27 October 2025

2QFY26 Result Update | Sector: NBFCs

PNB Housing

Estimate changes	↔
TP change	↑
Rating change	↔

Bloomberg	PNBHOUSI IN
Equity Shares (m)	261
M.Cap.(INRb)/(USDb)	241.6 / 2.7
52-Week Range (INR)	1142 / 746
1, 6, 12 Rel. Per (%)	2/-13/-10
12M Avg Val (INR M)	1704

Financials Snapshot (INR b)

Y/E March	FY25	FY26E	FY27E
NII	27.2	30.9	37.6
PPP	23.3	26.8	33.6
PAT	19.4	22.9	25.1
EPS (INR)	74	88	96
EPS Gr. (%)	28	18	9
BV/Sh. (INR)	649	732	818
Ratios			
NIM (%)	3.9	3.8	3.9
C/I ratio (%)	25.9	25.3	23.6
RoAA (%)	2.5	2.6	2.4
RoE (%)	12.2	12.8	12.4
Valuations			
P/E (x)	12.5	10.5	9.6
P/BV (x)	1.4	1.3	1.1
Div. Yield (%)	0.5	1.1	1.2

Shareholding pattern (%)

As On	Sep-25	Jun-25	Sep-24
Promoter	28.0	28.1	28.1
DII	40.7	38.0	22.2
FII	18.6	24.2	20.4
Others	12.7	9.7	29.3

FII includes depository receipts

CMP: INR928 TP: INR1,080 (+16%) Buy

In-line quarter; New CEO appointment expected soon

Reported NIM dips ~7bp QoQ; asset quality stable

- PNB Housing (PNBHF) delivered a broadly in-line performance in 2QFY26, marked by 1) healthy retail loan growth of ~17% YoY, 2) NIM compression of 7bp QoQ to 3.67%, following a ~10bp PLR cut taken by the company and lower investment yields in the quarter, 3) minor improvement in overall asset quality, even as the 30+ and 90+ dpd in the affordable segment inched up due to portfolio seasoning, and 4) sustained recoveries from its retail and corporate written-off pool, resulting in continued provision write-backs.
- PNBHF's 2QFY26 PAT grew 24% YoY to ~INR5.8b (~7% beat). PAT in 1HFY26 grew 24% YoY, and we expect its PAT to grow 14% YoY in 2H. The beat on PAT was primarily due to ECL release from the foreclosure of a standard corporate account. Adjusted for this, earnings would have been in line.
- PNBHF's NII rose ~13% YoY to ~INR7.5b (in line). Other income grew 14% YoY to INR1.1b. Opex rose ~7% YoY/1% QoQ to ~INR2.2b (in line). PPOP grew ~16% YoY to INR6.5b (in line).
- Credit costs, net of recoveries, resulted in a write-back of ~ INR1.1b (vs. estimated write-backs of INR545m), which led to net credit costs of -57bp (PQ: -30bp and PY: -27bp). There was an ECL release of ~INR700m from the foreclosure of a corporate account.
- **The company shared that the Board-led CEO selection process is underway, with formal disclosure expected soon. In the interim, the current senior leadership team has ensured seamless business continuity and steady performance. Management reiterated that the company's core mortgage strategy remains firmly in place, with no significant strategic changes expected under the new CEO.**
- PNBHF is steadily shifting towards higher-yielding products by moderating growth in the prime segment and intensifying focus on affordable and emerging segments. However, the management remains cognizant of a potential uptick in delinquencies as the company deepens its presence in the informal and self-employed customer segment.
- Total GNPA/NNPA stood at ~1.04%/0.7% (% of loan assets) and was largely stable QoQ. Retail GNPA was also broadly stable QoQ at 1.05%, while Corporate GNPA remained NIL.
- We continue to believe in the company's ability to drive profitability improvement, supported by: 1) a healthy retail loan CAGR of 18%; 2) NIM expansion from FY27 onwards; and 3) benign credit costs on the back of sustained recoveries from the written-off pool. We expect PNBHF to resume corporate disbursements in 2H, which will also provide some support to yields and NIM. We model PNBHF to deliver a CAGR of 18%/16% in loans/PAT over FY25-28E and RoA/RoE of ~2.5%/13.5% in FY28. **We reiterate our BUY rating with a TP of INR1,080 (based on 1.2x Sep'27E BVPS).**

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Highlights from the management commentary

- The company continues to strengthen its physical footprint and plans to add 30-40 new branches annually, primarily across high-potential Tier 2 and 3 locations. It targets scaling up to 240 branches in the affordable segment by end-FY26.
- PNBHF has revamped its corporate credit policies to emphasize calibrated, low-risk lending and expects selective disbursements in 3Q/4QFY26, with ticket sizes in the INR1.5-2b range.
- With the rollout of PMAY 2.0 underway, the company anticipates increased participation from informal customers (can go up to 35-40%) and self-employed borrowers (can go up to 45-50%) in its affordable housing segment.

Valuation and view

- PNBHF delivered an in-line performance in 2QFY26, although earnings were a beat primarily due to the ECL release of ~INR700m from the foreclosure of a standard corporate account. Disbursements were marginally soft, impacted by slower growth in the prime segment, while NIM moderated during the quarter owing to lower investment yields. Asset quality was stable, and sustained recoveries from the written-off pool resulted in write-backs for the sixth consecutive quarter.
- PNBHF is focused on maintaining profitability through disciplined margin management, driven by a strategic shift toward higher-yielding affordable and emerging housing segments, coupled with a cautious resumption of corporate disbursements. Its commitment to controlled growth and prudent asset quality management positions it favorably for sustained execution.
- The stock trades at 1.1x FY27E P/BV. We believe that the franchise has its inherent strengths, but the Board will need to instill greater investor confidence by appointing a suitable successor who closely aligns with the articulated strategy of the company. **Reiterate BUY with a TP of INR1,080 (based on 1.2x Sep'27E BVPS).**
- **Key risks:** 1) the inability to drive NIM expansion in FY27 amid aggressive competition in mortgages, 2) subsequent seasoning in the affordable/emerging loan book leading to asset quality deterioration and elevated credit costs, and 3) delay or challenges in appointing a suitable successor for the CEO position.

Quarterly performance (INR m)

	FY25				FY26E				FY25	FY26E	2QFY26E	v/s Est.
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q				
Interest Income	17,391	17,803	18,484	19,059	19,804	20,175	20,840	21,776	72,737	82,594	20,239	0
Interest Expenses	10,969	11,185	11,579	11,781	12,344	12,670	12,999	13,659	45,514	51,671	12,683	0
Net Interest Income	**6,421**	**6,618**	**6,905**	**7,279**	**7,460**	**7,505**	**7,841**	**8,117**	**27,223**	**30,923**	**7,556**	**-1**
YoY Growth (%)	3.7	2.52	16.5	16.8	16.2	13.40	13.6	11.5	9.7	13.6	14.2	
Other income	930	994	947	1,309	1,015	1,132	1,222	1,579	4,179	4,948	1,137	0
Total Income	**7,352**	**7,612**	**7,852**	**8,587**	**8,475**	**8,636**	**9,063**	**9,696**	**31,402**	**35,871**	**8,693**	**-1**
YoY Growth (%)	11.3	5.4	17.3	15.4	15.3	13.5	15.4	12.9	12.3	14.2	14.2	
Operating Expenses	1,929	2,020	2,057	2,124	2,158	2,172	2,280	2,474	8,130	9,084	2,244	-3
YoY Growth (%)	26.1	18.7	21.0	19.4	11.9	7.5	10.9	16.5	21.2	11.7	11.1	
Operating Profits	**5,422**	**5,591**	**5,795**	**6,464**	**6,317**	**6,465**	**6,783**	**7,223**	**23,272**	**26,787**	**6,449**	**0**
YoY Growth (%)	6.9	1.3	16.0	14.1	16.5	15.6	17.0	11.7	9.5	15.1	15.3	
Provisions	-120	-456	-361	-648	-562	-1,132	-396	-519	-1,585	-2,609	-545	108
Profit before Tax	**5,542**	**6,047**	**6,157**	**7,112**	**6,879**	**7,596**	**7,179**	**7,742**	**24,858**	**29,397**	**6,994**	**9**
Tax Provisions	1,214	1,351	1,324	1,608	1,544	1,781	1,579	1,563	5,496	6,467	1,560	14
Profit after tax	**4,328**	**4,697**	**4,833**	**5,504**	**5,335**	**5,816**	**5,600**	**6,179**	**19,361**	**22,929**	**5,434**	**7**
YoY Growth (%)	24.6	22.6	42.8	25.3	23.3	23.8	15.9	12.3	28.4	18.4	15.7	
Key Operating Parameters (%)												
Rep. Yield on loans	10.03	10.05	10.12	10.03	9.99	9.95						
Rep. Cost of funds	7.92	7.84	7.83	7.84	7.76	7.69						
Spreads	2.11	2.21	2.29	2.19	2.23	2.26						
Net Interest Margins	3.65	3.68	3.70	3.75	3.74	3.67						
Cost to Income Ratio	26.2	26.5	26.2	24.7	25.5	25.1						
Credit Cost	-0.07	-0.27	-0.20	-0.35	-0.29	-0.57						
Tax Rate	21.9	22.3	21.5	22.6	22.4	23.4						
Balance Sheet Parameters												
Loans (INR B)	670	695	719	758	777	798						
Change YoY (%)	15.1	14.2	15.4	15.9	16.0	14.8						
AUM (INR B)	725	747	768	804	821	839						
Change YoY (%)	11.0	10.8	12.1	12.8	13.2	12.3						
Borrowings (Ex Assgn.) (INR B)	557	570	599	623	648	652						
Change YoY (%)	8.2	6.5	12.8	13.2	16.3	14.3						
Loans /Borrowings (%)	120.2	121.9	120.1	121.6	119.9	122.4						
Off BS loans/AUM (%)	10.7	7.0	6.4	5.8	5.3	4.9						
Debt/Equity (x)	3.6	3.6	3.7	3.7	3.7	3.6						
Asset Quality Parameters (%)												
GS 3 (INR m)	9,060	8,650	8,570	8,160	8,250	8,300						
Gross Stage 3 (% on loans)	1.35	1.24	1.19	1.08	1.06	1.04						
NS 3 (INR m)	6,120	5,820	5,720	5,220	5,330	5,460						
Net Stage 3 (% on loans)	0.92	0.84	0.80	0.69	0.69	0.69						
PCR (%)	32.5	32.72	33.3	36.0	35.4	34.22						

E: MOFSL Estimates

Healthy retail loan growth of 17% YoY; disbursements up ~12% YoY

- Retail disbursements grew 12% YoY to ~INR60b in 2Q. Corporate disbursements were NIL during the quarter. The affordable and emerging segments contributed ~50% to 2Q retail disbursements. Overall growth in retail disbursements was weak due to weaker disbursement growth in the Prime segment.
- Total loan book grew ~15% YoY to ~INR798b, and retail loans grew ~17% YoY to INR794b as of Sep'25. Affordable and emerging loans formed ~38% of the retail loan assets. As of Sep'25, the affordable book grew to ~INR65.3b (PQ: ~INR57.4b), up 121% YoY. We expect a total loan CAGR of ~18% over FY25-28.

Well-positioned in its affordable and emerging segments

- As of Sep'25, PNBHF's affordable housing book grew ~14% QoQ and 121% YoY to ~INR65.3b, driven by a ~31% YoY surge in disbursements to ~INR8.3b. The company expects to grow its affordable loan book to ~INR95b by Mar'26.
- PNBHF's emerging markets loan book stood at ~INR240b, accounting for ~30% of its retail assets as of Sep'25.
- Incremental yields in the affordable segment stood at ~12.13% (vs. ~12.1% in 1QFY26). The company indicated that it will continue to focus on high-yielding, emerging, and affordable segments and will moderate its loan growth in the prime segment.

NIM dips 7bp QoQ; minor improvement in spreads

- Reported NIM contracted~7bp QoQ to 3.67% in 2QFY26 (PQ: 3.74%). Yields declined ~7bp QoQ to 10.2%. Portfolio CoB declined ~7bp QoQ to 7.7%, and incremental CoF was broadly stable at 7.42% (PQ: 7.44%).
- Management shared that the decline in NIM during the quarter was largely driven by lower investment yields. The company reiterated its guidance for margins to remain in the range of ~3.6-3.7% for FY26. We model NIM (calc.) of 3.8%/3.9% for FY26/FY27.

Asset quality largely stable; credit costs remain benign

- Total GNPA/NNPA stood at ~1.04%/0.69% (% of loan assets) and was largely stable QoQ. Retail GNPA was also broadly stable QoQ at 1.05%, while Corporate GNPA was NIL (like last quarter).
- PNBHF shared that recoveries from the retail book stood at ~INR340m and recoveries from the corporate book stood at ~INR250m in 2QFY26.
- The company has a remaining written-off pool of ~INR10b, including ~INR6.75b in the corporate segment and a balance in the retail segment. Management guided for provision write-backs and negative credit costs for the next three quarters. Beyond that period, it will depend on the resolutions/recoveries from the corporate book. We model credit costs of -30bp/15bp for FY26/FY27.

CONFERENCE CALL

Highlights from the management commentary

Guidance

- Management maintained its guidance for FY26 loan growth of 17-18% and expects NIM to remain range-bound at 3.6–3.7%
- Credit costs write-back will continue for at least the next 2-3 quarters. Beyond that, it will depend on resolutions/recoveries from the corporate book.
- Intends to keep GNPA at ~1% over the medium term
- Reiterated its guidance for affordable book to reach INR150b by FY27
- Incremental CoF is expected to decline further in the coming quarters as repricing benefits flow through

Management updates (appointment of the new CEO not done as yet)

- The Board-led CEO selection process is ongoing and being conducted transparently; official disclosure will follow regulatory protocol
- The interim leadership team has ensured business continuity and consistent performance across key metrics
- Management reiterated that the core mortgage strategy remains intact, and no major directional changes are expected under the new leadership

Business updates

- The company continues to prioritize growth in the Emerging and Affordable housing segments, which together account for 38% of the loan book, growing 34% YoY.
- The total number of customer accounts crossed 350K during the quarter
- The company continues to expand its physical presence and will be adding 30-40 new branches annually, primarily in high-potential Tier 2 and Tier 3 locations. Currently, PNBHF has a total of 356 branches, with a target of ~240 branches (from the current 200) in the affordable segment by FY26-end

Asset Quality and Recoveries

- GNPA improved to 1.04% (vs. 1.06% QoQ), supported by recoveries and disciplined underwriting
- The company recovered INR590m from the written-off pool and auctioned 178 repossessed properties during the quarter.
- ECL release of INR700m was recorded from the foreclosure of a Stage-1 Corporate account (outstanding INR3.3b)
- Total write-off pool stands at ~INR10b, including ~INR6.75b corporate and the balance retail.
- A marginal sequential uptick in delinquencies was observed in the affordable housing segment due to portfolio seasoning; however, the delinquency levels remain well below industry benchmarks (0.51% vs. ~1.3% industry)
- Management remains committed to keeping GNPA below 1%, better than the industry average.

Segmental updates

Prime segment

- Disbursements remained flat YoY, as the company maintained a cautious stance.
- Focus remains on accelerating retail growth while preserving asset quality.

Emerging segment

- Disbursements stood at ~INR21.2b, up 23% YoY.
- Segment continues to exhibit healthy traction, supported by rising penetration in Tier 2 and Tier 3 locations.

Affordable segment

- Loan book stood at ~INR65.3b, up 121% YoY, reflecting rapid scale-up in this segment.
- Disbursements in 2QFY26 at ~INR8.3b, up 31% YoY.
- 40 new branches were added in 4QFY25; all are operational and contributing meaningfully.
- Expansion plans include entry into Punjab, Chandigarh, and the North-East in FY27.
- Major states in the portfolio include Tamil Nadu, Uttar Pradesh, Maharashtra, and Madhya Pradesh.
- 72% of the portfolio comprises loans within a ticket size of <INR2.5m
- Portfolio yield stood at ~12.2%, reflecting a higher share of informal/self-employed customers.
- The affordable segment is witnessing gradual seasoning, with 1+ DPD at 2.5%
- Bounce rates remained well controlled at 11.4% of which ~3.5% attributable to technical reasons.
- Company remains cautious of potential delinquency uptick as it expands into the informal segment (~30% share)
- PMAY 2.0 implementation has commenced; the company expects higher participation from informal (up to 35–40%) and self-employed (up to 45–50%) customer segments
- BT-IN stood at 9% and BT-OUT stood at 4% in the affordable segment
- Recently added affordable housing branches are expected to achieve optimal productivity over the next few quarters

Corporate segment

- Corporate credit policies have been revamped, with a renewed focus on calibrated, low-risk lending.
- Some sanctions and disbursements are expected in 3Q/4QFY26, with ticket sizes in the INR2.0–2.5b range.
- The approach remains cautious, with emphasis on portfolio quality and recoveries from legacy accounts.

Financial performance

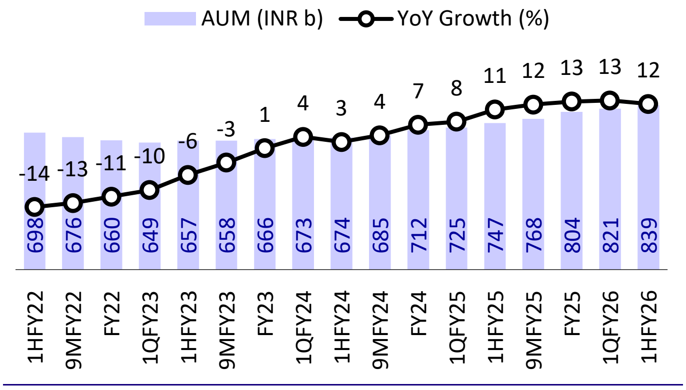
- Total loan book stood at INR797.7b, up 15% YoY, led by 17% growth in the Retail book.
- Yields moderated slightly to 9.95% (vs. 9.99% QoQ), while incremental CoF remained stable broadly stable at 7.42%.
- CoB declined by 7bp QoQ to 7.69%, aided by repricing benefits and active negotiations with banks.
- Spreads improved to 2.26% (vs. 2.23% QoQ), though NIM moderated to 3.67% (vs. 3.74% QoQ), due to lower investment yields.
- Credit costs stood at -53bp, aided by recoveries from the written-off pool of INR590m and ECL release from the foreclosure of one corporate loan.
- 2QFY26 RoA / RoE stood at 2.73% / 13.1%, respectively.

Other highlights

- Sanction-to-disbursement ratio remained healthy at 68–70%.

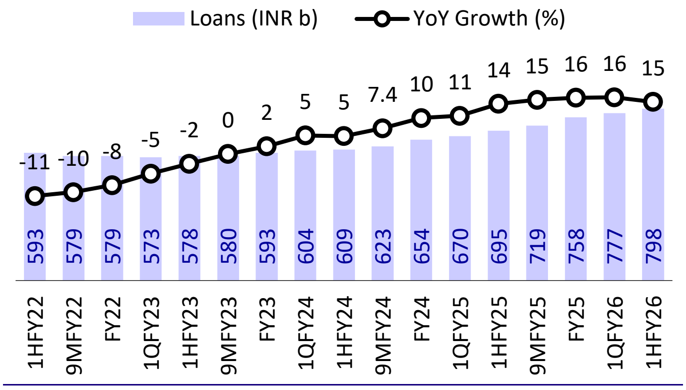
Key exhibits

Exhibit 1: AUM grew 12% YoY…



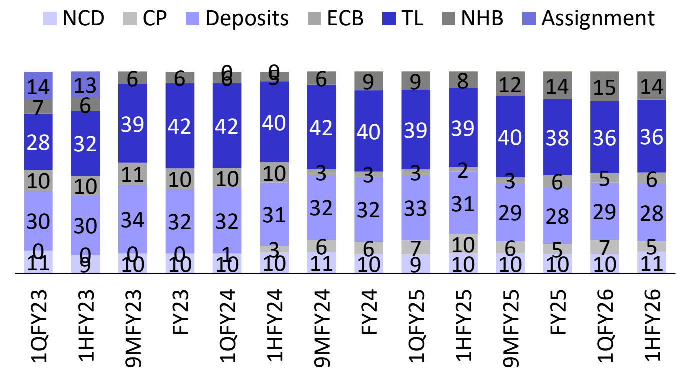
Source: MOFSL, Company

Exhibit 2: …while on-book loans grew 15% YoY



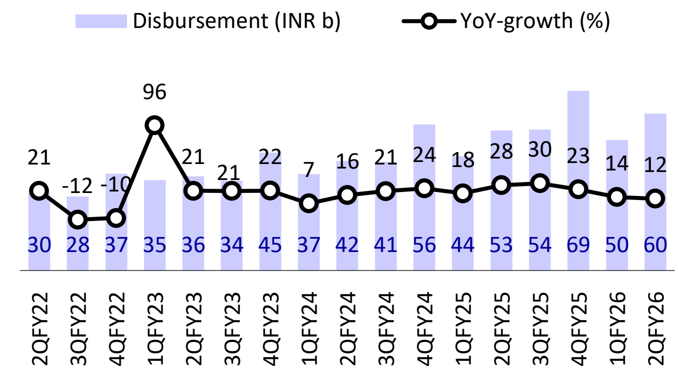
Source: MOFSL, Company

Exhibit 3: Borrowing mix (%)



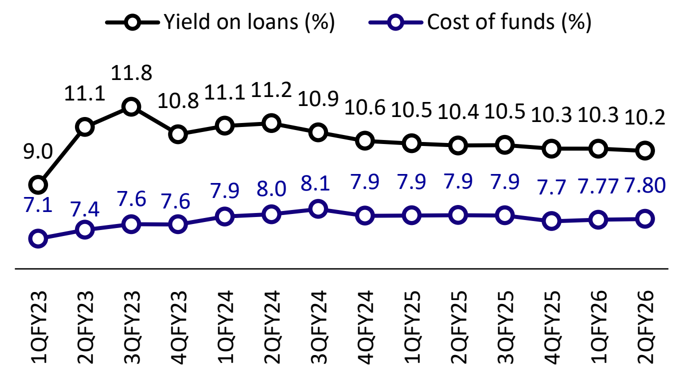
Source: MOFSL, Company

Exhibit 4: Disbursements grew ~12% YoY in 2QFY26



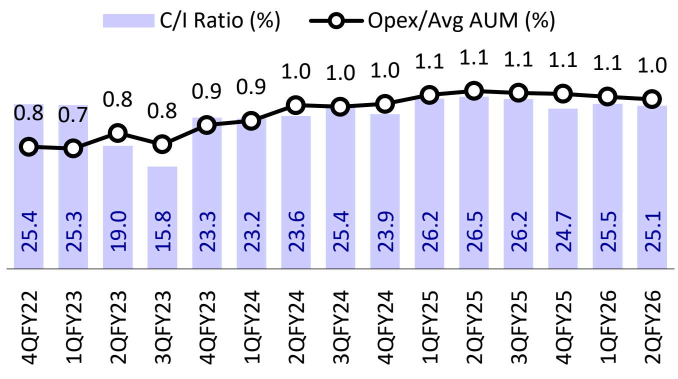
Source: MOFSL, Company

Exhibit 5: Reported spreads broadly stable QoQ (%)



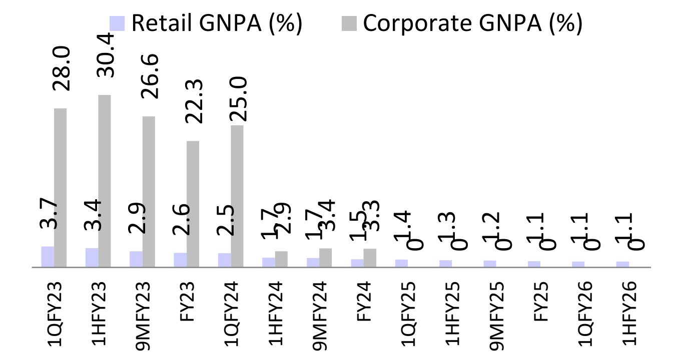
Source: MOFSL, Company, Calculated

Exhibit 6: C/I ratio declined ~30bp QoQ (%)



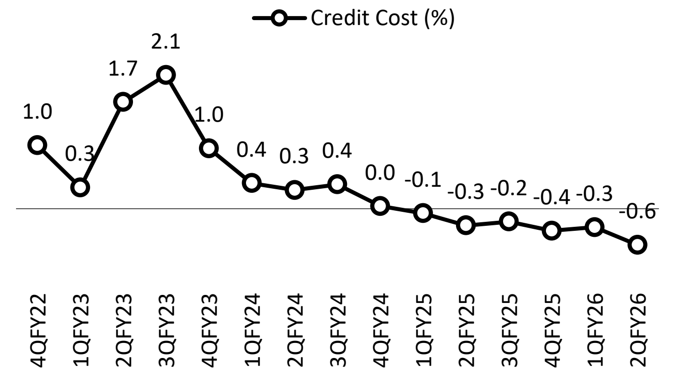
Source: MOFSL, Company, Calculated

Exhibit 7: Retail GNPA remained stable QoQ



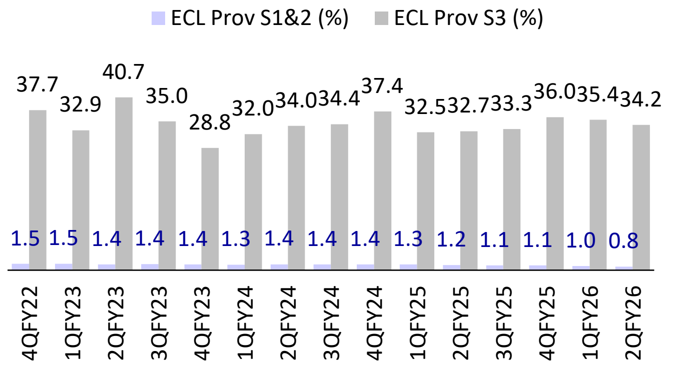
Source: MOFSL, Company

Exhibit 8: PNBHF took provision write-backs of ~INR1.1b (%)



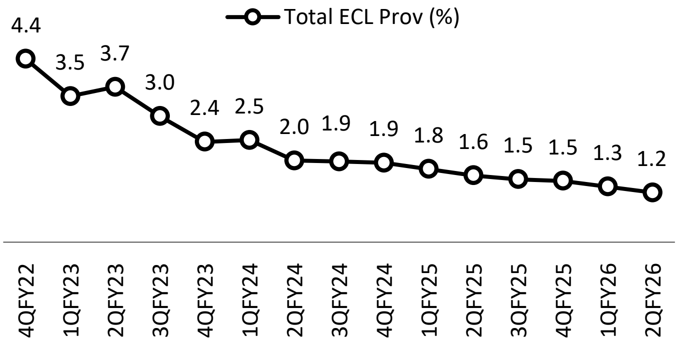
Source: MOFSL, Company

Exhibit 9: Stage 3 PCR declined ~120bp QoQ…



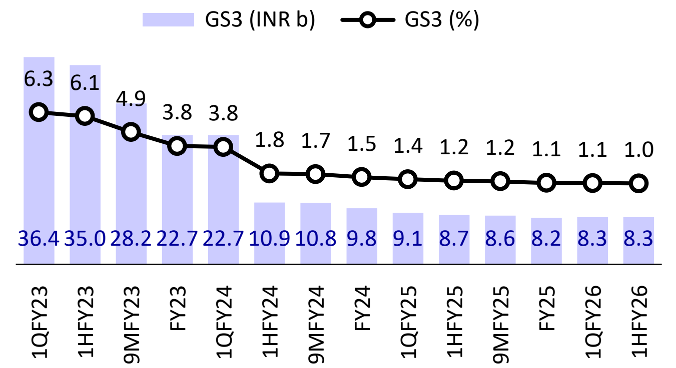
Source: MOFSL, Company

Exhibit 10: …while ECL/EAD declined to ~1.2%



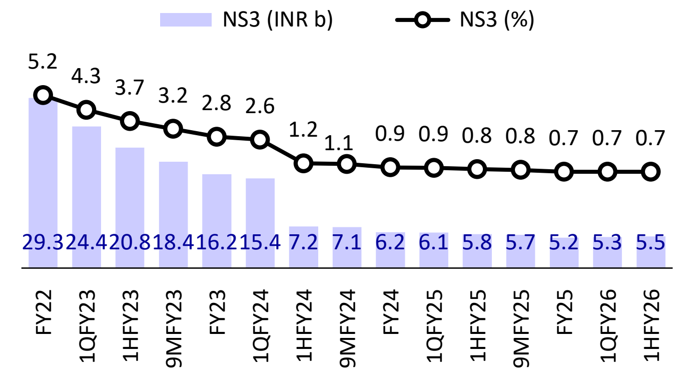
Source: MOFSL, Company

Exhibit 11: GS3 remained broadly stable QoQ



Source: MOFSL, Company

Exhibit 12: NS3 also remained stable QoQ



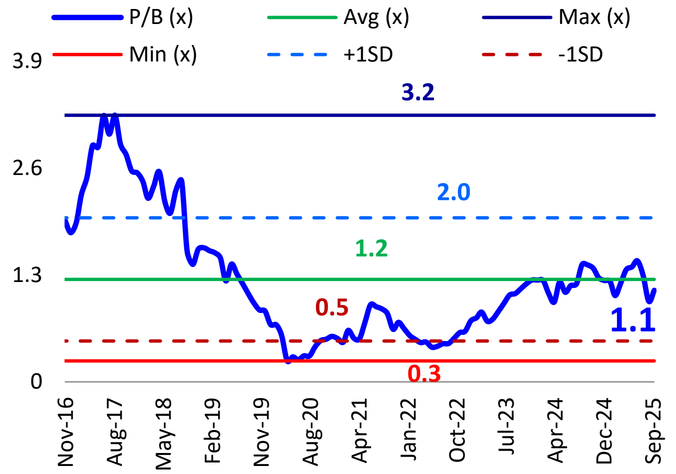
Source: MOFSL, Company

Exhibit 13: We cut our FY27/FY28 EPS by ~2% each to factor in lower non-interest income

INR b	Old Est.			New Est.			Change (%)		
	FY26E	FY27E	FY28E	FY26E	FY27E	FY28E	FY26E	FY27E	FY28E
NII	31.2	38.3	45.6	30.9	37.6	44.9	-0.9	-1.9	-1.5
Other Income	5.2	6.8	8.4	4.9	6.4	8.2	-4.2	-5.7	-2.9
Total Income	**36.4**	**45.1**	**54.0**	**35.9**	**44.0**	**53.1**	**-1.4**	**-2.5**	-1.7
Operating Expenses	9.2	10.5	12.1	9.1	10.4	11.9	-1.2	-1.2	-1.7
Operating Profits	**27.2**	**34.6**	**42.0**	**26.8**	**33.6**	**41.2**	**-1.4**	**-2.9**	-1.7
Provisions	-2.0	1.8	2.2	-2.6	1.5	2.1	32.7	-20.1	-1.0
PBT	**29.1**	**32.8**	**39.8**	**29.4**	**32.1**	**39.1**	**0.9**	**-1.9**	-1.8
Tax	6.4	7.2	8.8	6.5	7.1	8.6	0.9	-1.9	-1.8
PAT	**22.7**	**25.5**	**31.0**	**22.9**	**25.1**	**30.5**	**0.9**	**-1.9**	-1.8
Loan book	893	1,061	1,271	884	1,051	1,256	-0.9	-0.9	-1.2
NIM (%)	3.8	3.9	3.9	3.8	3.9	3.9			
Spreads (%)	2.5	2.8	2.9	2.5	2.7	2.8			
ROAA (%)	2.5	2.4	2.5	2.6	2.4	2.5			
RoAE (%)	12.7	12.7	13.7	12.8	12.4	13.5			

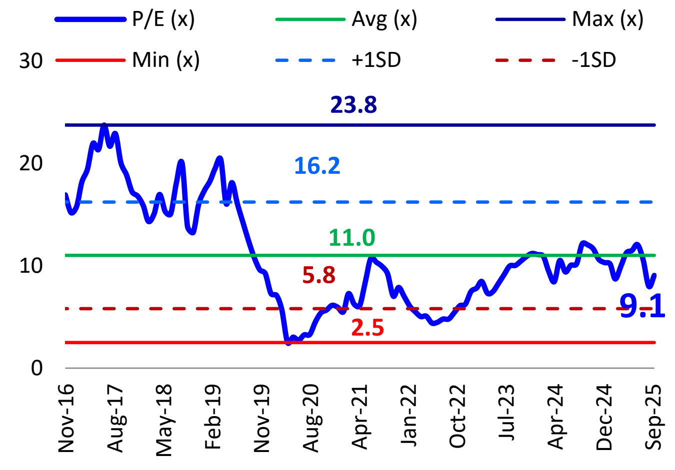
Source: MOFSL estimates

Exhibit 14: One-year forward P/B



Source: MOFSL, Company

Exhibit 15: One-year forward P/E



Source: MOFSL, Company

Financials and Valuation

Income statement (INR m)

Y/E March	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26E	FY27E	FY28E
Interest Income	67,929	76,882	71,898	58,220	61,991	67,422	72,737	82,594	96,103	1,13,994
Interest Expended	51,664	58,750	50,998	40,645	38,985	42,611	45,514	51,671	58,525	69,095
Net Interest Income	**16,265**	**18,133**	**20,901**	**17,575**	**23,006**	**24,811**	**27,223**	**30,923**	**37,578**	**44,898**
Change (%)	7.7	11.5	15.3	-15.9	30.9	7.8	9.7	13.6	21.5	19.5
Other Operating Income	8,904	8,013	4,343	3,787	3,306	3,149	4,179	4,948	6,392	8,195
Net Income	**25,169**	**26,146**	**25,243**	**21,363**	**26,311**	**27,960**	**31,402**	**35,871**	**43,970**	**53,094**
Change (%)	28.9	3.9	-3.5	-15.4	23.2	6.3	12.3	14.2	22.6	20.8
Operating Expenses	5,935	5,522	4,554	4,760	5,313	6,710	8,130	9,084	10,399	11,855
Operating Income	**19,234**	**20,624**	**20,689**	**16,603**	**20,998**	**21,250**	**23,272**	**26,787**	**33,571**	**41,239**
Change (%)	27.3	7.2	0.3	-19.7	26.5	1.2	9.5	15.1	25.3	22.8
Provisions/write offs	1,890	12,514	8,619	5,764	7,389	1,711	-1,585	-2,609	1,452	2,146
PBT	**17,344**	**8,110**	**12,070**	**10,840**	**13,609**	**19,539**	**24,858**	**29,397**	**32,119**	**39,093**
Extraordinary Items	0	0	0	0	0	0	0	0	0	0
Reported PBT	**17,344**	**8,110**	**12,070**	**10,840**	**13,609**	**19,539**	**24,858**	**29,397**	**32,119**	**39,093**
Tax	5,429	2,201	2,978	2,475	3,149	4,459	5,496	6,467	7,066	8,601
Tax Rate (%)	31.3	27.1	24.7	22.8	23.1	22.8	22.1	22.0	22.0	22.0
DTL on Special Reserve										
Reported PAT	**11,915**	**5,909**	**9,092**	**8,365**	**10,460**	**15,080**	**19,361**	**22,929**	**25,053**	**30,493**
Change (%)	41.7	-50.4	53.9	-8.0	25.0	44.2	28.4	18.4	9.3	21.7
PAT adjusted for EO	**11,915**	**5,909**	**9,092**	**8,365**	**10,460**	**15,080**	**19,361**	**22,929**	**25,053**	**30,493**
Change (%)	41.7	-50.4	53.9	-8.0	25.0	44.2	28.4	18.4	9.3	21.7
Proposed Dividend	1,809	0	0	0	0	0	1,300	2,591	2,881	3,141

Balance sheet (INR m)

Y/E March	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26E	FY27E	FY28E
Capital	1,675	1,682	1,683	1,686	1,689	2,597	2,599	2,599	2,599	2,599
Reserves & Surplus	73,764	78,296	87,548	97,030	1,08,448	1,47,147	1,66,032	1,87,662	2,10,124	2,37,735
Net Worth	**75,439**	**79,978**	**89,230**	**98,716**	**1,10,137**	**1,49,744**	**1,68,631**	**1,90,261**	**2,12,723**	**2,40,335**
Borrowings	**7,18,589**	**6,77,351**	**5,93,925**	**5,30,050**	**5,36,211**	**5,50,166**	**6,23,096**	**7,38,460**	**8,87,238**	**10,72,909**
Change (%)	33.6	-5.7	-12.3	-10.8	1.2	2.6	13.3	18.5	20.1	20.9
Other liabilities	44,662	31,969	30,767	28,530	15,795	24,138	33,481	35,155	36,912	38,758
Total Liabilities	**8,38,690**	**7,89,297**	**7,13,922**	**6,57,296**	**6,62,143**	**7,24,049**	**8,25,208**	**9,63,876**	**11,36,873**	**13,52,002**
Loans	**7,42,879**	**6,66,280**	**6,06,447**	**5,53,359**	**5,78,398**	**6,41,082**	**7,46,453**	**8,84,383**	**10,51,229**	**12,56,334**
Change (%)	30.0	-10.3	-9.0	-8.8	4.5	10.8	16.4	18.5	18.9	19.5
Investments	**45,607**	**20,757**	**20,448**	**34,827**	**31,963**	**43,460**	**33,809**	**35,500**	**37,275**	**39,138**
Change (%)	89.0	-54.5	-1.5	70.3	-8.2	36.0	-22.2	5.0	5.0	5.0
Net Fixed Assets	1,083	1,353	1,056	935	839	989	1,227	1,288	1,353	1,420
Other assets	49,122	1,00,906	85,971	68,175	50,943	38,517	43,719	42,705	47,017	55,109
Total Assets	**8,38,690**	**7,89,297**	**7,13,922**	**6,57,296**	**6,62,143**	**7,24,049**	**8,25,208**	**9,63,876**	**11,36,873**	**13,52,002**

E: MOFSL Estimates

Financials and Valuation

Ratios										(%)
Y/E March	**FY19**	**FY20**	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26E**	**FY27E**	**FY28E**
Spreads Analysis (%)										
Avg yield on loans	10.1	10.6	10.9	9.7	10.6	10.7	10.5	10.1	9.9	9.9
Avg. cost of funds	8.2	8.4	8.0	7.2	7.3	7.8	7.8	7.6	7.2	7.1
Interest Spread	1.9	2.1	2.9	2.4	3.3	2.9	2.7	2.5	2.7	2.8
NIM on loans	2.5	2.6	3.3	3.0	4.1	4.1	3.9	3.79	3.9	3.9
Profitability Ratios (%)										
RoE	16.9	7.6	10.7	8.9	10.0	11.6	12.2	12.8	12.4	13.5
RoA	1.6	0.7	1.2	1.2	1.6	2.2	2.5	2.6	2.4	2.5
Int. Expended/Int.Earned	76.1	76.4	70.9	69.8	62.9	63.2	62.6	62.6	60.9	60.6
Other Inc./Net Income	35.4	30.6	17.2	17.7	12.6	11.3	13.3	13.8	14.5	15.4
Efficiency Ratios (%)										
Op. Exps./Net Income	23.6	21.1	18.0	22.3	20.2	24.0	25.9	25.3	23.6	22.3
Empl. Cost/Op. Exps.	51.2	42.2	46.4	45.5	50.1	50.3	51.8	52.9	53.6	54.1
Asset Quality (INR m)										
Gross NPA	3,549	18,562	29,990	47,062	22,714	9,840	8,160	9,653	11,422	13,524
GNPA ratio	0.5	2.8	4.8	8.2	3.9	1.5	1.1	1.1	1.1	1.1
Net NPA	2,784	11,838	17,500	29,312	16,184	6,160	5,220	5,985	7,081	8,385
NNPA ratio	0.4	1.8	2.9	5.3	2.8	1.0	0.7	0.7	0.7	0.7
CAR	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0

VALUATION	**FY19**	**FY20**	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26E**	**FY27E**	**FY28E**
Book Value (INR)	450	476	530	586	652	577	649	732	818	925
BVPS Growth YoY	14.3	5.6	11.5	10.4	11.4	-11.6	12.5	12.8	11.8	13.0
Price-BV (x)			**1.8**	**1.6**	**1.4**	**1.6**	**1.4**	**1.3**	**1.1**	**1.0**
EPS (INR)	71.1	35.1	54.0	49.6	61.9	58.1	74.5	88.2	96.4	117.3
EPS Growth YoY	40.9	-50.6	53.8	-8.2	24.9	-6.3	28.3	18.4	9.3	21.7
Price-Earnings (x)		**26.4**	**17.2**	**18.7**	**15.0**	**16.0**	**12.5**	**10.5**	**9.6**	**7.9**
Dividend per share (INR)	9.0	0.0	0.0	0.0	0.0	0.0	5.0	10.0	11.1	12.1
Dividend yield (%)			**0.0**	**0.0**	**0.0**	**0.0**	**0.5**	**1.1**	**1.2**	**1.3**

E: MOFSL Estimates

NOTES

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