



Ref: PNBHFL/SE/EQ/FY25/95
Date: October 24, 2024

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

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

Dear Sir(s),

Sub: Press Release on the Financial Performance of the Company for the 2nd quarter and half year ended September 30, 2024 (updated)

Ref: Our letter PNBHFL/SE/EQ/FY25/93 dated October 24, 2024

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, please find attached herewith the Press Release on the Financial Performance of the Company for the 2nd quarter and half year ended September 30, 2024.

A copy of the same is placed on the website of the Company <https://www.pnbhousing.com/>

Kindly take the above document on record.

Thanking You,

Yours faithfully,
For PNB Housing Finance Limited

Veena G Kamath
Company Secretary

Encl: As above

Regd. Office: 9th Floor, Antriksh Bhavan, 22 Kasturba Gandhi Marg, New Delhi – 110 001
Phone: 011 – 23736857, E-mail: investor.services@pnbhfl.com, Website: www.pnbhousing.com
CIN: L65922DL1988PLC033856

Internal

Press Release

For Immediate Release

24th October 2024, New Delhi

Consolidated Unaudited Financial Results for Q2 & H1 FY2024-25 Ended 30th September 2024

The Board of Directors of PNB Housing Finance Limited today approved the Consolidated Unaudited Financial Results for the quarter ended 30th September 2024. The accounts have been subjected to a limited review by the Company's Statutory Auditors in line with the regulatory guidelines. The financial numbers are based on IndAS.

Retail Loan Asset grew by 16.2% YoY to INR 67,970 crore as on 30th Sept 2024 and Affordable Loan Asset crossed INR 3,000 crore in October 2024

Other Key Highlights

- The Affordable and Emerging Market segment contributes 23% to Retail Loan Asset as on 30th Sept 2024
- During Q2 FY25, Affordable and Emerging Market segment contributed 31% to the retail disbursement
- The disbursement during Q2 FY25 grew by 27.8% YoY and 21.5% QoQ to INR 5,341 crore
 - Affordable Segment grew by 68.3% YoY and 7.4% QoQ to INR 630 crore
 - Emerging Markets Segment grew by 31.1% YoY and 23.13% QoQ to INR 1,035 crore
- Gross NPA declined by 54 bps to 1.24% as on 30th Sept 2024 as compared to 1.78% as on 30th Sept 2023.
- Recovered INR 48 crore from retail written-off pool in Q2FY25
- Profit after Tax for H1 FY25 is at INR 902.5 crore vs INR 730 crore registering an increase of 23.6% YoY
- Return on Asset is at 2.54% in Q2 FY25 (annualized) and 2.45% in H1 FY25 (annualized)
- Capital Risk Adequacy Ratio stood at 29.13% as on 30th Sept 2024; Tier I at 28.06%

Financial performance (Q2 FY24-25 vs Q2 FY23-24 and Q1 FY24-25)

- Net profit increased by 22.6% YoY and 8.5% QoQ to INR 469.7 crore
- Net Interest Income grew by 1.2% YoY and 2.7% QoQ to INR 668.6 crore; lower growth in NII is due to declining impact of Corporate book. The Net Interest Income for Retail segment grew by 13% YoY.
- Operating expenditure increased by 18.6% YoY and 4.7% QoQ to INR 198.8 crore
- Yield at 10.05% in Q2 FY25 as compared to 10.03% in Q1 FY25 and 10.58% in Q2 FY24
- Cost of Borrowing is at 7.84% in Q2FY25 as compared to 7.92% in Q1 FY25 and 7.99% in Q2 FY24
- Spread on loans is at 2.21% in Q2 FY25 as compared to 2.11% in Q1 FY25 and 2.59% in Q2 FY24
- Net Interest Margin stood at 3.68% in Q2 FY25 as compared to 3.65% in Q1 FY25 and 3.95% in Q2 FY24. Gross Margin, net of acquisition cost, stood at 4.09% in Q2 FY25
- With recovery from retail written off pool, Credit Cost was -24 bps in Q2 FY25 as compared to -7bps in Q1 FY25 and 26bps in Q2 FY24

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Financial performance (H1 FY24-25 vs H1 FY23-24)

- Net profit increased by 23.6% YoY to INR 902.5 crore
- Net Interest Income grew by 2.35% YoY to INR 1,319.6 crore; lower growth in NII is due to declining impact of Corporate book. The Net Interest Income for Retail segment grew by 11.3% YoY.
- Operating expenditure increased by 12.5% YoY to INR 388.8 crore
- Yield at 10.04% in H1 FY25 as compared to 10.59% in H1 FY25
- Cost of Borrowing is at 7.88% in H1FY25 as compared to 7.99% in H1 FY25
- Spread on loans is at 2.16% in H1 FY25 as compared to 2.60% in H1 FY25
- Net Interest Margin stood at 3.66% in H1 FY25 as compared to 3.92% in H1 FY25. Gross Margin, net of acquisition cost, stood at 4.06% in H1 FY25
- With recovery from retail written off pool, Credit Cost was -16 bps in H1 FY25 as compared to 31bps in H1 FY25
- ROA improved by 31 bps on YoY basis at 2.45% in H1 FY25 (annualized)
- ROE is at 11.7% (annualized) for H1FY25

Business Operations

- The disbursements during Q2 FY25 grew by 27.8% YoY and 21.5% QoQ to INR 5,341 crore
 - Retail Segment grew by 28.2% YoY and 22.4% QoQ to INR 5,341 crore
- Loan Asset grew by 14.2%YoY and 3.8% QoQ to INR 69,501 crore as on 30th Sept 2024
 - Retail loans grew by 16.2% YoY and 4.3% QoQ to INR 67,970 crore as on 30th Sept 2024. Within Retail, affordable Loan Asset grew by 297% YoY to INR 2,959 crore, Emerging Markets Loan Asset grew by 22% YoY to INR 12,545 crore and Prime segment grew by 10.7% YoY to INR 52,466 crore as on 30th Sept 2024
 - Corporate loans are at INR 1,531 crore as on 30th Sept 2024, reduced by 35.7% as compared to 30th Sept 2023
- Asset under Management (AUM) grew by 10.8% YoY and 3.0% QoQ to INR 74,724 crore as on 30th Sept 2024

Distribution and Service Network

- The Company has 303 branches / outreach locations as on 30th Sept 2024:
 - Affordable business presence in 160 branches
 - Dedicated 50 branches for Emerging Segment
 - 93 branches for Prime segment

Asset Quality

- Gross Non-Performing Assets stood at 1.24% as on 30th Sept 2024 as compared to 1.78% as on 30th Sept 2023 and 1.35% as on 30th Jun 2024
 - Retail GNPA is 1.27% as on 30th Sept 2024 as compared to 1.74% as on 30th Sept 2023 and 1.39% as on 30th Jun 2024
 - Corporate GNPA stands Nil as on 30th Sept 2024 as compared to 2.86% as on 30th Sept 2023 and Nil as on 30th Jun 2024
- Net NPA stood at 0.84% as on 30th Sep 2024. NNPA in Retail segment is at 0.86%

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Capital to Risk Asset Ratio (CRAR)

- The Company's CRAR stood at 29.13% as on 30th Sept 2024, of which Tier I capital is 28.06% and Tier II is 1.07% as compared 30.38% as on 30th Sept 2023, of which Tier I capital was 28.50% and Tier II was 1.88%.

Commenting on the performance Mr. Girish Kousgi, Managing Director & CEO said:

“The Company's focussed approach led to growth across all parameters. The Retail Asset grew by 16.2% YoY inching towards our stated guidance of 17% for FY25. Our affordable segment is performing well and crossed INR 3,000 crore in Loan Asset in October 2024. The Company registered retail disbursements growth of 28% YoY to INR 5,341 crore during the reported quarter i.e. Q2 FY25. The portfolio asset quality continues to improve with Gross NPA at 1.24% as on 30th Sept 2024.

With the Government focus on the affordable segment (EWS and Mid income group) under PMAY-Interest Subsidy Scheme, close to 1 crore customers are expected to benefit over next 5 years. This leads to a huge opportunity for players like us with pan India presence and special focus on Affordable and Emerging Markets segment.”

About PNB Housing Finance Limited

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

Disclaimer

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

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form the basis of or be relied upon in connection with any contract or commitment whatsoever. The Company may alter, modify or otherwise change in any manner the content of this release, without obligation to notify any person of such revision or changes.

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Statement of consolidated financial results for the quarter and half year ended September 30, 2024

(₹ in crore)							
S.no.	Particulars	Quarter ended			Half yearly ended		Year ended
		30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24
		(Unaudited)			(Unaudited)		(Audited)
	Revenue from operations						
(i)	Interest income	1,780.31	1,739.07	1,702.86	3,519.38	3,369.80	6,742.21
(ii)	Fees and commission income	91.57	75.15	59.83	166.72	91.33	272.89
(iii)	Net gain on fair value changes	6.80	8.84	15.06	15.64	24.25	34.98
I	Total revenue from operations	1,878.68	1,823.06	1,777.75	3,701.74	3,485.38	7,050.08
II	Other income	0.98	9.02	1.65	10.00	1.74	7.01
III	Total income (I+II)	1,879.66	1,832.08	1,779.40	3,711.74	3,487.12	7,057.09
	Expenses						
(i)	Finance cost	1,118.50	1,096.93	1,057.30	2,215.43	2,104.80	4,261.12
(ii)	Impairment on financial instruments & write-offs [#]	(45.61)	(11.96)	44.82	(57.57)	105.38	171.12
(iii)	Employee benefits expenses	108.84	109.23	85.46	218.07	166.14	337.34
(iv)	Fees and commission expense	3.22	3.00	2.51	6.22	5.98	12.34
(v)	Depreciation, amortisation and impairment	13.85	13.35	11.33	27.20	23.96	51.19
(vi)	Other expenses	76.13	67.35	70.87	143.48	127.07	270.08
IV	Total expenses	1,274.93	1,277.90	1,272.29	2,552.83	2,533.33	5,103.19
V	Profit before tax (III-IV)	604.73	554.18	507.11	1,158.91	953.79	1,953.90
	Tax expense:						
	-Current tax	124.76	145.61	66.94	270.37	174.47	422.67
	-Deferred tax ((credit)/charge)	10.29	(24.24)	57.17	(13.95)	49.00	23.22
VI	Total tax expense	135.05	121.37	124.11	256.42	223.47	445.89
VII	Net profit after tax (V-VI)	469.68	432.81	383.00	902.49	730.32	1,508.01
VIII	Other comprehensive income						
	A (i) Items that will not be reclassified to profit or loss: Remeasurement gain/ (loss) on defined benefit plan	0.07	(1.18)	0.50	(1.11)	(0.65)	(0.64)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	(0.02)	0.30	(0.13)	0.28	0.16	0.16
	B (i) Items that will be reclassified to profit or loss: Cash flow hedge	(5.21)	(21.57)	8.39	(26.78)	(10.54)	(21.07)
	(ii) Income tax relating to items that will be reclassified to profit or loss	1.31	5.43	(2.11)	6.74	2.65	5.30
IX	Total comprehensive income (VII+VIII)	465.83	415.79	389.65	881.62	721.94	1,491.76
	Earnings per share (of ₹ 10 each)*						
	-Basic (₹)	18.08	16.66	14.76	34.75	28.41	58.37
	-Diluted (₹)	18.02	16.61	14.73	34.63	28.37	58.20
	Paid-up equity share capital (Face value of ₹ 10)	259.84	259.73	259.58	259.84	259.58	259.72
	Reserves (excluding revaluation reserves) as at Mar 31						14,714.72

* EPS for the quarters are not annualised.

Net of reversal of impairment allowance/bad debts recovery on sale of loan assets.

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Consolidated Statement of Assets and Liabilities

(₹ in crore)

S.no.	Particulars	As at		
		30-Sep-24	30-Sep-23	31-Mar-24
		(Unaudited)		(Audited)
	ASSETS			
1	Financial assets			
(a)	Cash and cash equivalents	2,063.65	3,920.94	2,142.20
(b)	Bank balance other than (a) above	111.35	630.98	464.73
(c)	Derivative financial instruments	-	674.91	135.01
(d)	Receivables			
	Trade receivables	40.47	27.83	51.45
	Other receivables	0.09	-	0.08
(e)	Loans	68,383.95	59,655.23	64,108.24
(f)	Investments	3,637.31	4,163.68	4,346.01
(g)	Other financial assets	462.12	674.20	569.80
	Sub total - financial assets	74,698.94	69,747.77	71,817.52
2	Non - financial assets			
(a)	Current tax assets (net)	40.29	255.33	185.17
(b)	Deferred tax assets (net)	148.40	99.29	127.69
(c)	Investment property	0.51	0.51	0.51
(d)	Property, plant and equipment	69.80	65.06	66.56
(e)	Right of use assets	118.15	61.48	123.14
(f)	Capital work-in-progress	6.88	0.11	5.43
(g)	Intangible assets under developments	16.16	6.27	9.82
(h)	Other Intangible assets	15.50	13.92	16.57
(i)	Other non-financial assets	63.44	63.38	52.44
	Sub total - non - financial assets	479.13	565.35	587.33
	TOTAL - ASSETS	75,178.07	70,313.12	72,404.85
	LIABILITIES			
1	Financial liabilities			
(a)	Derivative financial instruments	28.94	-	-
(b)	Payables			
	(I) Trade Payables			
	(i) total outstanding dues of micro enterprises and small enterprises	1.89	2.05	2.12
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	59.08	14.90	17.62
	(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	10,315.97	6,578.98	7,851.93
(d)	Borrowings (other than debt securities)	28,313.46	29,427.03	28,666.95
(e)	Deposits	17,645.98	16,788.85	17,758.22

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(f)	Subordinated liabilities	739.54	739.42	739.49
(g)	Other financial liabilities	2,026.77	2,378.27	2,179.86
	Sub total - financial liabilities	59,131.63	55,929.50	57,216.19
2	Non financial liabilities			
(a)	Provisions	26.92	27.48	20.23
(b)	Other non-financial liabilities	151.75	146.51	193.99
	Sub total - non financial liabilities	178.67	173.99	214.22
3	EQUITY			
(a)	Equity share capital	259.84	259.58	259.72
(b)	Other equity	15,607.93	13,950.05	14,714.72
	Subtotal - equity	15,867.77	14,209.63	14,974.44
	TOTAL - EQUITY AND LIABILITIES	75,178.07	70,313.12	72,404.85

Notes:

1. The above 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 compare to the corresponding periods / years.

2. The consolidated financial results have been prepared in accordance with Ind AS 110 – Consolidated Financial Statements, prescribed under section 133 of the Companies Act, 2013 (the "Act") read with the relevant rules issued thereunder and the other relevant provisions of the Act. The consolidated financial results includes results of the following company:

Name of the Company	Relationship with the Company / Consolidated as	Shareholding & voting power
PHFL Home Loans and Services Limited	Subsidiary	100%

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. Details of resolution plan implemented under the Resolution Framework for COVID-19-related Stress as per RBI circular dated August 6, 2020 are given below.

(₹ 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*	1,381.20	115.91	33.39	132.63	1,215.18
Corporate persons					
of which, MSMEs					
Others^	19.25	-	-	19.25	-
Total	1,400.45	115.91	33.39	151.88	1,215.18

* Retail loans

\$ Principal outstanding as at the end of the previous half year (i.e. as on March 31, 2024).

@ Principal outstanding (including capitalised interest, disbursement) for the live restructured accounts as on September 30, 2024.

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^Corporate finance loans

5. Disclosure of loans transferred / acquired during the quarter and half year ended September 30, 2024, pursuant to RBI Notification dated September 24, 2021 on "Transfer of Loan Exposures" are given below:

(i) The Company has not transferred or acquired, any loans not in default during the quarter and half year ended September 30, 2024.

(ii) The Company has not acquired, any stressed loan during the quarter and half year ended September 30, 2024.

(iii) Details of stressed loans transferred:

(₹ in crore)

Particulars	To Asset Reconstruction Companies (ARC) – NPA		
	Quarter ended	Quarter ended	Year ended
	30-Sep-24	30-Jun-2024*	31-Mar-24
Number of accounts	-	1	1
Aggregate principal (including interest) outstanding of loan transferred	-	258.96	784.06
Weighted average residual tenor of the loans transferred (years)	-	NA	2
Net book value of loans transferred (at the time of transfer)	-	-	584.74
Aggregate consideration	-	177.00	828.00
Additional consideration realized in respect of accounts transferred in earlier years	-	-	-
Excess provisions reversed to the profit and loss account on account of sale	-	-	199.32

*The Company has sold written off assets to eligible transferee for a consideration of ₹ 177.00 crore comprising of cash consideration of ₹ 53.10 crore and security receipts amounting to ₹ 123.90 crore against which 100% impairment provision has been recorded in the books of accounts.

6. During the period ended September 30, 2024, the Company has allotted 1,18,965 (Q2 FY25 1,14,570) equity shares of ₹ 10 each pursuant to exercise of stock options / restricted stock units by employees.
7. 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, 2024 are attached as **Annexure I**.
8. Statutory Auditors of the Company have reviewed the consolidated financial results for the quarter and half year ended September 30, 2024, in compliance of Regulations 33 and 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The above consolidated financial results has been reviewed and recommended by the Audit Committee of Board and subsequently approved by Board of Directors at their meeting held on October 24, 2024.

For and on behalf of the Board of Directors

Girish Kousgi

Managing Director & CEO

DIN: 08524205

Date: October 24, 2024

Place: New Delhi

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