. Ltd.	Promoter group entity	Issuance of non convertible debentures/bonds	200.00	-	200.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
52	PNB Housing Finance Ltd	Assam Gramin Bank	Promoter group entity	Interest for investment in NCD	At actuals	1.86	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
53	PNB Housing Finance Ltd	Bihar Gramin Bank	Promoter group entity	Deposits received	100.00	-	100.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
54	PNB Housing Finance Ltd	Assam Gramin Bank	Promoter group entity	Deposits received	250.00	-	250.00	0%	88.23	38.05	NA	NA	NA	NA	NA	NA	NA	NA
55	PNB Housing Finance Ltd	Assam Gramin Bank	Promoter group entity	Interest on deposit received	At actuals	1.92	-	100%	-	1.42	NA	NA	NA	NA	NA	NA	NA	NA
56	PNB Housing Finance Ltd	Assam Gramin Bank	Promoter group entity	Deposits Matured (including interest)	At actuals	50.69	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
57	PNB Housing Finance Ltd	Tripura Gramin Bank	Promoter group entity	Deposits received	250.00	-	250.00	0%	225.16	225.16	NA	NA	NA	NA	NA	NA	NA	NA
58	PNB Housing Finance Ltd	Tripura Gramin Bank	Promoter group entity	Interest on deposit received	At actuals	8.08	-	100%	-	7.50	NA	NA	NA	NA	NA	NA	NA	NA
59	PNB Housing Finance Ltd	Ms. Veena G Kamath	Key Managerial Personnel	Deposits received	-	-	-	0%	0.06	0.06	NA	NA	NA	NA	NA	NA	NA	NA
60	PNB Housing Finance Ltd	Ms. Veena G Kamath	Key Managerial Personnel	Interest on deposit received	At actuals	0.01	-	100%	-	0.01	NA	NA	NA	NA	NA	NA	NA	NA
61	PNB Housing Finance Ltd	Ms. Veena G Kamath	Key Managerial Personnel	Loan	-	-	-	0%	0.92	0.80	NA	NA	NA	NA	NA	NA	NA	NA
62	PNB Housing Finance Ltd	Ms. Veena G Kamath	Key Managerial Personnel	Interest on loans	At actuals	0.03	-	100%	0.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA
63	PNB Housing Finance Ltd	Haryana Gramin Bank	Promoter group entity	Deposits received	50.00	-	50.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
64	PNB Housing Finance Ltd	Himachal Pradesh Gramin Bank	Promoter group entity	Deposits received	50.00	-	50.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
65	PNB Housing Finance Ltd	Punjab Gramin Bank	Promoter group entity	Deposits received	50.00	-	50.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
66	PNB Housing Finance Ltd	West Bengal Gramin Bank	Promoter group entity	Deposits received	100.00	-	100.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
67	PNB Housing Finance Ltd	Manipur Rural Bank	Promoter group entity	Deposits received	50.00	-	50.00	0%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
68	PNB Housing Finance Ltd	Mr. Ajai Kumar Shukla	Key Managerial Personnel	Dividend Paid	Not Applicable***	-	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
69	PNB Housing Finance Ltd	Mr. Vinay Gupta	Key Managerial Personnel	Dividend Paid	Not Applicable***	0.01	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
70	PNB Housing Finance Ltd	Ms. Veena G Kamath	Key Managerial Personnel	Dividend Paid	Not Applicable***	-	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
71	PNB Housing Finance Ltd	PHFL Home Loan & Services Limited	Wholly owned fellow subsidiary	Dividend received	50.00	50.00	-	100%	-	-	NA	NA	NA	NA	NA	NA	NA	NA
Total						4,617.00			7,840.67	7,515.10								

As per SEBI guidelines acceptance of current account deposits and saving account deposits by banks in compliance with the directions issued by the Reserve Bank of India or any other central bank in the relevant jurisdiction from time to time shall not be considered as related party transaction.

##Excluding perquisites on exercise of stock option during the period.

^ Outstanding balance includes USD 35 million which has been purchased by Punjab National Bank from HSBC bank in secondary market.

^^Independent Directors ceased to hold office during the previous year. However, commission basis Shareholder approval at AGM has been paid to them for their services as Directors up to the date of cessation in accordance with the Company's remuneration policy.

* Certain transactions has been approved by Audit Committee at actuals/as per agreement. In such cases the amount appearing is equivalent to the transaction entered during the period ended September 30, 2026.

**Transactions are excluding of applicable taxes

*** As per SEBI guidelines payment of dividend being a corporate actions by the listed entity which is uniformly applicable/offered to all shareholders in proportion to their shareholding shall not be considered as related party transaction and hence prior omnibus approval shall not be required for the same. However, the Company is disclosing these transactions to comply with other applicable regulations.

CNK & Associates LLP
Chartered Accountants

To,
The Board of Directors,
PNB Housing Finance Limited
9th floor, Antariksh Bhawan,
22, KG Marg,
New Delhi- 110001

Independent Joint Statutory Auditor's Certificate with respect to maintenance of security cover pursuant to Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

1. We, C N K & Associates LLP, the Joint Statutory auditors of PNB Housing Finance Limited (" the Company") have been requested to certify the accompanying Annexure I depicting the Statement of Security cover for the listed non-convertible debt securities of the Company as at September 30, 2026, pursuant to the requirements of the Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (the "SEBI Regulations").

2. We understand that this certificate is required by the Company for the purpose of submission with BSE Limited, National Stock Exchange of India Limited and IDBI Trusteeship Service Limited ("Debt Security Trustee") with respect to maintenance of security cover in respect of listed non-convertible debt securities of the Company pursuant to Regulation 54 of Securities and Exchange Board of India (Listing Obligation & Disclosure Requirements) Regulation, 2015 ("Regulations") in the format notified by SEBI vide circular no. SEBI/ HO/ DDHS-PoD 1/ P/ CIR/ 2025/117 dated August 13, 2025.

Management's Responsibility

3. The preparation of the accompanying Annexure I in required format from the unaudited standalone financial results of the Company for the quarter and half year ended September 30, 2026 and other relevant records and documents including Offer documents/Information Memorandum and/or Debenture Trust deed is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the accompanying Annexure-I and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The Management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI circular, SEBI Regulations, Companies Act, 2013 and other applicable laws and regulations, as applicable.

Auditor's Responsibility

5. Pursuant to requirement of the SEBI Regulations, it is our responsibility to provide limited assurance with respect to security cover maintained by the Company in respect of listed debt securities outstanding as at September 30, 2026.

6. We M/s C N K & Associates LLP, Chartered Accountants jointly with M M Nissim & Co LLP, Chartered Accountants, have reviewed the unaudited standalone financial results for the quarter and half year ended September 30, 2026 prepared by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and issued an unmodified conclusion dated October 28, 2026.

7. We have conducted our examination of the accompanying Annexure-I, in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants

Mistry Bhavan, 3rd Floor, Dinshaw Vachha Road, Churchgate, Mumbai 400 020. Tel: +91 22 6623 0600
501-502, Narain Chambers, M.G. Road, Vile Parle (E), Mumbai 400 057. Tel: +91 22 6250 7600
Website: www.cnkindia.com
MUMBAI | CHENNAI | VADODARA | AHMEDABAD | GIFT CITY | GURUGRAM | BENGALURU | DELHI | PUNE | KOLKATA | DUBAI | ABU DHABI | SHARJAH

of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements issued by the ICAI.

9. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

10. We have performed the following procedures in relation to the accompanying Annexure I:

    a. Obtain the list of listed secured debt securities outstanding as at September 30, 2026.

    b. Obtained and read the Debt Securities Trust Deed and the Information Memorandum relating to the secured Debt Securities and noted the minimum asset cover percentage required to be maintained, and the particulars of security cover required to be provided by the Company in respect of such Debt Securities.

    c. Traced and agreed the principal amount of the Debt securities outstanding as at September 30, 2026, as reported in the accompanying Annexure-I , to the books of accounts and unaudited standalone financial results for the quarter and half year ended September 30, 2026

    d. Traced the value of the assets reported in accompanying Annexure I to the books of accounts and unaudited standalone financial results for the quarter and half year ended September 30, 2026

    e. Obtained the details of the security cover maintained by the Company and traced the value of charge created against Assets to the security cover included in the accompanying Annexure-I.

    f. Verified the arithmetical accuracy of the computation of the asset cover percentage reported in accompanying Annexure I.

Conclusion

11. Based on the procedures performed by us, as referred to in paragraph 10 above and according to the information and explanations received and Management representations obtained, nothing has come to our attention that causes us to believe that the details included in the accompanying Annexure I, regarding maintenance of hundred percent security cover or higher security cover as stated in Debt securities trust deed in respect of listed secured Debt securities of the Company outstanding as at September 30, 2026, is not in agreement, in all material respects, with the unaudited standalone financial results of the Company, underlying books of account and other relevant records and documents maintained by the Company for the quarter and half year ended September 30, 2026.

Restriction on Use

12. Our work was performed solely to assist the Company in meeting its responsibilities in relation to the compliance with the requirements of the SEBI Regulations. Our obligations in respect of this report are entirely separate from, and our responsibility and liability is in no way changed by any other role we may have (or may have had) as statutory auditors of the Company or otherwise. Nothing in this report nor anything said or done in the course of or in connection with the services that are the subject of this report, will extend any duty of care we may have in our capacity as statutory auditors of the Company.

C N K & ASSOCIATES LLP MUMBAI Chartered Accountants

13. This certificate is being issued to the Company pursuant to the requirements of Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended). Our certificate should not be used for any other purpose or by any person other than the addressees of this certificate. Accordingly, we do not accept or assume any liability or duty of care to any other person to whom this certificate is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

For C N K & Associates LLP
Chartered Accountants
Firm Registration No. 101961W/W-100036





Hiren Shah
Partner
Membership No 100052
UDIN: 26100052NDVWZZ6691
REF/CERT/VLP/272/2026-27
Place: Gurugram
Date: October 28, 2026

UDIN:- 26100052NDVWZZ6691

Annexure I

Statement for Security Cover for the listed non-convertible debt securities as at September 30, 2026

(₹ in crore)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	Column P
Particulars		**Exclusive Charge**	**Exclusive Charge**	**Pari-Passu Charge**	**Pari-Passu Charge**	**Pari-Passu Charge**	**Assets not offered as Security**	**Debt not backed by any assets offered as security**	**Elimination (amount in negative)**	**(Total C to J)**	**Related to only those items covered by this certificate**				
	Description of asset for which this certificate relate	**Debt for which this certificate being issued**	**Other Secured Debt***	**Debt for which this certificate being issued**	**Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with paripassu charge)**	**Other assets on which there is pari-Passu charge (excluding items covered in column F)**			**debt amount considered more than once (due to exclusive plus pari passu charge)**		**Market Value for Assets charged on Exclusive basis**	**Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)#**	**Market Value for Pari passu charge Assets**	**Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not**	**Total Value (=L+M+N+O)**
		Book Value	**Book Value**	**Yes/No**	**Book Value**	**Book Value**							**Relating to Column F**		
ASSETS															
Property, Plant and Equipment							80.70			80.70					
Capital Work-in- Progress							3.68			3.68					
Right of Use Assets							157.62			157.62					
Goodwill							-			-					
Intangible Assets							30.68			30.68					
Intangible Assets under Development							5.84			5.84					
Investments							3,680.15			3,680.15					
Loans	Book Debts	9,522.71	53,680.07				31,045.50			94,248.28		9,522.71			9,522.71
Inventories							-			-					
Trade and other Receivables							59.06			59.06					
Cash and Cash Equivalents							2,004.13			2,004.13					
Bank Balances other than Cash and Cash Equivalents							286.26			286.26					
Others							822.16			822.16					
Total		**9,522.71**	**53,680.07**	-	-	-	**38,175.78**			**1,01,378.56**		**9,522.71**			**9,522.71**
LIABILITIES															
Debt securities to which this certificate pertains		8,480.70						4,976.09		13,456.79					
Other debt sharing pari-passu charge with above debt								-		-					
Other Debt (term loans)			46,136.34					-		46,136.34					
Other Debt (term loans- unsecured)								2,260.00		2,260.00					
Other Debt (deposits- unsecured)								17,704.30		17,704.30					
Subordinated debt								39.67		39.67					
Trade payables								28.77		28.77					
Lease Liabilities								172.16		172.16					
Provisions								34.58		34.58					
Others (inclusive of interest accrued)		336.68	262.00					966.12		1,564.80					
Total		**8,817.38**	**46,398.34**	-	-	-	-	**26,181.69**		**81,397.41**					
Cover on Book Value**		1.08													
Cover on Market Value															
	Exclusive Security Cover Ratio	1.08			**Pari-Passu Security Cover Ratio**	**Nil**									

* Underlying exposure is on outstanding principal basis.

** Asset cover is calculated only on debt for which this certificate is being issued.

Receivables under financing activities consist of loans which are carried at amortised cost. The business model for managing these loans is "Hold to collect" cash flows that are solely payments of principal and interest. Accordingly these loans are not fair valued and the book value of loans are considered as the value of security for the purposes of this certificate.

C N K & ASSOCIATES LLP MUMBAI Chartered Accountants

PNB HOUSING FINANCE LTD. Corporate Office 9th Floor, 22, K.G. Marg, N. Delhi Antriksh Bhawan

Annexure-VI

pnb Housing Finance Limited
Ghar Ki Baat

STATEMENT OF UTILIZATION OF ISSUE PROCEEDS- NON-CONVERTIBLE DEBENTURES (NCDs) – QUARTER ENDED SEPTEMBER 30, 2026

(As per Regulation 52(7) of the SEBI (LODR) Regulations, 2015)

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of Instrument	Date of raising funds	Amount raised*	Funds utilized*	Any deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
PNB Housing Finance Limited	INE572E07308	Private Placement	Listed, Secured, Rated, Taxable, Redeemable Non-Convertible Debentures	July 09, 2026	Rs. 5,00,09,49,000	Rs. 5,00,09,49,000	No	-	-
PNB Housing Finance Limited	INE572E07316	Private Placement	Listed, Secured, Rated, Taxable, Redeemable Non-Convertible Debentures	September 17, 2026	Rs. 500,00,00,000	Rs. 500,00,00,000	No	-	-

**Includes a premium of Rs. 9,49,000.*

Vinay Gupta
Chief Financial Officer

Date: October 21, 2026

PNB HOUSING FINANCE LTD. Corporate Office 22, 9th Floor, K.G. Marg, New Delhi Antriksh Bhawan

Regd. Office: 9th Floor, Antriksh Bhawan, 22 K G Marg, New Delhi – 110 001
Phone: 011 – 660300500, E-mail: Investor.services@pnbhousing.com, Website: www.pnbhousing.com
CIN: L65922DL1988PLC033856

pnb Housing Finance Limited

Ghar Ki Baat

STATEMENT OF DEVIATION/ VARIATION IN USE OF ISSUE PROCEEDS – QUARTER ENDED SEPTEMBER 30, 2026

(As per Regulation 52(7A) of the SEBI (LODR) Regulations, 2015)

Particulars	Remarks
Name of listed entity	PNB Housing Finance Limited
Mode of fund raising	~~Public issue/~~ Private placement
Type of instrument	Listed, Secured, Rated, Taxable, Redeemable Non-Convertible Debentures
Date of raising funds	July 09, 2026 and September 17,2026
Amount raised	Rs. 10,00,09,49,000 (5,00,09,49,000 and 500,00,00,000)
Report filed for quarter ended	September 30, 2026
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	~~Yes~~/No
If yes, details of the approval required	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

Original Object	Modified object, if any	Original Allocation*	Modified Allocation, if any	Funds utilized*	Amount of Deviation/Variation for the half year according to applicable object (INR Crores and in %)	Remarks, if any
The funds are being raised by the Company for enhancing its long-term resource base for carrying out its regular business activities including: **Purpose** / **Percentage of fund raised (%)** For disbursement of loans to borrowers / Up to 100% For discharging of existing borrowings / Up to 100% For General Corporate purposes / Up to 25% The proceeds of this Issue after meeting all expenses of the Issue will be used by the Company for meeting issue objects.	NA	Rs. 10,00,09,49,000	-	Rs. 10,00,09,49,000	-	-

**Includes a premium of Rs. 9,49,000.*

Deviation could mean:

a. Deviation in the objects or purposes for which the funds have been raised

b. Deviation in the amount of funds utilized as against what was originally discussed.

Vinay Gupta
Chief Financial Officer

Date: October 21, 2026

PNB HOUSING FINANCE LTD. Corporate Office 9th Floor, K.G. Marg, New Delhi Antriksh Bhawan

Regd. Office: 9th Floor, Antriksh Bhawan, 22 K G Marg, New Delhi – 110 001
Phone: 011 – 660300500, E-mail: Investor.services@pnbhousing.com, Website: www.pnbhousing.com
CIN: L65922DL1988PLC033856

pnb Housing Finance Limited
Ghar Ki Baat

Date: October 21, 2026

National Stock Exchange of India Limited,
Listing Department
"Exchange Plaza"
Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051
Symbol: PNBHOUSING

BSE Limited,
Listing Department,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001
Scrip Code: 540173

Dear Sir/ Madam,

Sub: CFO Certification regarding utilisation of proceeds of Commercial Papers

This certificate is pursuant to paragraph 10, Part III of Chapter XVII – Listing of Commercial Paper of SEBI Master Circular SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated October 15, 2025, as amended from time to time, for the quarter ended September 30, 2026.

We confirm that the proceeds of Commercial Papers issued by the Company during the quarter ended September 30, 2026 and listed on the National Stock Exchange of India Limited were used for the purposes as disclosed in the respective Disclosure Documents/Key Information Documents and that the applicable listing conditions, as specified in the master circular cited above have been adhered to by the Company.

We request you to kindly take the same on record.

Thanking you,

Yours faithfully,
For PNB Housing Finance Limited

Vinay Gupta
Chief Financial Officer

PNB HOUSING FINANCE LTD. Corporate Office 9th Floor, 22 K.G. Marg, New Delhi Antriksh Bhawan