28 October 2026
2QFY27 Result Update| Sector: NBFCs

PNB Housing

Estimate changes	↑
TP change	↑
Rating change	↔

Bloomberg	PNBHOUSI IN
Equity Shares (m)	261
M.Cap.(INRb)/(USDb)	292.1 / 3.1
52-Week Range (INR)	1225 / 730
1, 6, 12 Rel. Per (%)	4/12/32
12M Avg Val (INR M)	1181

Financials Snapshot (INR b)

Y/E March	FY26	FY27E	FY28E
NII	30.7	35.0	44.3
PPP	25.8	30.6	39.6
PAT	22.9	25.1	29.1
EPS (INR)	88	96	112
EPS Gr. (%)	18	10	16
BV/Sh. (INR)	738	826	929
Ratios			
NIM (%)	3.8	3.6	3.7
C/I ratio (%)	26.3	25.8	23.6
RoAA (%)	2.6	2.4	2.3
RoE (%)	12.7	12.3	12.7
Valuations			
P/E (x)	12.7	11.6	10.0
P/BV (x)	1.5	1.4	1.2
Div. Yield (%)	0.7	0.8	1.0

Shareholding pattern (%)

As On	Sep-26	Jun-26	Sep-25
Promoter	28.0	28.0	28.0
DII	49.3	45.7	40.7
FII	14.2	16.8	18.6
Others	8.5	9.4	12.7

FII Includes depository receipts

CMP: INR1120 TP: INR1,500 (+34%) Buy

Moving into the orbit of stronger loan growth; Adj. NIM stable

Retail loans grew 19% YoY; credit costs were benign, driven by recoveries

- PNB Housing's (PNBHF) 2QFY27 PAT grew 6% YoY to ~INR6.2b (in line). NII rose ~17% YoY to ~INR8.7b (in line). Other income grew ~19% YoY to ~INR1.3b (~8% lower than MOFSLe). Opex rose ~20% YoY to ~INR2.6b (in line).
- PPOP grew ~16% YoY to INR7.5b (in line). Credit costs (net of recoveries) resulted in the provision write-back of INR475m (vs est. -INR379m). This resulted in net credit costs of -21bp (PQ: -13bp and PY: -57bp).
- PNBHF reiterated its FY27 loan book growth guidance of 18-20%, supported by strong disbursement momentum, improving demand, and sustained traction in affordable and emerging markets. We expect PNBHF to deliver stronger loan growth than its guidance and now estimate loan growth of ~23% in FY27.
- Following the 25bp repo-rate hike, the company anticipates a ~9-10bp increase in CoF and is evaluating lending-rate hikes of ~10-15bp for retail loans and ~15-20bp for corporate loans, effective 1st Nov'26. The company intends to pass on the impact of higher borrowing costs to customers to protect spreads, while closely monitoring competitors' pricing actions.
- PNBHF is transitioning toward a higher-growth and higher-yielding business mix, with affordable and emerging housing segments remaining its key pillars of expansion. The company's focus on building a stronger franchise across these segments, coupled with potential improvement in margins and resilient asset quality, provides visibility on sustainable earnings delivery.
- We estimate PNBHF to deliver a CAGR of 23%/13% in loans/PAT over FY26-28E and RoA/RoE of ~2.3%/12.7% in FY28E. **Reiterate BUY with a TP of INR1,500 (based on 1.5x Sep'28E BVPS).**

Healthy business momentum, led by affordable and emerging segments

- Total loan book grew ~19% YoY/6% QoQ to ~INR951b. Retail loans grew ~19% YoY/5.8% QoQ to INR944b as of Sep'26.
- Total disbursements grew 60% YoY and 59% QoQ to ~INR96.1b. Retail disbursements grew 54% YoY and 59% QoQ to INR92.5b. The company disbursed INR8.4b through DA buyout during the quarter (vs. INR1.5b in 1QFY27). Corporate disbursements in 2QFY27 stood at INR3.6b. Corporate loan book increased 107% YoY to INR6.9b as of Sep'26.
- Disbursements in the affordable segment grew ~40% YoY to ~INR11.5b. Affordable and emerging market segment contributed ~44% to retail disbursements. Repayments (annualized) rose to ~18.7% (PY: ~20.4% and PQ: ~17%). Affordable and emerging loans form ~41% of retail loan assets. As of Sep'26, the affordable book grew to ~INR94.4b, up ~45% YoY.

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- The company completed portfolio buyouts of ~INR10b during 1HFY27, comprising both home loans and LAP. This forms part of its annual budget of ~INR20b for portfolio buyouts. We expect PNBHF to deliver an AUM CAGR of ~23% over FY26-28.

Adjusted NIMs stable QoQ; CoF declines ~5bp sequentially

- Reported NIM stood at 3.67% (PQ: 3.5%). Adjusted NIM in 2QFY27 was broadly stable QoQ at 3.5% (excluding one-off charges on the prepayment of corporate account).
- Portfolio CoB declined ~5bp QoQ to 7.31% (PQ: 7.36%). Adjusted yields rose ~8bp QoQ to 9.56% (PQ: 9.48%) (excluding one-off charges on the prepayment of corporate account).
- Management expects the recent credit-rating upgrade to support lower borrowing costs over time, with more meaningful benefits likely to emerge in FY28 as existing borrowings are refinanced and new borrowings are raised at improved rates. We expect NIMs to contract to ~3.6% in FY27 and gradually improve to ~3.7% in FY28.

Asset quality broadly stable; recoveries to support credit costs

- Total GNPA declined ~4bp QoQ to 0.9%, while NNPA declined ~3bp QoQ to 0.55%. Corporate GNPA was NIL. The company recovered INR210m from the retail written-off pool and INR540m from the corporate written-off pool. Total recoveries stood at ~INR750m in 2QFY27 and ~INR1.4b in 1HFY27.
- Management expects credit costs to normalize to ~10-12bp as recoveries moderate, although the timing remains dependent on realizations from retail and corporate written-off accounts.

Highlights from the management commentary

- PNBHF is assessing measures to mitigate the potential impact of lower insurance commissions, including processing-fee increases, cost-control initiatives, and other income-enhancement opportunities.
- PNBHF aims to build its construction finance book to INR30b during FY27, while continuing to pursue recoveries from the existing corporate pool.

Valuation and view

- PNBHF delivered a healthy quarter, supported by strong disbursement momentum and AUM growth, with sustained traction across emerging and affordable segments. Asset quality remained stable, keeping credit costs benign. Yields improved sequentially, driven by an improving share of high-yielding segments, while NIM was flat, driven by higher leverage.
- PNBHF currently trades at 1.2x FY28E P/BV. We estimate PNBHF to deliver a CAGR of 23%/13% in loans/PAT over FY26-28 and RoA/RoE of ~2.3%/12.7% in FY28. Reiterate BUY with a TP of INR1,500 (based on 1.5x Sep'28E BVPS).
- Key risks: a) limited NIM expansion in FY28 due to high competitive intensity in the mortgage segment; and b) asset quality deterioration arising from seasoning in the affordable, emerging, and developer finance portfolios.

Quarterly performance

(INR M)

	FY26				FY27E				FY26	FY27E	2QFY27E	v/s Est.
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q				
Interest Income	19,804	20,175	20,194	20,540	21,384	22,892	23,991	25,822	80,712	94,089	22,539	2
Interest Expenses	12,344	12,670	12,528	12,461	13,386	14,147	15,208	16,349	50,002	59,090	14,163	0
Net Interest Income	**7,460**	**7,505**	**7,666**	**8,079**	**7,998**	**8,745**	**8,783**	**9,473**	**30,709**	**34,999**	**8,376**	**4**
YoY Growth (%)	16.2	13.4	11.0	11.0	7.2	16.5	14.6	17.2	12.8	14.0	11.6	
Other income	1,015	1,132	1,013	1,179	1,269	1,348	1,657	1,922	4,339	6,196	1,460	-8
Total Income	**8,475**	**8,636**	**8,678**	**9,258**	**9,267**	**10,093**	**10,441**	**11,395**	**35,048**	**41,195**	**9,836**	**3**
YoY Growth (%)	15.3	13.5	10.5	7.8	9.3	16.9	20.3	23.1	11.6	17.5	13.9	
Operating Expenses	2,158	2,172	2,399	2,474	2,374	2,602	2,759	2,891	9,203	10,627	2,493	4
YoY Growth (%)	11.9	7.5	16.7	16.5	10.0	19.8	15.0	16.9	13.2	15.5	14.8	
Operating Profits	**6,317**	**6,465**	**6,279**	**6,784**	**6,893**	**7,491**	**7,682**	**8,503**	**25,845**	**30,569**	**7,343**	**2**
YoY Growth (%)	16.5	15.6	8.4	5.0	9.1	15.9	22.3	25.3	11.1	18.3	13.6	
Provisions	-562	-1,132	-405	-1,762	-291	-476	-485	-396	-3,862	-1,648	-379	26
Profit before Tax	**6,879**	**7,596**	**6,684**	**8,546**	**7,184**	**7,966**	**8,167**	**8,899**	**29,706**	**32,217**	**7,722**	**3**
Tax Provisions	1,544	1,781	1,481	1,988	1,611	1,801	1,813	1,863	6,794	7,088	1,714	5
Profit after tax	**5,335**	**5,816**	**5,204**	**6,558**	**5,573**	**6,166**	**6,354**	**7,036**	**22,912**	**25,129**	**6,008**	**3**
YoY Growth (%)	23.3	23.8	7.7	19.2	4.5	6.0	22.1	7.3	18.3	9.7	3.3	
Key Operating Parameters (%)												
Rep. Yield on loans	9.99	9.95	9.72	9.47	9.48	9.56						
Rep. Cost of funds	7.76	7.69	7.50	7.35	7.36	7.31						
Spreads	2.23	2.26	2.22	2.12	2.12	2.25						
Net Interest Margins	3.74	3.67	3.63	3.69	3.50	3.49						
Cost to Income Ratio	25.5	25.1	27.6	26.7	25.6	25.8						
Credit Cost	-0.29	-0.57	-0.20	-0.83	-0.13	-0.21						
Tax Rate	22.4	23.4	22.2	23.3	22.4	22.6						
Balance Sheet Parameters												
Loans (INR B)	777	798	822	873	897	951	1,002	1,075				
Change YoY (%)	16.0	14.8	14.3	15.3	15.4	19.2	21.9	23.0				
AUM (INR B)	821	839	860	909	930	982	1,041	1,117				
Change YoY (%)	13.2	12.3	12.0	13.1	13.3	17.1	20.9	22.9				
Borrowings (Ex Assgn.) (INR B)	648	652	671	712	737	796	841	907				
Change YoY (%)	16.3	14.3	12.0	14.3	13.7	22.1	25.3	27.4				
Loans /Borrowings (%)	119.9	122.4	122.5	122.7	121.7	119.5	119.2	118.5				
Off BS loans/AUM (%)	5.3	4.9	4.5	3.9	3.6	3.2	3.7	3.8				
Debt/Equity (x)	3.7	3.6	3.6	3.7								
Asset Quality Parameters (%)												
GS 3 (INR Mn)	8,250	8,300	8,550	8,090	8,510	8,630						
Gross Stage 3 (% on loans)	1.06	1.04	1.04	0.93	0.95	0.91						
NS 3 (INR Mn)	5,330	5,460	5,580	4,990	5,160	5,180						
Net Stage 3 (% on loans)	0.69	0.69	0.68	0.57	0.58	0.55						
PCR (%)	35.4	34.22	34.7	38.3	39.4	39.98						

E: MOFSL Estimates



Highlights from the management commentary

Guidance

- PNBHF reiterated its loan book growth guidance of ~18-20% for FY27, supported by strong disbursement momentum, improving demand, and continued traction in affordable and emerging markets. FY27 loan growth is most likely to remain closer to ~20%.
- The company expects to maintain its focus on profitable growth, with an increasing contribution from high-yield retail segments while preserving portfolio quality and underwriting discipline.
- Following the 25bp repo-rate hike, management anticipates a ~9-10bp increase in borrowing costs and is evaluating lending-rate hikes of ~10-15bp for retail loans and ~15-20bp for corporate loans, effective 1st Nov'26. The company intends to pass on the impact of higher borrowing costs to customers to protect spreads, while closely monitoring competitors' pricing actions.
- PNBHF aims to build its construction finance book to INR30b during FY27, while continuing to pursue recoveries from the existing corporate pool.
- Management expects the recent credit-rating upgrade to support lower borrowing costs over time, with more meaningful benefits likely to emerge in FY28 as existing borrowings are refinanced and new borrowings are raised at improved rates.

Business Updates and Financial Performance

- The affordable business witnessed a strong revival following strategic initiatives implemented over the past few quarters, with disbursements growing 40% YoY. Affordable and emerging markets remained key growth engines within the retail portfolio, supported by increasing distribution reach and stronger sourcing capabilities.
- The company launched its micro-housing business in 2QFY27 and has already disbursed INR710m under the initiative.
- The company completed portfolio buyouts of ~INR10b during 1HFY27, comprising both home loans and LAP. This forms part of its annual budget of ~INR20b for portfolio buyouts.
- Incremental yields stood at 9.64% and are higher than the book yield of ~9.54%, which is expected to support the yield improvement trajectory. The reported spread and NIM included a one-off recovery of overdue charges and interest from a legacy corporate account that was fully closed during the quarter.
- Better liquidity in July and fixed-rate borrowings through NHB transactions contributed to the reduction in CoB during the quarter.

Credit Rating and Cost of Borrowings

- CRISIL upgraded the company's credit rating to AAA with a stable outlook, making PNBHF AAA-rated by all four leading domestic rating agencies. The improved rating is expected to support lower borrowing costs and positively influence spreads, although the benefits will materialize gradually rather than immediately.
- Management has initiated discussions with banking partners to reprice existing borrowings, while new borrowings are expected to be raised at more favorable rates.

- PNBHF expects the rating upgrade to deliver measurable benefits over the next financial year as refinancing opportunities increase and the improved rating is reflected in funding costs.

Growth Outlook and Industry Trends

- The recent 25bp repo-rate hike has not materially affected housing demand or sourcing momentum so far, with industry logins, sanctions, and disbursements remaining healthy.
- Management remains constructive on the medium-term housing finance outlook, supported by urbanization, infrastructure development, rising incomes, favorable demographics, and increasing homeownership aspirations.
- The company expects 3Q and 4Q to benefit from seasonally stronger business activity during the festive period. Management views the record disbursements achieved in 2Q as a new benchmark for further growth.

Affordable Housing and Emerging Markets

- PNBHF is expanding affordable housing sourcing beyond its dedicated Roshni vertical by enabling prime and emerging market branches, particularly those operating in metros, to originate affordable loans.
- Affordable housing yields have remained broadly stable at the standalone vertical level, despite the expansion of sourcing through prime and emerging market branches.
- Management is balancing salaried and self-employed borrowers, along with home loans and LAP, to maintain overall portfolio yields and margins rather than competing aggressively with nationalized banks in the prime salaried segment.
- In smaller markets and affordable housing, certain self-construction loans are classified as LAP when construction is more than 60% complete. This classification affects the reported product mix.
- The company expects the Roshni vertical to remain central to affordable housing expansion, with selective sourcing in metro and state-capital markets providing additional opportunities.
- While peripheral markets can offer stronger customer profiles, lower property values may constrain pricing. Management views this as a measured trade-off within the broader affordable housing growth strategy.

Geographical Presence and Distribution

- Delhi NCR remains a particularly strong market, supported by the company's longstanding presence and extensive distribution across Delhi, Gurugram, Ghaziabad, and Noida.
- The company continues to leverage its regional reach and branch network to expand affordable housing origination while maintaining underwriting discipline and portfolio quality.

Yields, Pricing, and Spread Management

- Following the 25bp repo-rate hike, management expects borrowing costs to increase by ~9-10bp and is evaluating lending-rate increases of ~10-15bp for retail loans and 15-20bp for corporate loans, effective 1st November.

- Management remains focused on balancing growth and pricing, particularly in affordable housing markets where competition and property values can constrain yields.
- The reported improvement in spreads also benefited from the one-off recovery of overdue charges and interest on a legacy corporate account. This benefit is not expected to recur following the account's closure.

Insurance Commission and Fee Income

- PNBHF is assessing measures to mitigate the potential impact of lower insurance commissions, including processing-fee increases, cost-control initiatives and other income-enhancement opportunities.
- Management expects lower insurance premiums to improve affordability for customers, potentially supporting higher insurance penetration and greater uptake of bundled products. The company is evaluating the extent to which additional business volumes, improved fee income, and operating efficiencies can offset the reduction in insurance-related income.

Corporate Lending and Recoveries

- The company has an existing corporate pool of ~INR6.5b, comprising two accounts previously identified as stressed, for which recovery efforts are ongoing.
- Management expects credit costs to normalize to ~10-12bp as recoveries moderate, although the timing remains dependent on realizations from these accounts.

Technology, AI, and Digital Transformation

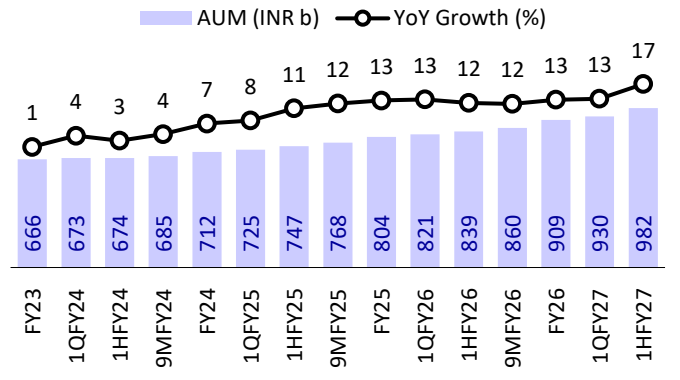
- The company continues to strengthen its machine-learning ecosystem and has developed an end-to-end collections solution covering early-warning signals, bounce prevention, settlement monitoring and collection prioritisation.
- Technology investments are aimed at improving underwriting, collections, productivity and customer experience while supporting a scalable operating model.
- The company remains focused on leveraging digital capabilities and data-driven decision-making to support profitable growth and strengthen risk management.

Strategic Priorities

- PNBHF remains focused on profitable growth, increasing the contribution of high-yield retail segments, strengthening portfolio quality, and improving operating productivity.
- The company aims to build a resilient and scalable franchise through disciplined risk management, technology adoption, distribution expansion, and continued improvements in operating efficiency.
- Management believes the combination of a stronger credit rating, healthy disbursement momentum, improving incremental yields, and a wider distribution network positions the company to deliver sustainable growth and long-term value creation.

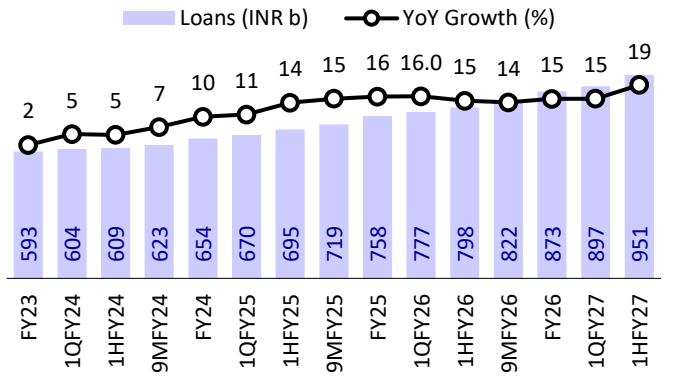
Key exhibits

Exhibit 1: AUM grew 17% YoY…



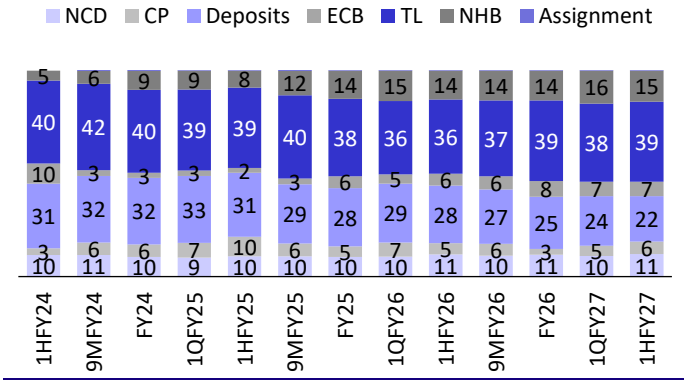
Source: MOFSL, Company

Exhibit 2: …while on-book loans grew 19% YoY



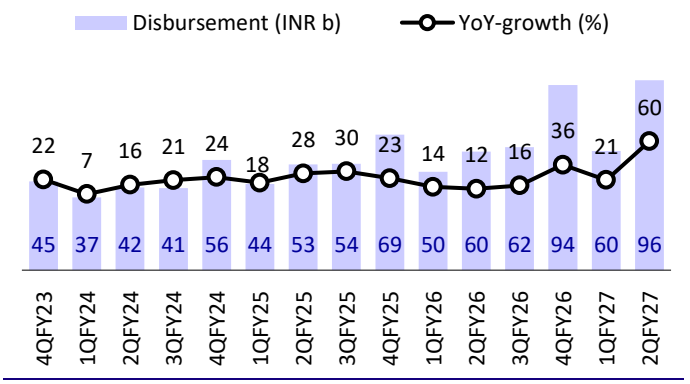
Source: MOFSL, Company

Exhibit 3: Borrowing mix (%)



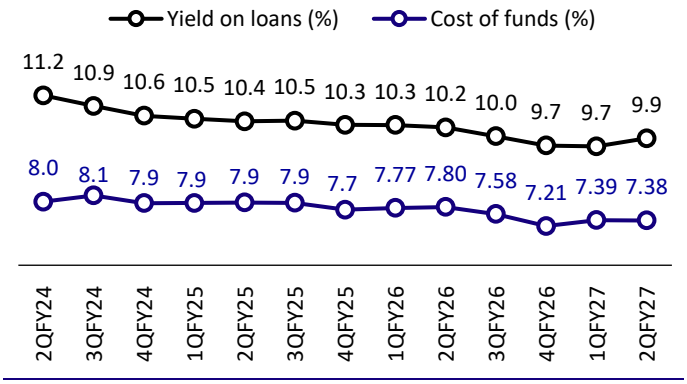
Source: MOFSL, Company

Exhibit 4: Disbursements in 2QFY27 grew ~60% YoY



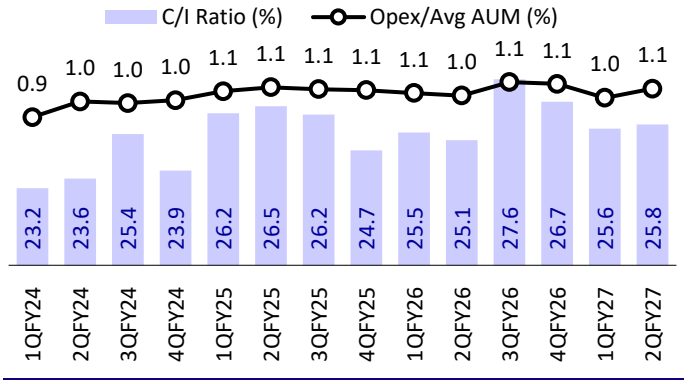
Source: MOFSL, Company

Exhibit 5: Yields (Calc.) rose ~25bp QoQ



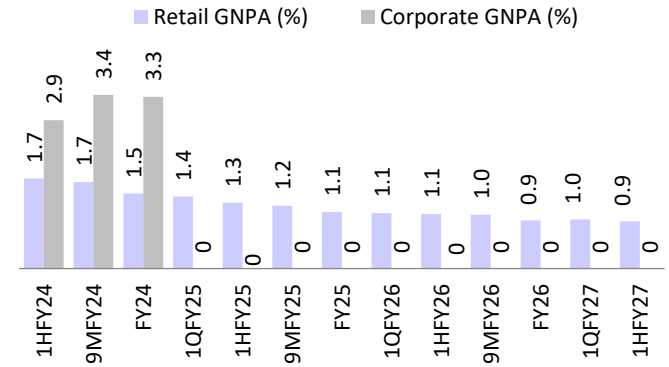
Source: MOFSL, Company, Calculated

Exhibit 6: C/I ratio rose ~20bp QoQ to 25.8%



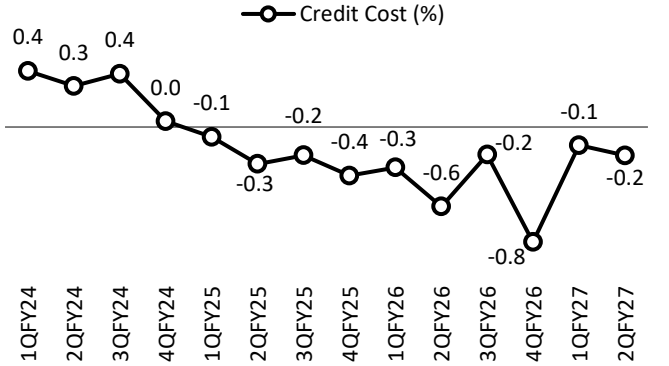
Source: MOFSL, Company, Calculated

Exhibit 7: Asset quality remained broadly stable QoQ



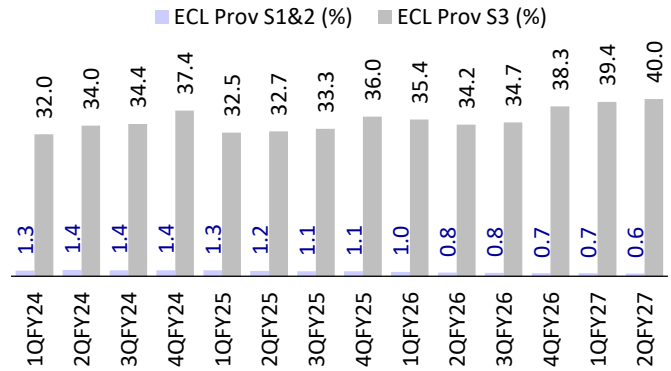
Source: MOFSL, Company

Exhibit 8: Credit costs of ~-0.2% in 2QFY27



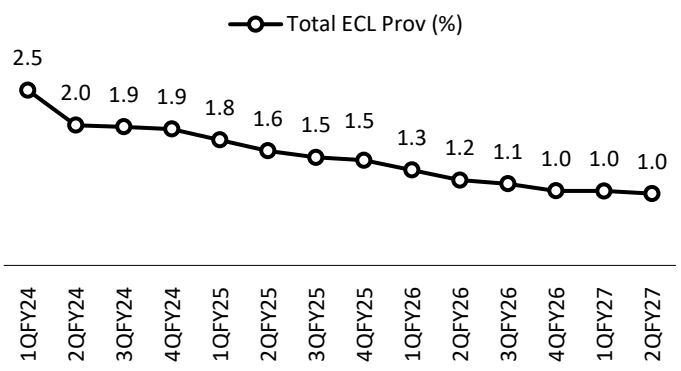
Source: MOFSL, Company

Exhibit 9: Stage 3 PCR improved ~60bp QoQ



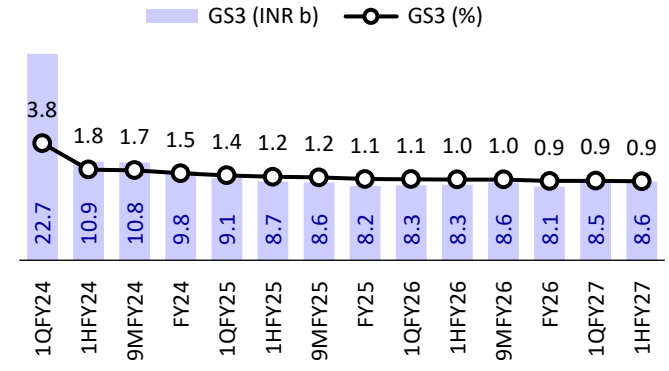
Source: MOFSL, Company

Exhibit 10: ECL/EAD provision remained stable QoQ at ~1.0%



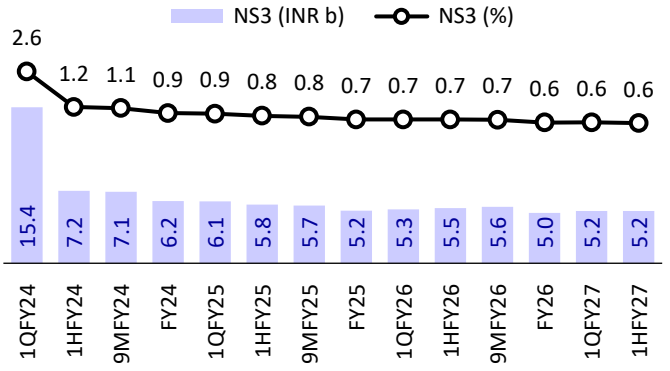
Source: MOFSL, Company

Exhibit 11: GS3 declined ~5bp QoQ



Source: MOFSL, Company

Exhibit 12: NS3 remained stable QoQ at ~0.6%

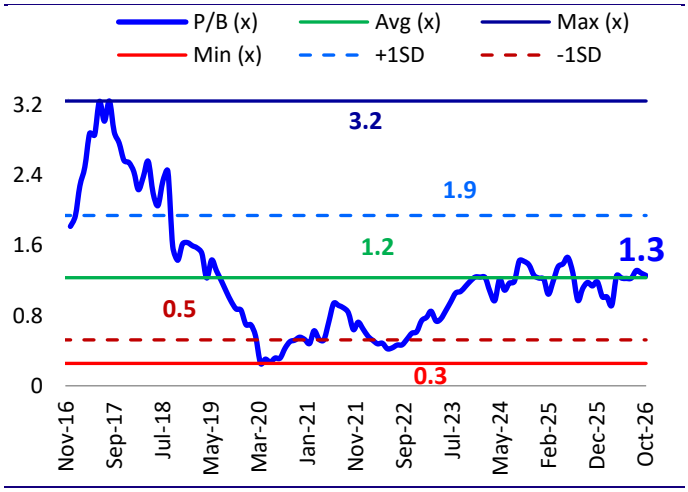


Source: MOFSL, Company

We increase our FY28E EPS estimates by 2.5% to factor in higher AUM growth and lower credit costs

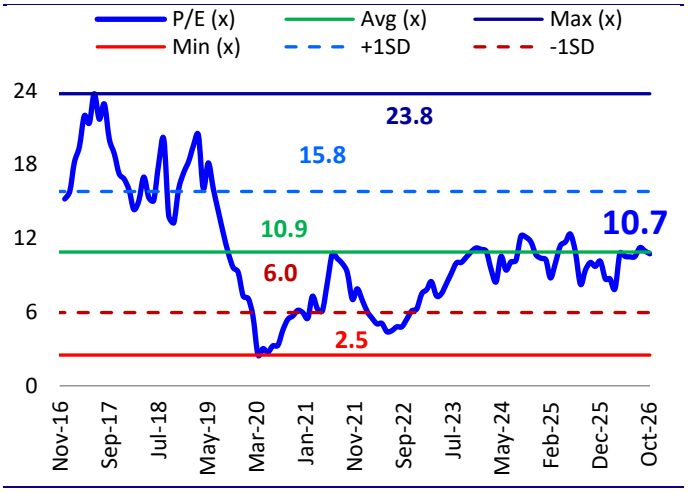
INR b	Old Est.		New Est.		Change (%)	
	FY27E	FY28E	FY27E	FY28E	FY27E	FY28E
NII	34.5	43.9	35.0	44.3	1.5	0.9
Other Income	6.2	7.1	6.2	7.5	0.4	5.6
Total Income	**40.6**	**51.0**	**41.2**	**51.8**	**1.4**	**1.6**
Operating Expenses	10.2	11.8	10.6	12.2	3.7	3.7
Operating Profits	**30.4**	**39.3**	**30.6**	**39.6**	**0.6**	**0.9**
Provisions	-1.6	2.9	-1.6	2.4	0.6	-18.7
PBT	**32.0**	**36.3**	**32.2**	**37.2**	**0.6**	**2.5**
Tax	7.0	8.0	7.1	8.2	0.6	2.5
PAT	**25.0**	**28.3**	**25.1**	**29.1**	**0.6**	**2.5**
Loan book	1,063	1,285	1,075	1,312	1.1	2.1
NIM (%)	3.6	3.7	3.6	3.7		
Spreads (%)	2.3	2.6	2.4	2.6		
ROAA (%)	2.4	2.3	2.4	2.3		
RoAE (%)	12.3	12.4	12.3	12.7		

Exhibit 13: One-year forward P/B



Source: MOFSL, Company

Exhibit 14: One-year forward P/E



Source: MOFSL, Company

Financials and Valuation

Income statement									(INR M)
Y/E March	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27E**	**FY28E**	**FY29E**
Interest Income	71,898	58,220	61,991	67,422	72,737	80,712	94,089	1,20,504	1,48,620
Interest Expended	50,998	40,645	38,985	42,611	45,514	50,002	59,090	76,212	94,586
Net Interest Income	**20,901**	**17,575**	**23,006**	**24,811**	**27,223**	**30,709**	**34,999**	**44,291**	**54,034**
Change (%)	15.3	-15.9	30.9	7.8	9.7	12.8	14.0	26.5	22.0
Other Operating Income	4,343	3,787	3,306	3,149	4,179	4,339	6,196	7,549	8,867
Net Income	**25,243**	**21,363**	**26,311**	**27,960**	**31,402**	**35,048**	**41,195**	**51,840**	**62,901**
Change (%)	-3.5	-15.4	23.2	6.3	12.3	11.6	17.5	25.8	21.3
Operating Expenses	4,554	4,760	5,313	6,710	8,130	9,203	10,627	12,208	14,033
PPoP	**20,689**	**16,603**	**20,998**	**21,250**	**23,272**	**25,845**	**30,569**	**39,632**	**48,868**
Change (%)	0.3	-19.7	26.5	1.2	9.5	11.1	18.3	29.6	23.3
Provisions/write offs	8,619	5,764	7,389	1,711	-1,585	-3,862	-1,648	2,386	3,625
PBT	**12,070**	**10,840**	**13,609**	**19,539**	**24,858**	**29,706**	**32,217**	**37,245**	**45,244**
Extraordinary Items	0	0	0	0	0	0	0	0	0
Reported PBT	**12,070**	**10,840**	**13,609**	**19,539**	**24,858**	**29,706**	**32,217**	**37,245**	**45,244**
Tax	2,978	2,475	3,149	4,459	5,496	6,794	7,088	8,194	9,954
Tax Rate (%)	24.7	22.8	23.1	22.8	22.1	22.9	22.0	22.0	22.0
DTL on Special Reserve									
Reported PAT	**9,092**	**8,365**	**10,460**	**15,080**	**19,361**	**22,912**	**25,129**	**29,051**	**35,290**
Change (%)	53.9	-8.0	25.0	44.2	28.4	18.3	9.7	15.6	21.5
PAT adjusted for EO	**9,092**	**8,365**	**10,460**	**15,080**	**19,361**	**22,912**	**25,129**	**29,051**	**35,290**
Change (%)	53.9	-8.0	25.0	44.2	28.4	18.3	9.7	15.6	21.5
Proposed Dividend	0	0	0	0	1,300	2,084	2,362	2,847	3,458

Balance sheet								(INR M)	(INR M)
Y/E March	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27E**	**FY28E**	**FY29E**
Capital	1,683	1,686	1,689	2,597	2,599	2,606	2,606	2,606	2,606
Reserves & Surplus	87,548	97,030	1,08,448	1,47,147	1,66,032	1,89,586	2,12,631	2,39,320	2,71,763
Net Worth	**89,230**	**98,716**	**1,10,137**	**1,49,744**	**1,68,631**	**1,92,191**	**2,15,236**	**2,41,925**	**2,74,368**
Borrowings	**5,93,925**	**5,30,050**	**5,36,211**	**5,50,166**	**6,23,096**	**7,11,986**	**9,06,915**	**11,25,410**	**13,80,182**
Change (%)	-12.3	-10.8	1.2	2.6	13.3	14.3	27.4	24.1	22.6
Other liabilities	30,767	28,530	15,795	24,138	33,481	30,943	32,491	34,115	35,821
Total Liabilities	**7,13,922**	**6,57,296**	**6,62,143**	**7,24,049**	**8,25,208**	**9,35,121**	**11,54,642**	**14,01,450**	**16,90,371**
Loans	**6,06,447**	**5,53,359**	**5,78,398**	**6,41,082**	**7,46,453**	**8,64,334**	**10,74,544**	**13,11,666**	**15,88,241**
Change (%)	-9.0	-8.8	4.5	10.8	16.4	15.8	24.3	22.1	21.1
Investments	**20,448**	**34,827**	**31,963**	**43,460**	**33,809**	**27,788**	**29,178**	**30,636**	**32,168**
Change (%)	-1.5	70.3	-8.2	36.0	-22.2	-17.8	5.0	5.0	5.0
Net Fixed Assets	1,056	935	839	989	1,227	1,222	1,283	1,347	1,414
Other assets	85,971	68,175	50,943	38,517	43,719	41,777	49,637	57,800	68,547
Total Assets	**7,13,922**	**6,57,296**	**6,62,143**	**7,24,049**	**8,25,208**	**9,35,121**	**11,54,642**	**14,01,450**	**16,90,371**

E: MOFSL Estimates

Ratios									(%)
Y/E March	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27E**	**FY28E**	**FY29E**
Spreads Analysis (%)									
Avg yield on loans	10.9	9.7	10.6	10.7	10.5	10.0	9.7	10.1	10.3
Avg. cost of funds	8.0	7.2	7.3	7.8	7.8	7.5	7.3	7.5	7.6
Interest Spread	2.9	2.4	3.3	2.9	2.7	2.5	2.4	2.6	2.7
NIM on loans	3.3	3.0	4.1	4.1	3.9	3.81	3.61	3.71	3.73
Profitability Ratios (%)									
RoE	10.7	8.9	10.0	11.6	12.2	12.7	12.3	12.7	13.7
RoA	1.2	1.2	1.6	2.2	2.5	2.6	2.4	2.3	2.3
Int. Expended/Int.Earned	70.9	69.8	62.9	63.2	62.6	62.0	62.8	63.2	63.6
Other Inc./Net Income	17.2	17.7	12.6	11.3	13.3	12.4	15.0	14.6	14.1
Efficiency Ratios (%)									
Op. Exps./Net Income	18.0	22.3	20.2	24.0	25.9	26.3	25.8	23.6	22.3
Empl. Cost/Op. Exps.	46.4	45.5	50.1	50.3	51.8	52.9	54.0	54.6	55.1
Asset Quality (INR m)									
Gross NPA	29,990	47,062	22,714	9,840	8,160	8,090	9,819	11,968	14,591
GNPA ratio	4.8	8.2	3.9	1.5	1.1	0.9	0.9	0.9	0.9
Net NPA	17,500	29,312	16,184	6,160	5,220	5,175	6,088	7,420	9,046
NNPA ratio	2.9	5.3	2.8	1.0	0.7	0.6	0.6	0.6	0.6
CAR	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
VALUATION	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27E**	**FY28E**	**FY29E**
Book Value (INR)	530	586	652	577	649	738	826	929	1,053
BVPS Growth YoY	11.5	10.4	11.4	-11.6	12.5	13.7	12.0	12.4	13.4
Price-BV (x)	**2.1**	**1.9**	**1.7**	**1.9**	**1.7**	**1.5**	**1.4**	**1.2**	**1.1**
EPS (INR)	54.0	49.6	61.9	58.1	74.5	87.9	96.4	111.5	135.4
EPS Growth YoY	53.8	-8.2	24.9	-6.3	28.3	18.1	9.7	15.6	21.5
Price-Earnings (x)	**20.7**	**22.6**	**18.1**	**19.3**	**15.0**	**12.7**	**11.6**	**10.0**	**8.3**
Dividend per share (INR)	0.0	0.0	0.0	0.0	5.0	8.0	9.1	10.9	13.3
Dividend yield (%)	**0.0**	**0.0**	**0.0**	**0.0**	**0.4**	**0.7**	**0.8**	**1.0**	**1.2**

E: MOFSL Estimates

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