

October 25, 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: Press Release

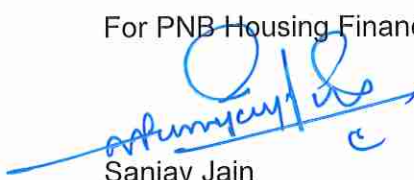
Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Please find attached herewith the Press Release of the Company for the quarter and half year ended September 30, 2017.

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

Press Release

For Immediate Release

25th October, 2017, New Delhi

Unaudited Financial Results for Q2 and Half-year Ended 30th Sept, 2017

The Board of Directors of PNB Housing Finance Limited today approved the un-audited standalone Financial Results for the quarter and half-year ended 30th Sept, 2017. The accounts have been subjected to a limited review by the Company's Statutory Auditors in line with the regulatory guidelines.

Financial performance (Q2 FY17-18 vs Q2 FY16-17)

- Net Interest Income registered a growth of 69% to INR 386 crore from INR 228 crore.
- Profit after Tax increased by 51% to INR 208 crore from INR 138 crore.
- The spread on average loan assets is 2.42% and Net Interest Margin on the average interest earning assets is 3.15%.

Financial performance (H1 FY17-18 vs H1 FY16-17)

- Net Interest Income registered a growth of 67% to INR 730 crore from INR 438 crore.
- Profit after Tax increased by 68% to INR 393 crore from INR 234 crore.
- The spread on average loan assets is 2.29% and Net Interest Margin on the average interest earning assets is 3.16%.
- The cumulative provision for non-performing assets and standard assets is INR 39.2 crore and INR 246 crore respectively as on 30th Sept, 2017. In addition, the Company carries a provision for contingencies of INR 65.5 crore, over and above the provisions required to be maintained as per NHB Directions.

Business Operations

- Disbursements increased by 49% to INR 15,179 crore during H1 FY17-18 from INR 10,175 crore during H1 FY16-17. Disbursements towards housing loan accounted for 68.2% and non-housing loan at 31.8%. Disbursement for Q2 FY17-18 was INR 7,385 crore.
- Asset under Management (AUM) crossed INR 50,000 crore during the period at INR 51,320 crore as on 30th Sept, 2017 up from INR 34,896 crore as on 30th Sept, 2016 registering a growth of 47% during the period.
- The Outstanding Loans Sold/Assigned amounted to INR 2,571 crore as on 30th Sept, 2017.
- Loan Outstanding grew by a healthy rate of 51% YoY to INR 48,749 crore as on 30th Sept, 2017 of which Housing Loans consists 70.6% and Non Housing is 29.4%.

Deposits

- The Deposit portfolio grew by 33% to INR 10,405 crore as on 30th Sept, 2017 from INR 7,831 crore as on 30th Sept, 2016.

Service Network

- As on 30th Sept, 2017 the Company has 73 branches with presence in 41 unique cities and 21 Hubs. This includes 7 new branches made operational during the quarter. The Company also services the customers through 29 outreach locations.

Asset Quality

- Gross Non-Performing Assets (NPA) stood at 0.34% of the Loan Assets as on 30th Sept, 2017 against 0.26% as on 30th Sept, 2016.

Regd. Office: 9th Floor, Antriksh Bhavan, 22 Kasturba Gandhi Marg, New Delhi – 110 001

Phone: 011 – 23736857, E-mail: loans@pnbhfl.com, Website: www.pnbhfl.com

CIN: L65922DL1988PLC033856

- Net NPA stood at 0.26% of the Loan Assets as on 30th Sept, 2017 against 0.18% as on 30th Sept, 2016.

Capital to Risk Asset Ratio (CRAR)

- The Company's CRAR as on 30th Sept, 2017 stood at 18.38%, of which Tier I capital was 13.99% and Tier II capital was 4.39%. As per the regulatory norms, the minimum requirement for the CRAR and Tier I capital is 12% and 6% respectively.

Credit Rating

- PNB Housing Finance Fixed Deposit programme 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. The Company's Commercial Paper (CP) is rated at "A1(+)" by CRISIL & CARE and Non-Convertible Debenture (NCD) are rated at "AAA" by CARE, "AAA" by India Ratings, "AA+" by CRISIL and "AA+" by ICRA. Further the bank loans long term rating is rated at "AAA" by CARE and AA+ by CRISIL.

Commenting on the performance Mr. Sanjaya Gupta, Managing Director said:

"We witnessed a double digit growth in Q2 and H1 FY17-18 on the back of geographic expansion and efficient borrowings. During the quarter, we achieved a landmark of INR 50,000 crore AUM. We look forward to continue our growth journey with focus on network expansion, improvement in costs, maintain robust asset quality and an efficient borrowing mix."

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 offer its retail customers "housing and non-housing loans". The Company is also into construction finance loans to real estate developers for residential housing. PNB Housing Finance is a deposit taking Housing Finance Company.

Safe Harbour Statement

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 herein. 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 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. This release cannot be copied and/or disseminated in any manner.

For more Information, please contact:

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**Statement of Standalone Unaudited Financial Results for the Quarter and Half-year Ended
September 30, 2017**

(₹ in crore)

Particulars	Quarter ended 30.09.2017	Quarter ended 30.06.2017	Quarter ended 30.09.2016	Half Year ended 30.09.2017	Half Year ended 30.09.2016	Year ended 31.03.2017
Income:	(Unaudited)					(Audited)
Revenue from operations	1,315.78	1,192.15	970.17	2,507.93	1,833.02	3,907.70
Other Income	0.07	0.12	0.08	0.19	0.10	0.15
Total Income	1,315.85	1,192.27	970.25	2,508.12	1,833.12	3,907.85
Expenditure:						
Finance Cost	836.07	752.92	684.68	1,588.99	1,292.67	2,643.65
Employee Benefit Expenses	33.08	28.92	26.58	62.00	48.70	101.26
Other Expenses	71.78	74.15	69.68	145.93	122.81	237.39
Depreciation Expense	5.25	5.08	4.56	10.33	9.03	18.63
Provisions and Write-offs	50.28	48.06	(22.51)	98.34	5.47	102.91
Total Expenditure	996.46	909.13	762.99	1,905.59	1,478.68	3,103.84
Profit Before Tax	319.39	283.14	207.26	602.53	354.44	804.01
Tax Expenses	111.40	98.39	69.61	209.79	120.89	280.28
Profit After Tax	207.99	184.75	137.65	392.74	233.55	523.73
Earning Per Share (of ₹10/- each)						
-Basic (₹)	12.49	11.12	10.85	23.60	18.40	36.72
-Diluted (₹)	12.33	10.99	10.64	23.31	18.13	36.15
Paid up Equity Share Capital (Face value of ₹10/- each)	166.59	166.59	126.92	166.59	126.92	165.64
Reserves excluding Revaluation Reserves as at 31 st March						5,411.67

Notes:

- The Company is engaged in the business of providing loans for purchase or construction of residential houses. All other activities of the Company revolve around the main business and accordingly, there are no separate reportable segments as per the Accounting Standard on 'Segment Reporting' (AS 17) issued by the Institute of Chartered Accountants of India.
- Assets under management (AUM) have increased from 34,896 crores as on September 30, 2016 to 51,320 crores as on September 30, 2017 registering a growth of 47%. Loan Assets have increased from 32,236 crores as on September 30, 2016 to 48,749 crores as on September 30, 2017 registering a growth of 51%.

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CIN: L65922DL1988PLC033856

3. The Revenue from Operations for half year ended September 30, 2017 include Interest Income of ₹2,319.06 crores (₹1,730.23 crore for half year ended September 30, 2016) and Fees and Other Operating Income of ₹188.87 crores (₹102.79 crore for half year ended September 30, 2016).
4. The Gross NPAs, as on September 30, 2017, of the Company are 0.34% as against 0.26% as on September 30, 2016. Net NPAs of the Company are 0.26% of the Loan Assets as on September 30, 2017, against 0.18% of the Loan Assets as on September 30, 2016.
5. Statement of Assets and Liabilities:

	(₹ in crore)	
	As at September 30, 2017 (Unaudited)	As at March 31, 2017 (Audited)
<u>EQUITY AND LIABILITIES</u>		
Shareholder's Funds		
Share Capital	166.59	165.64
Reserves and Surplus	5,713.64	5,411.67
	5,880.23	5,577.31
Non-Current Liabilities		
Long-Term Borrowings	30,869.15	24,083.96
Deferred Tax Liabilities (Net)	49.14	46.86
Other Long-Term Liabilities	234.50	103.90
Long-Term Provisions	320.48	242.45
	31,473.27	24,477.17
Current Liabilities		
Short-Term Borrowings	10,511.76	7,947.41
Trade Payables	124.38	93.56
Other Current Liabilities	5,709.67	4,836.06
Short-Term Provisions	40.48	28.04
	16,386.29	12,905.07
TOTAL	53,739.79	42,959.55
<u>ASSETS</u>		
Non-Current Assets		
Fixed Assets (including Capital Work in Progress)	68.34	60.43
Non-Current Investments	1,103.02	961.35
Loans and Advances	46,258.96	36,443.79
Other Non-Current Assets	360.26	278.43
	47,790.58	37,744.00
Current Assets		
Current Investments	2,173.01	2,318.21
Cash and Cash Equivalents	431.30	151.47
Short-Term Loans and Advances	55.15	39.94
Other Current Assets*	3,289.75	2,705.93
	5,949.21	5,215.55
TOTAL	53,739.79	42,959.55

*Other Current Assets includes Current maturities of Long-Term Loans and Advances of 2,490.18 crores (Previous year 2,087.54 crores).

Ghar Ki Baat

6. During the Quarter ended September 30, 2017, the Company has granted 4,05,700 Stock Options to its eligible employees under Employee Stock Option Scheme, 2016- Plan B.
7. During the Quarter ended September 30, 2017, the Company paid final dividend at the rate of ₹6 per share.
8. The Company has incorporated a Wholly Owned Subsidiary by the name of PHFL Home Loans and Services Limited with a paid up capital of ₹ 25 Lakhs on August 22, 2017.
9. During the quarter ended September 30, 2017, there were no transactions in the nature of exceptional or extraordinary items.
10. Previous period/year figures have been regrouped or reclassified, wherever necessary, to make them comparable with the current quarter figures.

The Statutory Auditors of the Company have reviewed the financial results for the quarter and half year ended September 30, 2017.

The results for the Quarter and half year ended September 30, 2017 are reviewed and recommended by the Audit Committee of Board and subsequently approved by Board of Directors at the meeting held on October 25, 2017.

For PNB Housing Finance Limited

October 25, 2017
New Delhi

Sanjaya Gupta
Managing Director
DIN 02939128