

12th May, 2017

The BSE Limited, Listing Department, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001

Scrip Code: 540173

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

Symbol: PNBHOUSING

Dear Sirs,

Sub: Investor Presentation

Please find attached herewith the Investor Presentation of the Company for the quarter and financial year ended March 31, 2017.

A copy of the same is placed on the website of the Company www.pnbhousing.com

You are requested to take note of the above and arrange to bring this to the notice of all concerned.

Thanking You.

For PNB Housing Finance Limited

Sanjay Jain

Company Secretary & Head Compliance

Membership No.: F2642

CIN: L65922DL1988PLCO33856





Safe Harbor



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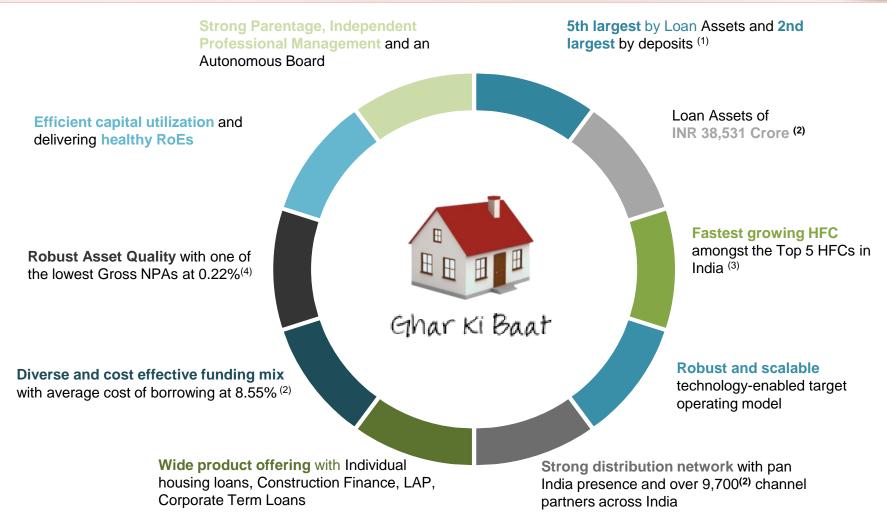


About PNB Housing Finance



One of the Leading Housing Finance Company...





I. Source: : ICRA Industry Update for 9MFY2017 (amongst housing finance companies)

[.] As of 31 Mar-17

Source: ICRA Industry Update for 9MFY2017; Based on growth rate of Loan assets as on Dec-16 over Mar-16
 As a % of total loan assets as of 31 Mar-17

...started in 1988



Business process re-engineering sponsored by the **Parent**

Put in place a highly experienced. independent and professional management team

Strong distribution network with welldefined operating processes across the Company

Robust underwriting, monitoring and collection platform

Leverage technology as an enabler and facilitator to enhance customer experience and engagement

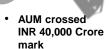
PAT

crossed INR

and portfolio

100 Crore





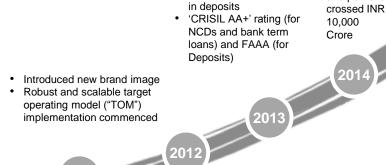
 Certified as a "Great Place to Work" by building INR 3,000 Crore a 'High Trust, High Performance Culture'*

· Deposits: Over INR 9.900 Crore

IPO - Raised

implemented

TOM



Destimoney Enterprises Company Private Limited incorporated ("DEPL") acquired 26% stake in the

company

2009

Launched business process reengineering project-"Kshitii"

DEPL raises stake from 26% to 49%

AUM: INR 3,970 Crore

Crossed INR1.000 Crore

Deposits: INR 333 Crore

Implemented end-to end Enterprise System Solution AAA rating by

ICRA and India Ratings (Fitch Group)

DEL is acquired by QIH, of the Carlyle Group (1)

Board Managed Entity with a Professional Management Team

1 QIH (Quality Investment Holdings) is an affiliate of Carlyle Asia Partners IV, L.P.

2010

*Source: Great Place to Work Institute (GPTW)





HFC Sector well placed...



India's Mortgage Market...



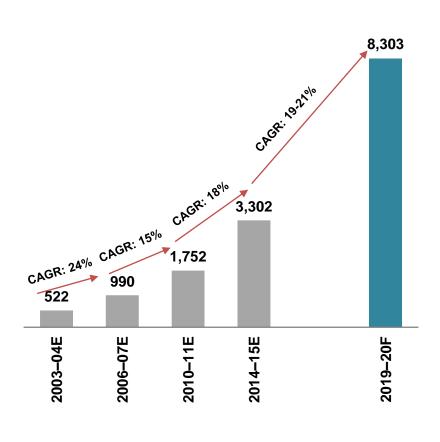
Indian Mortgage Market is Significantly Under-penetrated

Mortgage to GDP Ratio for FY2015 (%)

94.0 81.0 62.0 56.0 45.0 45.0 40.0 36.0 32.0 20.0 18.0 9.4 놀 Taiwan China India (Dec'16) Denmark USA Hong Kong **Thailand** Singapore South Korea Malaysia Germany

Ramp-up Opportunity for Mortgage Market in India

Annual Disbursements (INR Bn)



Source: CRISIL, NHB, RBI and ICRA Industry Update for 9MFY2017, RBI

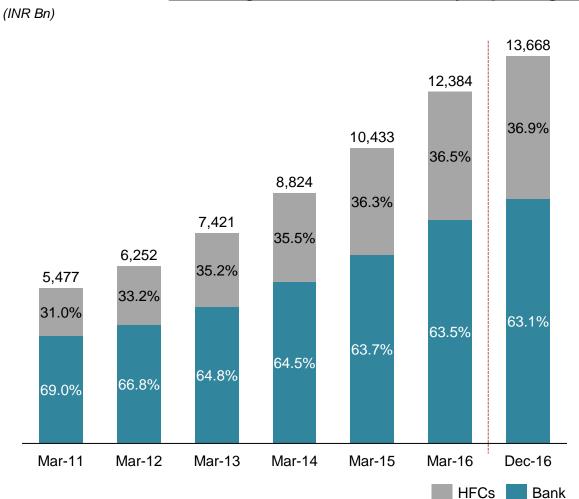
E- Estimated

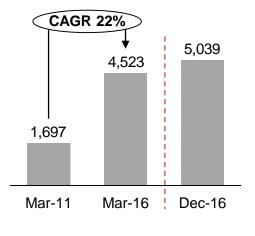
F- Forecast

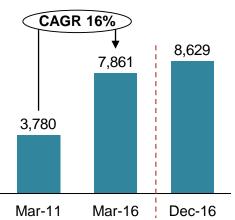
...outpacing traditional channels with...



Increasing HFCs Share in a Steadily Expanding Home Loan Portfolio





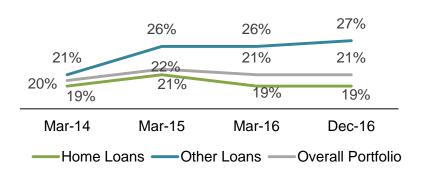


Source: ICRA Industry Update for 9MFY2017

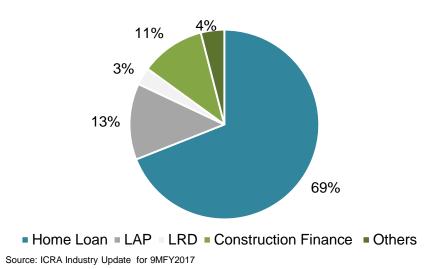
....Sustainable Growth of HFCs



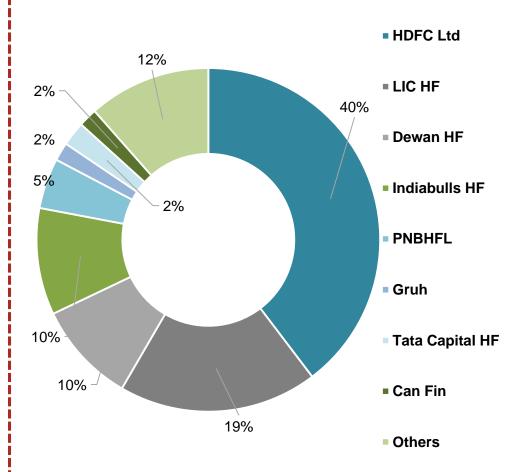
Portfolio Growth of HFCs



Portfolio Composition of All HFCs as on 31st Dec'16



Total Loan of all HFCs: INR 7,233 Bn as on 31-Dec-16



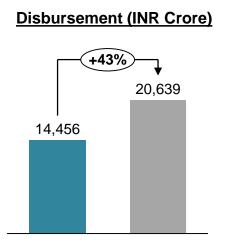


Financial Performance of the Company

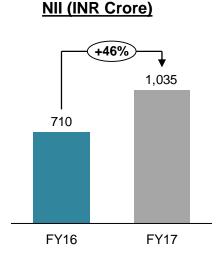


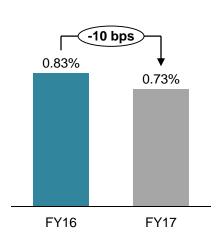
Key Highlights – FY17 vs FY16



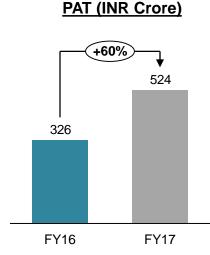


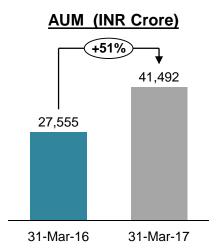
FY17

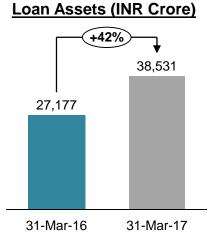


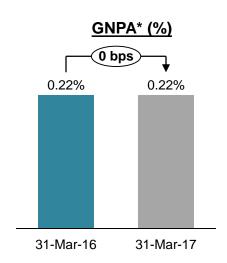


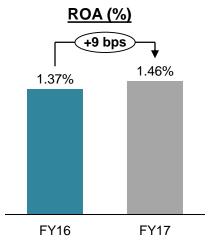
Opex to ATA (%)









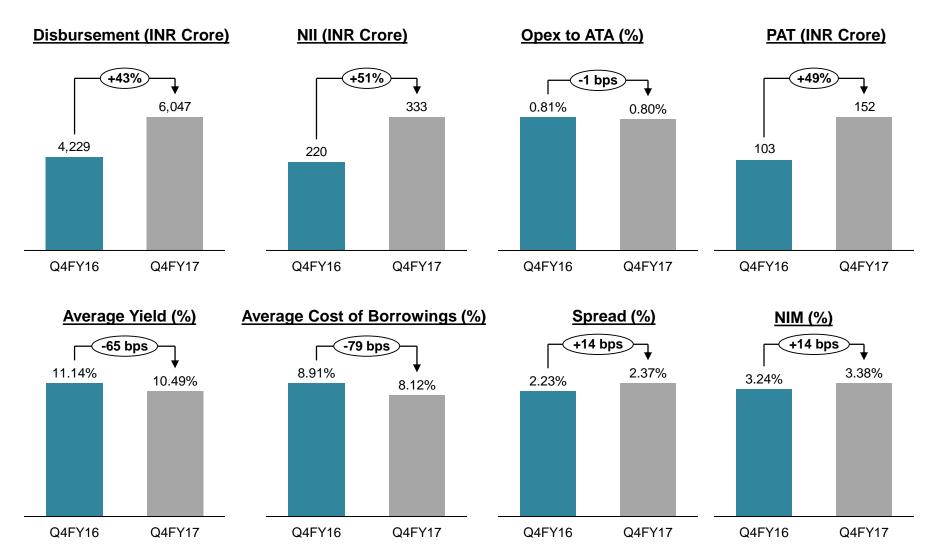


*GNPA as a % of loan assets

FY16

Key Highlights – Q4 FY17 vs Q4 FY16





Ratios are Calculated on Monthly Average



Expansion Led Growth and Robust TOM



Expanding Footprints...

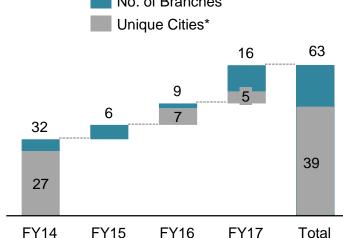


Branches – Point of Sales & Services **HUBs** – Fountain head for Decision Making Zonal Hubs - Guides, Supervises & Monitors the HUB

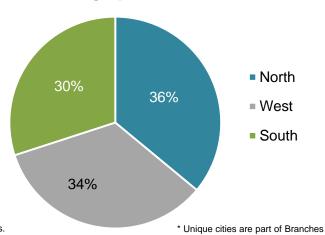


No. of Branches

No. of Branches



AUM- Geographical Distribution



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

North (7)

West (5)

Thane Hub

As on Q4 FY 16-17

Chandigarh Hub, Dehradun Hub,

Kolkata Hub, Lucknow Hub, Noida Hub

Bangalore Hub³, Chennai Hub, Cochin Hub,

Green Park Hub, Jaipur Hub,

Ahmedabad Hub, Indore Hub,

Coimbatore Hub, Hyderabad Hub

Mumbai Hub, Pune Hub,



Indore, Kolahpur, Mumbail,

South (16)

Nagpur, Nasik, Pune¹, Rajkot,

Raipur, Surat, Vadodra, Virar

Bangalore¹, Chennai², Cochin,

Madurai, Thrissur, Trivandrum,

Vijayawada, Vishakhapatnam

1: Includes three or more branches in the city 2: Includes two branches in the city

Coimbatore, Hyderabad²,

3: Includes two Hubs in the city

...with Robust Delivery Model...



Robust Delivery Model...

Hub and Spoke Branch Model



In-House Sales Team



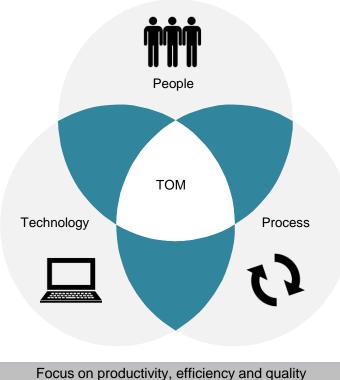
Third Party DMAs and Market Aggregators



Developer Relationships



Target Operating Model (TOM)



Supported by End-to-End Technology

...and strong Credit Underwriting Processes and Control





HUB



Underwriter

Mortgage professionals taking credit decisions



Fraud Control Unit

Identifies and prevents fraud at early stage itself



Technical Service Group

Technical appraisal of a property



Legal Team

Manages property title verification



Collection Team

Collection professionals with expertise in SARFAESI

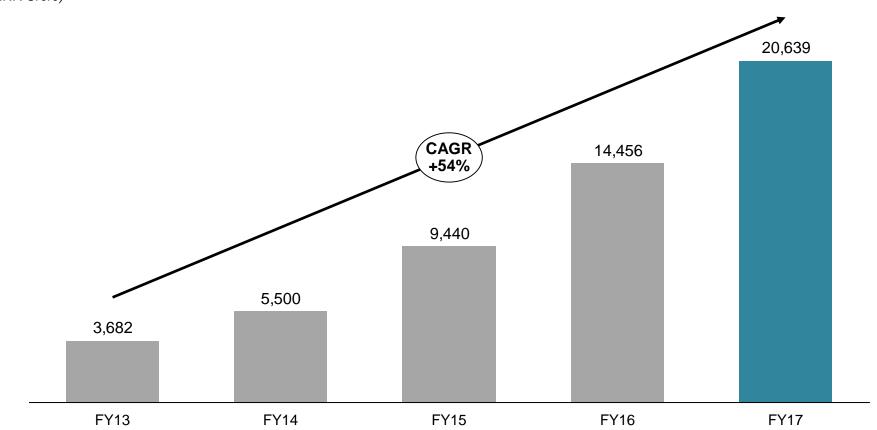
All Processes subject to Internal Audits



...leading to Disbursement...

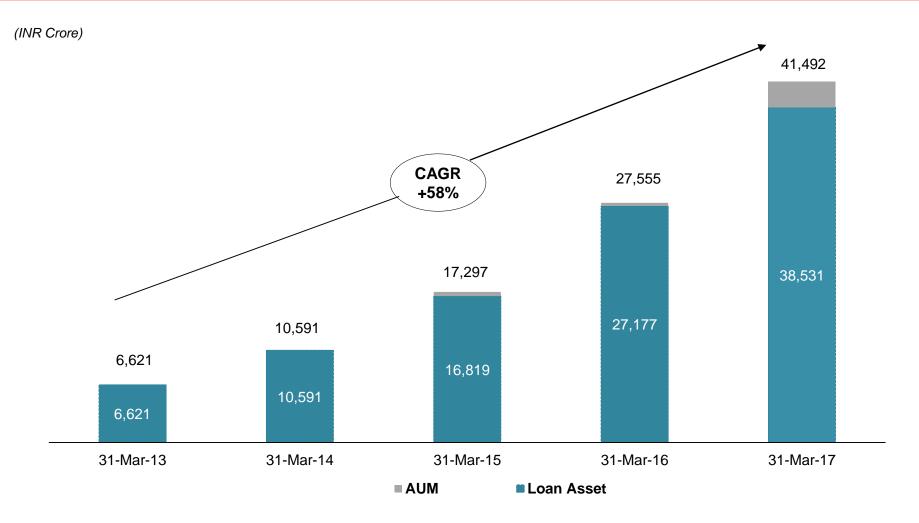






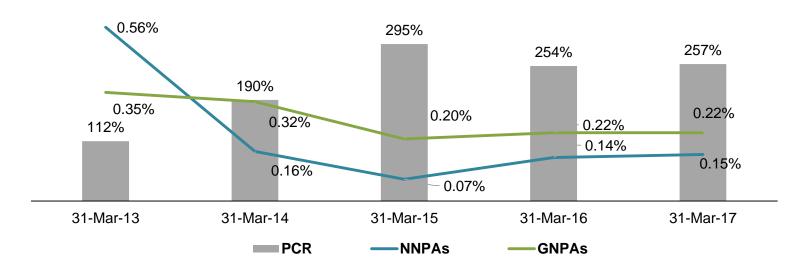
...and Asset growth...



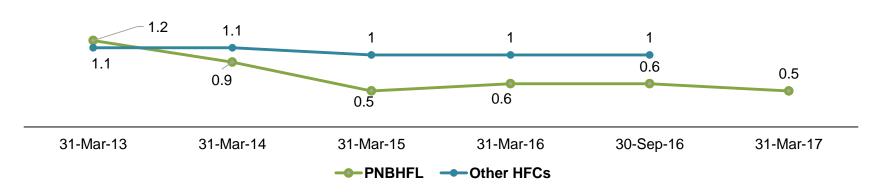


...with Lower NPAs...





2 years Lagged NPA*



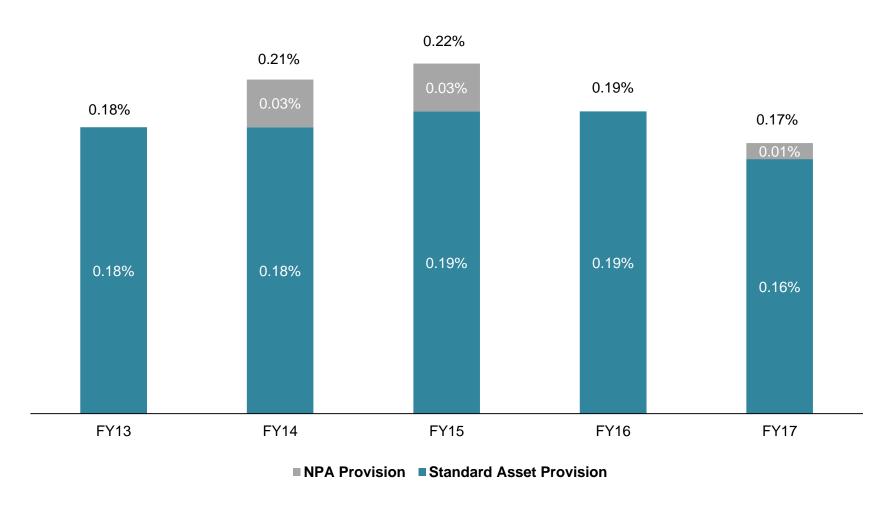
Provision Coverage Ratio is calculated as Total Provisions for NPA & Standard Asset as % of GNPA

*Source: CRISIL except for 31-Mar-17 data of PNBHFL

...and Credit Cost



Credit Costs* (% of Loan Assets)



^{*}Credit Cost: defined as total of standard asset provision and NPA provision for the year as a % of loan assets





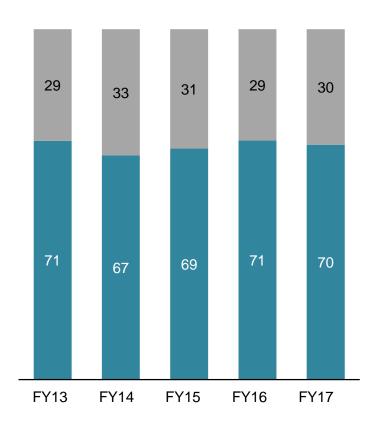


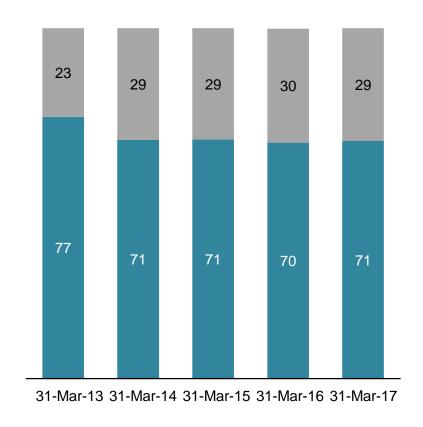
Sustainable Portfolio Mix



Share of Housing Loans (% of Annual Disbursements)







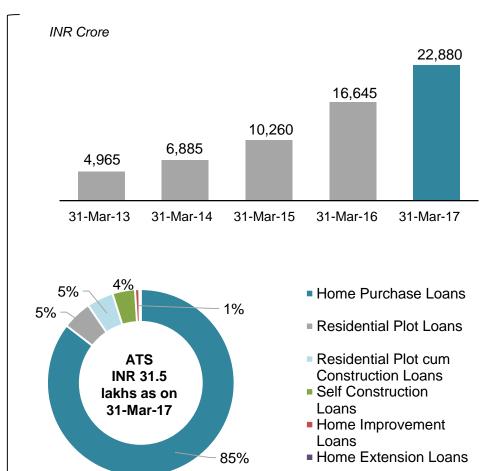
Non-Housing Housing

Housing Loan Assets Distribution

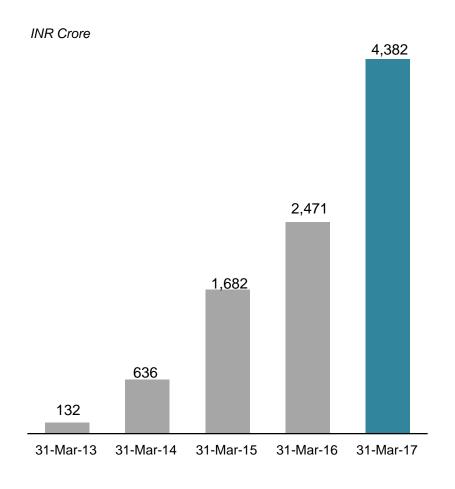


Housing Loan - 70.7% (1)

Individual Housing Loan (1) – 59.4%



Construction Finance Loans (1) - 11.4%



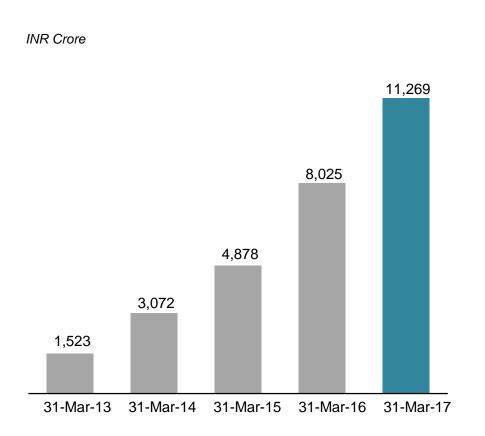
1. As a % of loan assets on 31 Mar-17

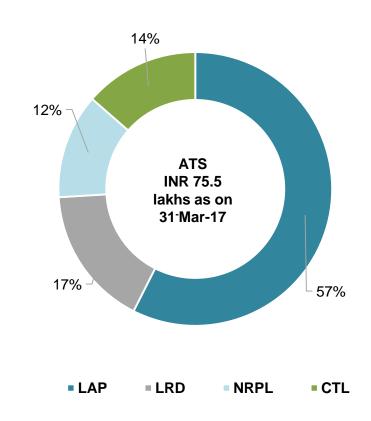
ATS: Average Ticket Size

Non- Housing Loan Assets Distribution



Non-Housing Loan^{(1) –} 29.2%





1. As a % of loan assets on 31 Mar-17

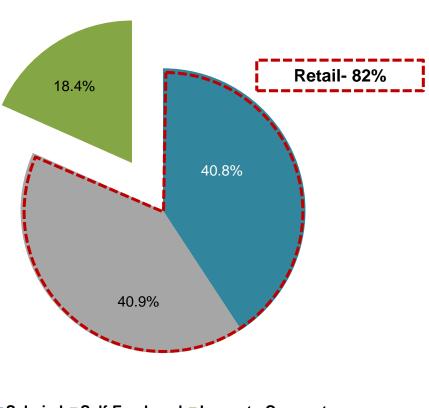
ATS: Average Ticket Size



Customer Segment & Origination

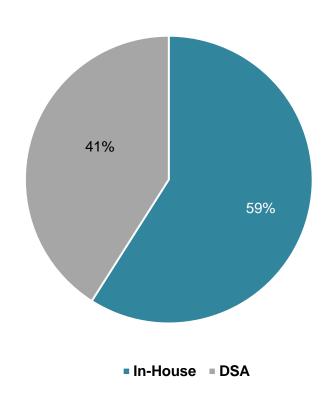


Loan Book Composition (%)



■ Salaried ■ Self-Employed ■ Loans to Corporates

Disbursement Origination (%)







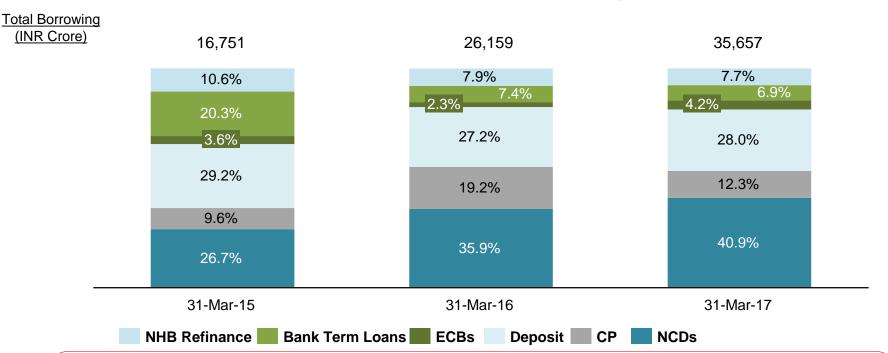
Operational and Financial Performance



Well Diversified Borrowing Profile



Access to a Diverse Base of Funding...



Credit Rating

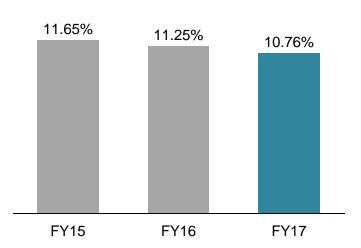
- Fixed Deposit has been rated "FAAA" by CRISIL and "AAA" by CARE. The rating of "FAAA" and "AAA" indicates "High Safety" with regards to the repayment of interest and principal.
- Commercial Paper is rated at "A1(+)" by CARE & CRISIL and Non-Convertible Debenture (NCD) are rated at "AAA" by CARE, "AAA" by India Ratings, "AA+" by CRISIL and "AA+" by ICRA
- Bank Loans Long Term Rating is rated at "AAA" by CARE and 'AA+" by CRISIL



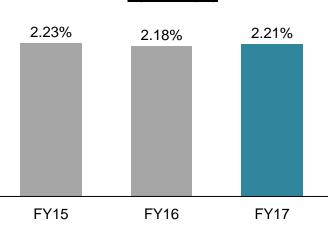
Better Earnings Ability



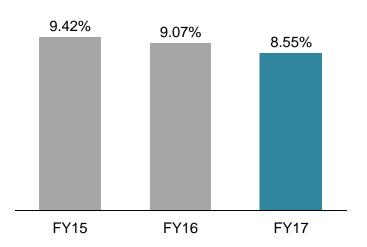
Average Yield (%)



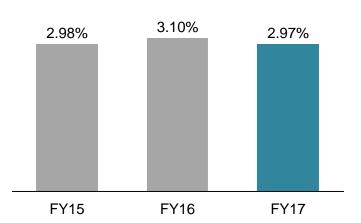
Spread (%)

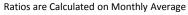


Average Cost of Borrowings (%)



NIM (%)



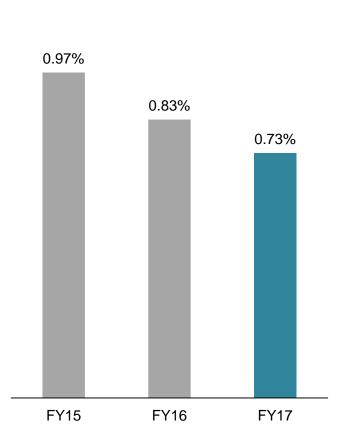


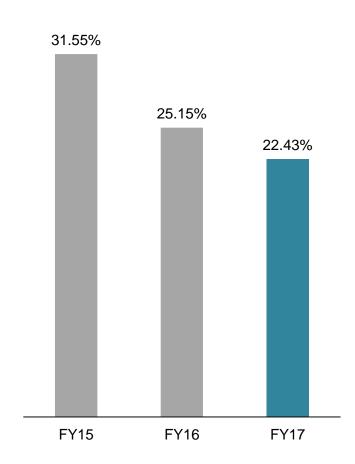
Operating Leverage playing out



Opex to ATA Ratio (%)

Cost-Income Ratio (%)





Ratios are Calculated on Monthly Average Opex to ATA is calculated as Operating Expenditure/Average Total Assets as per Balance sheet

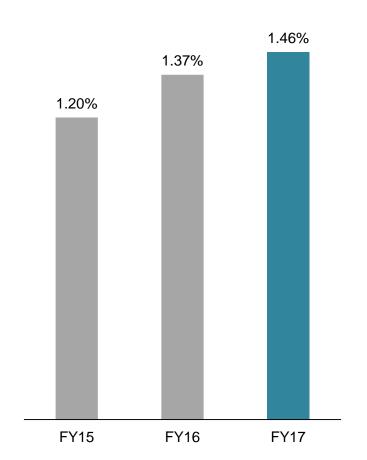


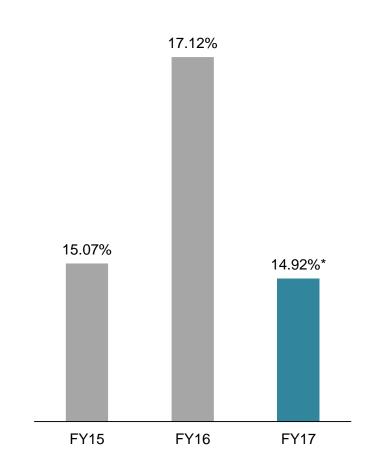
Return Efficiencies





ROE (%)





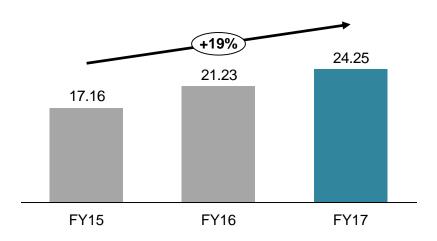
Ratios are Calculated on Monthly Average Return on Asset is on Average Total Assets as per Balance sheet

^{*} Capital of INR 3,000 Crore raised through IPO of 3,87,19,309 fresh equity shares

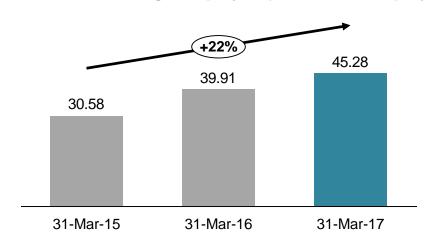
Employee Efficiency



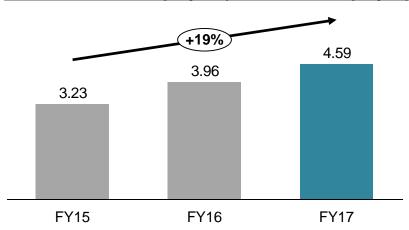
Disbursement / Employee (INR Crore / Employee)



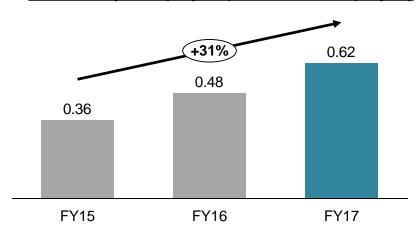
Loans Outstanding / Employee (INR Crore / Employee)



<u>Total Revenue / Employee (INR Crore / Employee)</u>



Profitability / Employee (INR Crore / Employee)



Calculated on Average employee for the Year





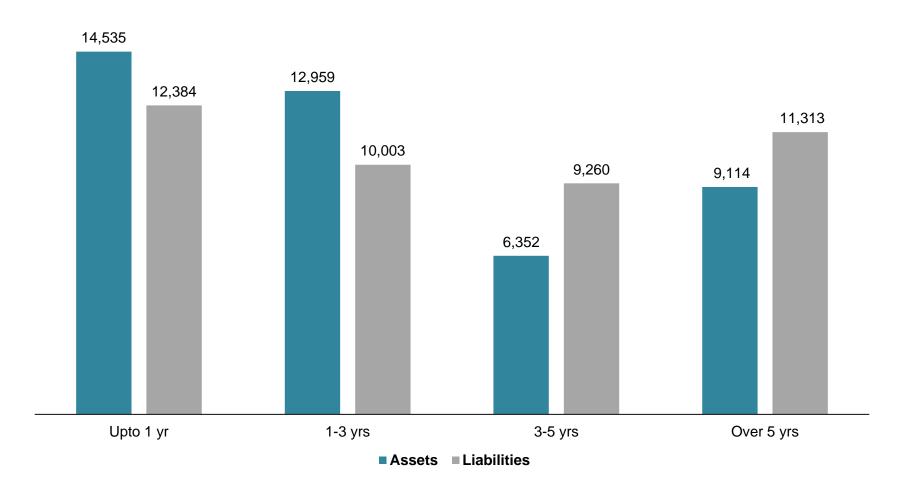
Maintaining Prudence...



...with balanced Asset Liability management...



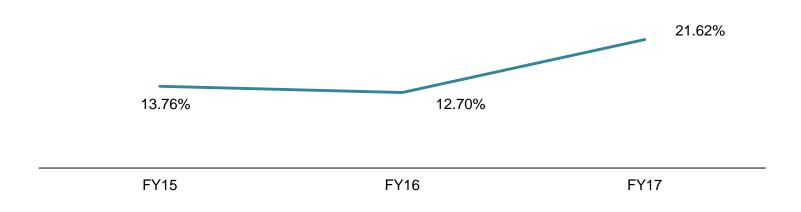
(INR Crore)



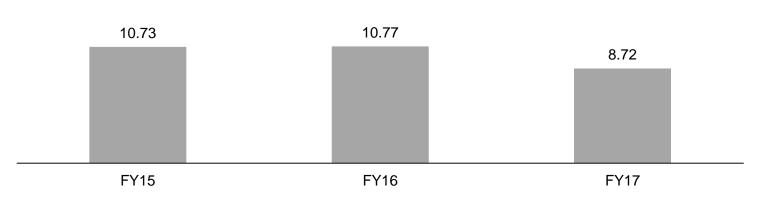
...and adequate Capital & Comfortable Gearing



Capital to Risk Asset Ratio (%)



Average Gearing Ratio (x)



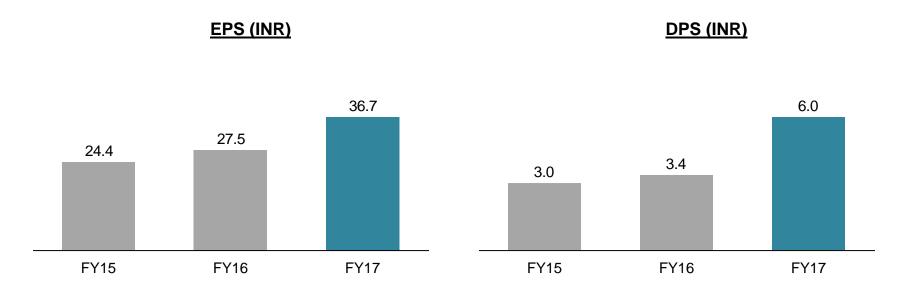


Valuation and Shareholding

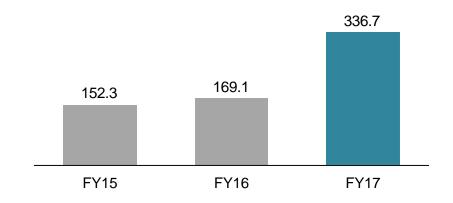


Return to Shareholders





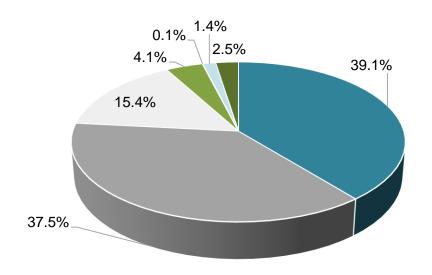
Book Value Per Share (INR)



Shareholding



Shareholding as on 31-Mar-17



- Promoters
- Foreign Inst. Investors
- Financial Institutions / Banks
- Public & Others

- Quality Investment Holdings
- Mutual Funds
- Bodies Corporates

Key Anchor Book

General Atlantic Singapore Fund,
Wasatch, Government of Singapore,
Motilal Oswal MF, Birla Sunlife MF, SBI
Life Insurance, BNP Paribas Mutual
Fund, HDFC Standard Life Insurance
Company, ICICI Prudential Mutual Fund

IPO Proceeds used for Future GROWTH

"Over 20 Times Oversubscribed"









Profit & Loss Statement



Particulars (INR Crore)	Q4 FY17	Q4FY16	Y-o-Y	Q3 FY17	Q-o-Q	FY17	FY16	Y-o-Y
Revenue from Operations	1,076	785	37%	999	8%	3,908	2,698	45%
Other Income	0	0		0		0	1	
Total Revenue	1,076	785	37%	999	8%	3,908	2,699	45%
Expenditure:								
Finance Cost	678	525	29%	673	1%	2,644	1,860	42%
Employee Benefit Expenses	28	16	74%	25	10%	101	75	35%
Other Expenses	57	53	9%	57		237	162	47%
Depreciation Expense	5	4	16%	5	1%	19	15	24%
Provisions and Write-Offs	67	31	114%	31	117%	103	83	24%
Total Expenditure	834	629	33%	791	6%	3,104	2,196	41%
Profit Before Tax	242	157	54%	208	16%	804	503	60%
Tax Expenses	89	54		70		280	177	
Net Profit After Tax	152	103	49%	138	11%	524	326	60%
EPS (Basic)	9.2	8.1		9.2		36.7	27.5	

Balance Sheet



Particulars (INR Crore) Equity and Liabilities	Mar-17	Mar-16	
Shareholder's Funds	5,577	2,146	
Share Capital	166	127	
Reserves and Surplus	5,412	2,019	
Non-Current Liabilities	24,477	16,938	
Long-Term Borrowings	24,084	16,646	
Deferred Tax Liabilities (Net)	47	30	
Other Long-Term Liabilities	104	101	
Long-Term Provisions	242	161	
Current Liabilities	12,905	10,587	
Short-Term Borrowings	7,947	7,448	
Short-Term Provisions	28	71	
Trade Payables	94	75	
Other Current Liabilities	4,836	2,992	
Total	42,960	29,671	

Particulars (INR Crore),	Mar-17	Mar-16	
Assets			
Non-Current Assets	37,744	26,656	
Fixed Assets	60	62	
-Tangible Assets	58	48	
-Intangible Assets	0	10	
-Capital Work-in-Progress	2	4	
Non-Current Investments	961	782	
Loans and Advances	36,444	25,624	
Other Non-Current Assets	278	188	
Current Assets	5,216	3.015	
Current Investments	2,318	840	
Cash and Bank Balances	151	249	
Short-Term Loans and Advances	40	18	
Other Current Assets	2,706	1,908	
Total	42,960	29,671	



Saksham – Contributing to the Society



Glimpses of Social Interventions



Enhancing Human Potential

 Partnered with The Confederation of Real Estate Developers Association of India (CREDAI) to conduct on the job skill training programmes for construction workers



Investing in Education

- Partnered with VIDYA, a NGO working for the underprivileged children
- Adopted two school with Vidya- Rainbow Montessori School (Bal Vihar) and Primary School of South Delhi Municipal Corporation



Reaching Out, Reaching Far

 Collaborated with Mobile Creches and various real estate developers to offer day care services to the children of construction workers on various construction sites and provide them with education, hygiene and nutrition



...winning Awards & Accolades



Adjudged Winners for Brand excellence in Banking, Finance and Insurance sector



Awarded for Brand Excellence in NBFC Category



Awarded 'Certificate of Merit' as 'Housing Finance Company of the Year'

Recognized for Contribution in Promoting Green Buildings' Initiative '



Felicitated for Valuable Contribution to CREDAI Skilling Programme at CREDAI Conclave 2017



Awarded 'Housing Finance Company of the Year'



Awarded for 'Excellence in Financial Services'



PNB Housing recognized among the Top 100 CIOs of 2016



'Best Adversity Management Stories of Asia Study 2016''

Certified as a "Great Place to Work" by building a 'High Trust, High Performance Culture



PNB Housing felicitated at the RICS Cities Conference 2016



GREAT PLACE CERTIFIED MAR 2017 - FEB 2018 INDIA

'PNB Housing awarded for contribution towards CSR at the India Pride Awards





Strong Management Team...



...with Extensive Industry Experience...





Age: 54 Years

No. of Years with PNB HF: 7 Years

Sanjaya Gupta -Managing Director

Prior Engagements: AIG, ABN Amro Bank N.V. and HDFC Limited



Age: 45 Years

No. of Years with PNB HF: 5 Years

Prior Engagements: IndusInd Bank ABN AMRO Bank NV ICICI Bank Limited

Shaji Varghese - Business Head



Age: 51 Years

No. of Years with PNB HF: 5 Years

Prior Engagements: Religare Finvest Ltd GE Money Indiabulls Financial Services

Ajay Gupta - Chief Risk Officer



Age: 55 Years

No. of Years with PNB HF : 6 Years

Prior Engagements: HDFC Standard Life Insurance, Union National Bank, ICICI Bank

Nitant Desai - Chief Centralised Operation & Technology Officer



Age: 39 Years

No. of Years with PNB HF: 3 Years

Prior Engagements : Gruh Finance Limited

Jayesh Jain - Chief Financial officer



Age: 53 Years

No. of Years with PNB HF: 22 Years

Prior Engagements : Ansal Buildwell Limited

Sanjay Jain - Company Secretary & Head Compliance



Age: 50 Years

No. of Years with PNB HF: 6 Years

Prior Engagements :

ARMS (Arcil)
Indian Army

Anshul Bhargava - Chief People Officer

...under the Aegis of a Highly Experienced Board





Mr. Sunil Mehta Chairman – Non Executive

Age: 57 Years Current Position:

MD & CEO of PNB



Dr. Ram S. Sangapure Non Executive Director

Age:

59 Years

<u>Current Position:</u> Executive Director at PNB



Sunil Kaul Non Executive Director

Age:

56 Years

Current Position:

MD, Carlyle Head, SE Asia, FIG, Carlyle



Devinjit Singh
Non Executive Director

Age:

50 Years

Current Position: MD, Carlyle India



Shital Kumar Jain Independent Director

Age:

77 Years

Current Position: Ex Banker & Credit

Head India, Citigroup



Ashwani Kumar Gupta Independent Director

Age: 63

Current Position:

Member of Institute of Chartered Accountants of India



R Chandrasekaran Independent Director

Age:

59 Years

Current Position:

Founder and Executive Vice Chairman, Cognizant



Nilesh S. Vikamsey Independent Director

Age:

52 Years

Current Position:

Sr. Partner, Khimji Kunverji and Co President-ICAI



Gourav Vallabh Independent Director

Age:

39 Years

Current Position:

Professor of Finance, XLRI



Sanjaya Gupta Managing Director

Age:

54 Years

Current Position:

MD, PNB Housing Finance



Key Takeaways



Strong Distribution Network and Robust TOM

Strong distribution network with pan India presence and over 9,700 channel partners across India

Improving Cost to Income Ratio

Operating Leverage playing out, thereby improving our C/I Ratio



Growth in Loan Book

5th largest by Loan Assets and 2nd largest by deposits⁽¹⁾

Loans Assets of INR 38,531 Crore⁽²⁾

Efficient Capital Mix

Diverse and cost effective funding mix with average cost of borrowing at 8.55%



One of the Lowest NPA's amongst HFC's

Robust Asset Quality with one of the lowest Gross NPAs at 0.22%⁽²⁾



03

Source: : ICRA Industry Update for 9MFY2017 (amongst housing finance companies)

As of 31 Mar-17

Glossary



ATA	Average Total Assets	HFCs	Housing Finance Companies
ATS	Average Ticket size	LAP	Loan against Property
AUM	Asset Under Management	LRD	Lease Rental Discounting
BVPS	Book-value per share	NCDs	Non-Convertible Debentures
C/I	Cost to Income	NII	Net Interest Income
CAR	Capital Adequacy Ratio	NIM	Net Interest Margin
СР	Commercial paper	NNPA	Net Non-Performing Asset
CTLs	Corporate Term Loans	NPA	Non-Performing Asset
DPS	Dividend per share	NRPLs	Non-Residential Premises Loans
DSA	Direct Selling Agents	PAT	Profit After Tax
ECBs	External Commercial Borrowings	PCR	Provision Coverage Ratio
EPS	Earning per share	ROA	Return on Asset
GNPA	Gross Non-Performing Asset	ROE	Return on Equity



Thank You

Company:

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