

October 28, 2020

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

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

Scrip Code: 540173

Symbol: PNBHOUSING

Dear Sirs,

Sub: Investor Presentation

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Please find attached herewith the Investor Presentation of the Company for the quarter and six months ended September 30, 2020.

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



PNB Housing Finance Limited Investor Presentation October 2020



pnb Housing (Punjab National Bank)
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Tools & Calculator

Approved Projects

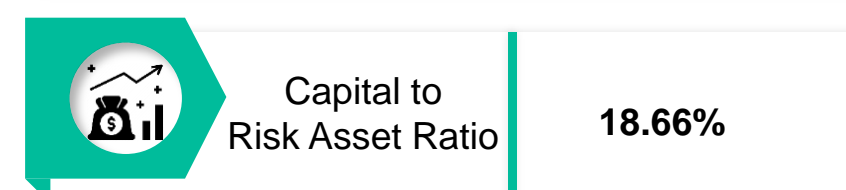
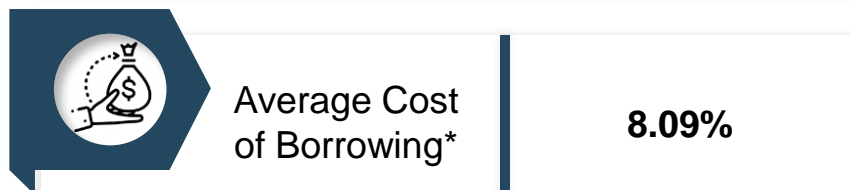
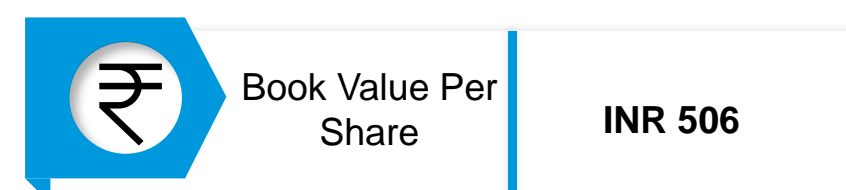
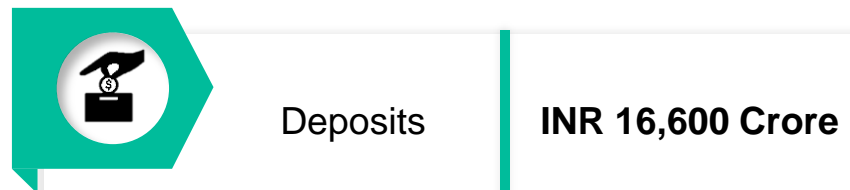
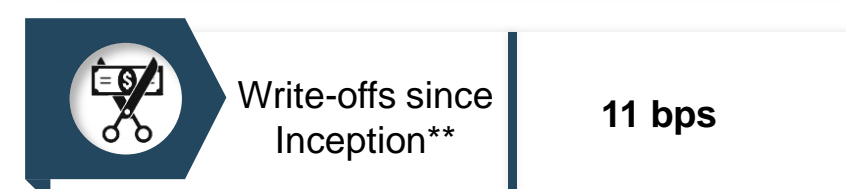
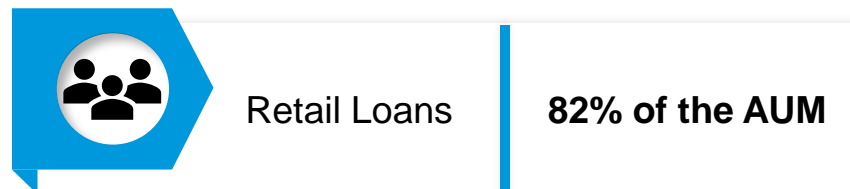
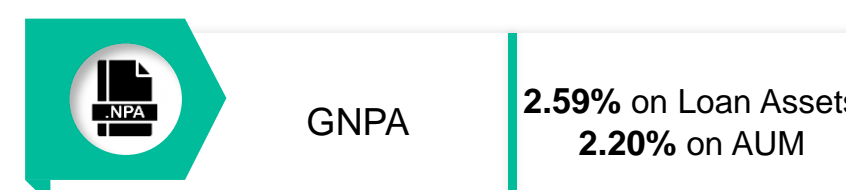
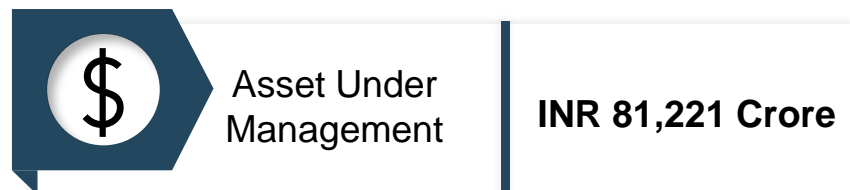
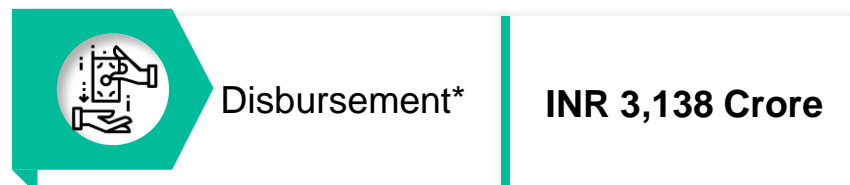
Media Gallery

VISIT OUR KNOWLEDGE CENTER

- All About Home Loan Process**
Owning a home isn't just a byproduct of wealth, it's what gives us and our families, stability...
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- Fixed vs Floating rate of interest - What suits you the best**
A home purchase is probably the biggest financial decision and transaction in a person's financial life...
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- How to choose a home loan lender**
Buying a dream home isn't something you do every day. The same goes for your home loan...
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- A fine balance between EMI amount and Home Loan Tenure**
A home loan helps you realize your dream of having your own home. A home loan comes...
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Performance Highlights



Data as on 30th September 2020

*For H1 FY21

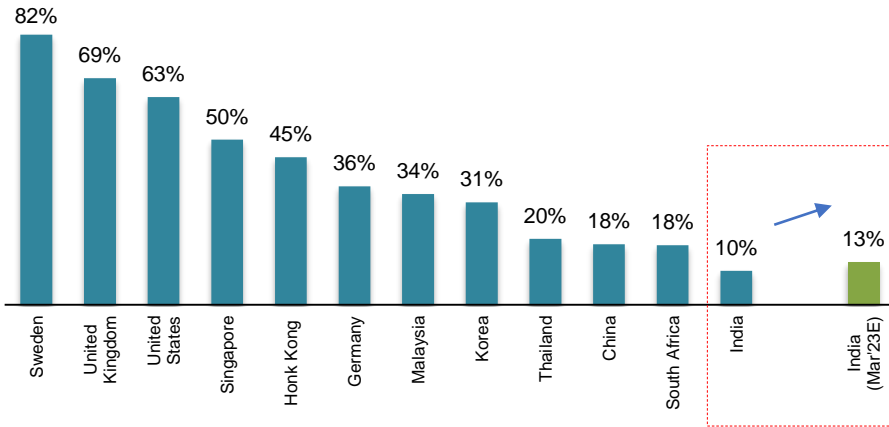
**On cumulative disbursements

India's Mortgage Market



Under-penetrated Indian mortgage market

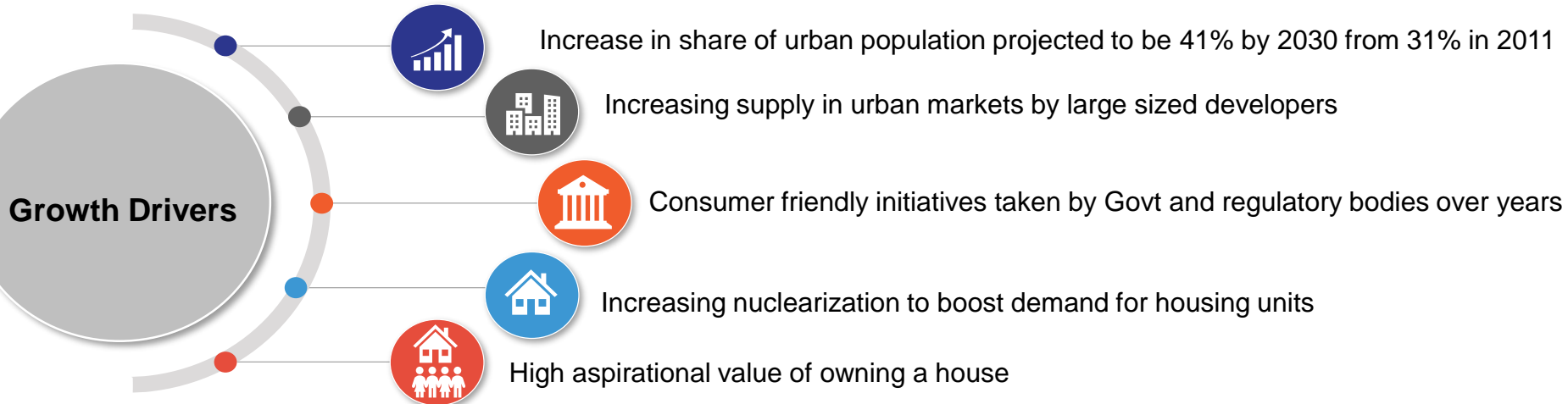
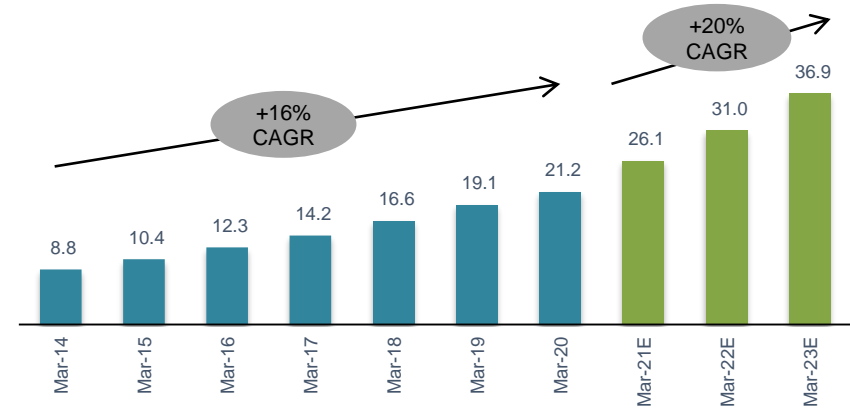
Mortgage to GDP Ratio (%)



Source: ICRA (a division of Moody's) Reports

Growth in Indian mortgage market

Loan Assets (INR trillion)

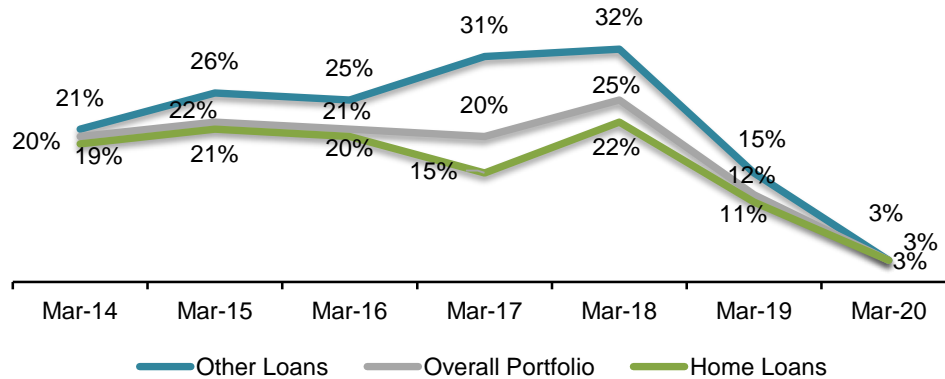


Source: ICRA, Trends in Housing Loan Disbursements June 2020

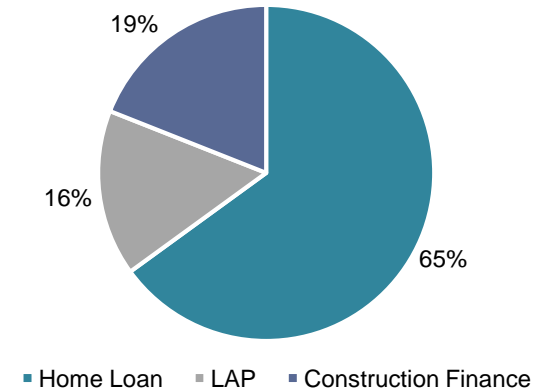
Growth of Housing Finance Sector



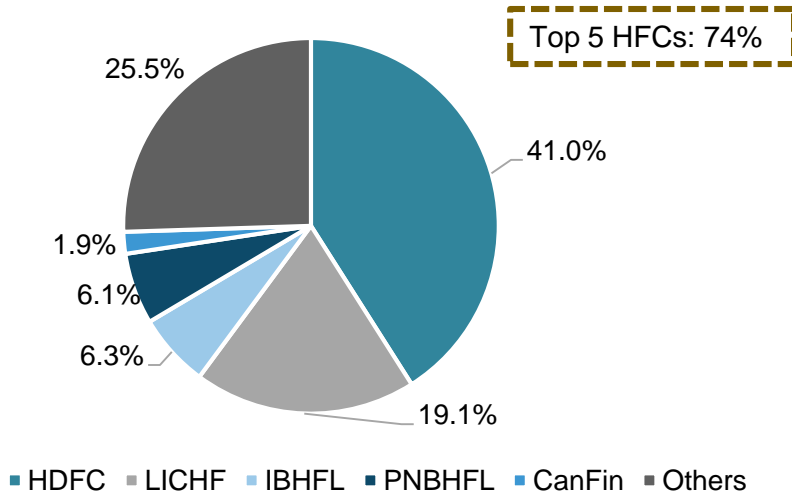
Portfolio Growth of HFCs



Portfolio Composition of HFCs*



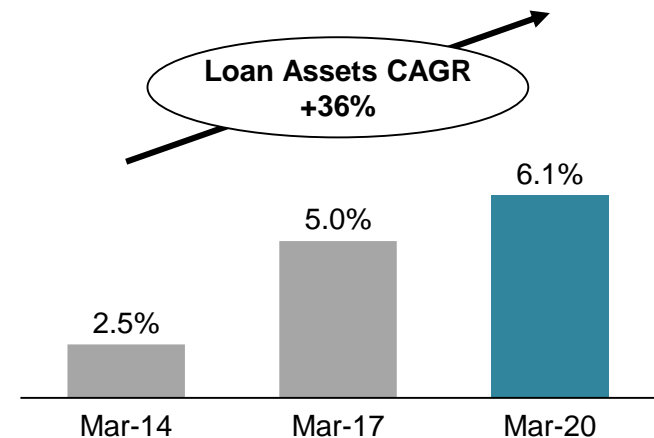
Total Loan of HFCs: INR 11.0 trillion*



PNBHFL Market Share (%)



Loan Assets CAGR +36%

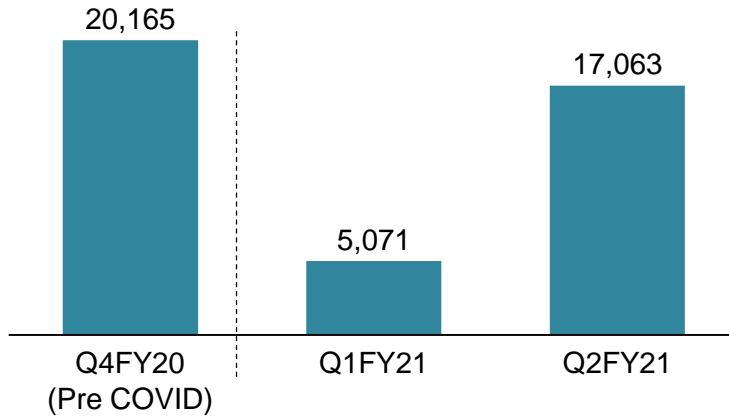


Source: ICRA Indian Mortgage Finance Market Update for August 2020
 % Change is YoY
 *As on 31st March 2020

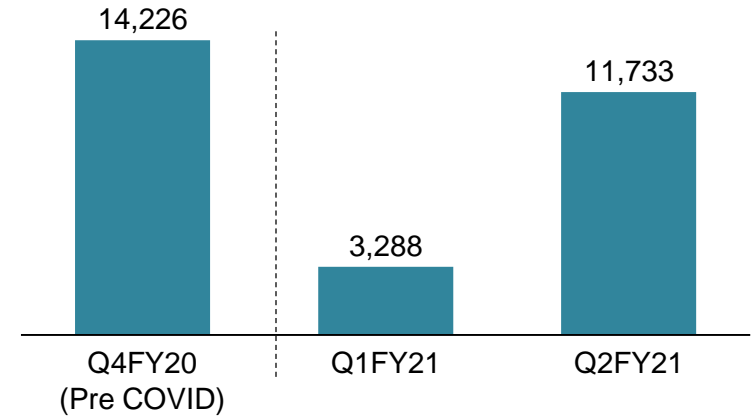
Business Trends



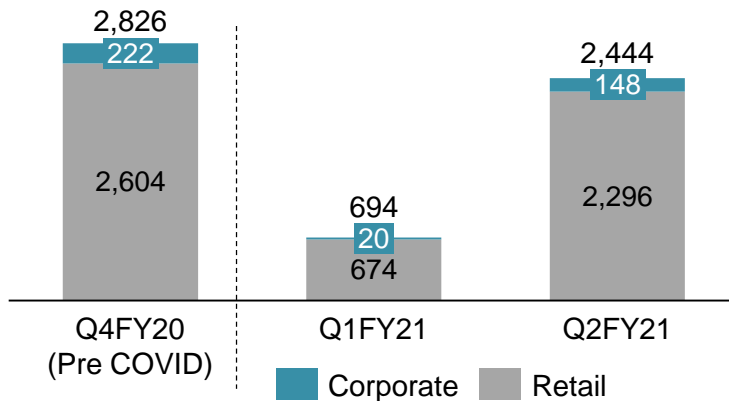
No. of Logins



No. of Sanctions



Disbursement (INR Crore)



- Achieved over 80% of Pre Covid-19 levels in all parameters
- Wide bouquet of products with risk based pricing

Key Updates for Q2 / H1 FY20-21



Business

- Disbursements in Q2 FY21 reached 86% of Q4 FY20 disbursements
- Sell down and accelerated pre payment of INR 477 crore in the corporate book
- GNPA as on 30th September 2020 is at 2.59%
 - Excludes the accounts classified as NPA as on 31st August 2020*
 - Adjusted for these accounts, the proforma GNPA stood at 3.04%; marginal increase despite no legal collections that impacted bucket 3 and NPA resolutions
 - Created adequate provision on these accounts in line with Stage 3 PCR
- Portfolio is getting rebalanced keeping in mind the capital conservation



Financials

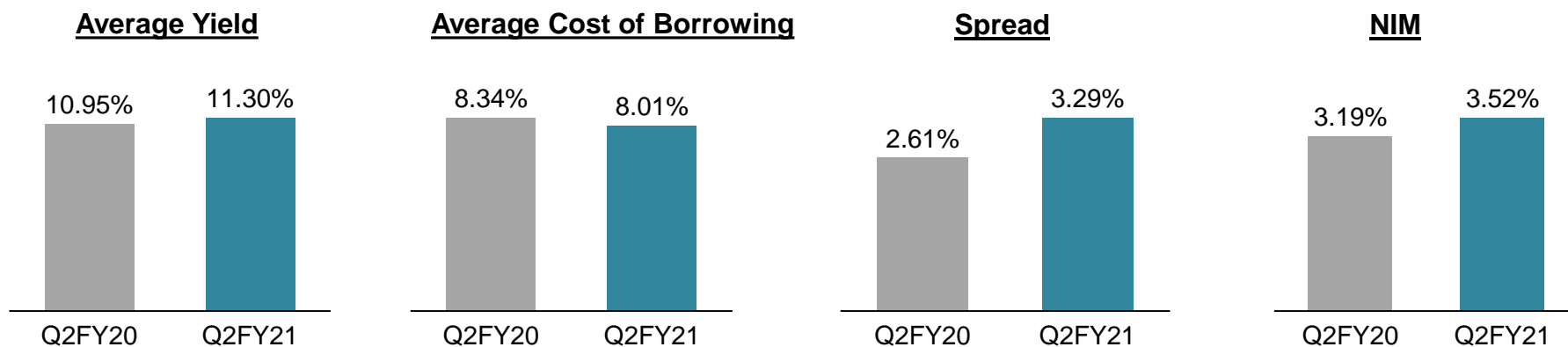
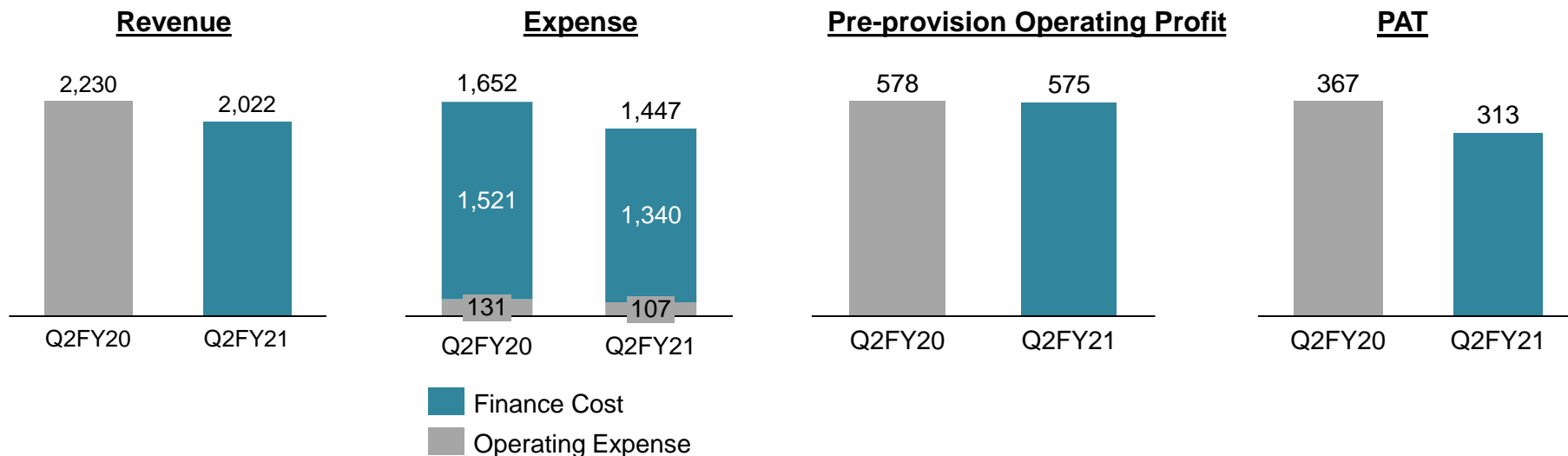
- Cost of Borrowing reduced sharply by 12 bps in Q2 FY21 QoQ
- Cost rationalisation measures resulted in operating expenses down by 19% in Q2 FY21 compared to Q2 FY20
- Total Provision to Total Asset is at 2.99% as on 30th September 2020
- The Company has sufficient liquidity and has adequate unutilised lines of credit
- CRAR improved to 18.66% with gearing at 7.8x as on 30th September 2020
- Spread on securitized portfolio increased due to sharp fall in buying Bank's MCLR
 - Net income of INR 88 crore in H1 FY21

*as per interim order by Honourable Supreme Court

Financial Highlights – Q2 FY21



(INR Crore)



Ratios are calculated on Monthly Average
 For the calculation of ratios P&L numbers are considered as per Ind AS

Robust Risk Buying Processes



Specialization

- Well qualified team with vast mortgage experience
- Stable and vintage cadre of personnel
- Predictable service standards
- Multiple checks and balances with maker-checker approach



Customer profiling

- Robust income assessment and established banking relationship
- Wide bouquet of products
- Risk based pricing
- Well diversified customer base



Other mitigating measures

- Workflow based assessment on single IT platform
- Use of technology in verification of customer data points and geo tagging of properties
- Inhouse technical team for verification
- Underwriting policies tightened



3C Approach

- 3C approach: Counsel, Collect and Cure
- Periodical portfolio scrub for early warning signals
- In house contact center with multilingual expertise
- Special cadre for resolution through legal tools
- Collections on-the-go through mobility for effective supervision

An independent internal audit function for all departments and processes, directly reporting to Audit Committee of Board

Multi pronged control mechanism coupled with regular portfolio review

Enterprise Risk Management framework

Expected Credit Loss (ECL) Provisions



Classification of the Assets based on the ECL computation under Ind AS:

| Particulars (INR Crore) | 30-Sep-20 | 30-Jun-20 | 30-Sep-19 |
|--|--------------|--------------|--------------|
| Gross Stage 1 & 2 | 65,214 | 66,130 | 73,729 |
| % portfolio in stage 1 & 2 | 97.4% | 97.2% | 99.2% |
| ECL Provision Stage 1 & 2 | 1,241 | 1,092 | 586 |
| Net Stage 1 & 2 | 63,972 | 65,038 | 73,143 |
| ECL Provision % Stage 1 & 2 | 1.9% | 1.7% | 0.8% |
| Gross Stage 3 (GNPA) | 1,737 | 1,879 | 624 |
| % portfolio in Stage 3 (GNPA%) | 2.6% | 2.8% | 0.8% |
| ECL Provision Stage 3 | 763 | 746 | 139 |
| Net Stage 3 | 974 | 1,133 | 485 |
| Coverage Ratio % Stage 3 | 43.9% | 39.7% | 22.3% |
| Total Assets | 66,951 | 68,009 | 74,353 |
| % portfolio | 100% | 100% | 100% |
| ECL Provision | 2,004 | 1,837 | 725 |
| Net Stage | 64,947 | 66,171 | 73,628 |
| Total ECL Provision % | 3.0% | 2.7% | 1.0% |
| Steady State Provision | - | - | 169 |
| Total Provision (including Steady state Provision) | 2,004 | 1,837 | 894 |
| Total Provision (including Steady state) / Total Assets (%) | 3.0% | 2.7% | 1.2% |
| Provision Coverage Ratio (%) | 115% | 98% | 143% |

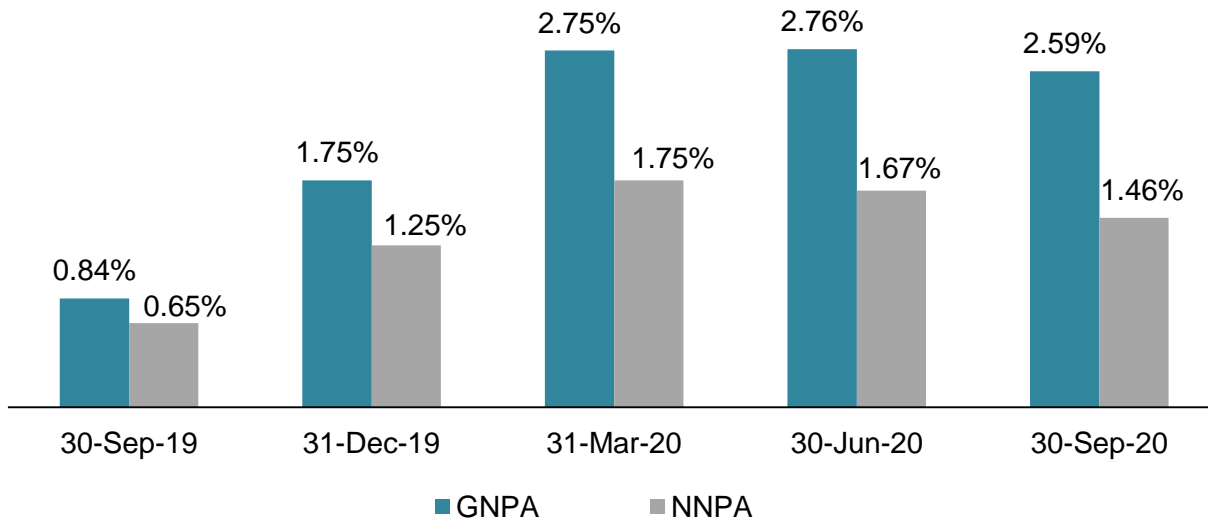
ECL provision of INR 2,004 crore; higher by INR 1,332 crore as compared to regulatory provision

Gross Non-Performing Assets



% of Loan Asset

Non-Performing Assets



| As on 30-Sep-2020 | INR Crore |
|----------------------|-----------|
| Gross NPA | 1,737 |
| ECL Provision | 2,004 |
| Regulatory provision | 672 |

- Gross NPA on AUM is at 2.2%
- Stage 3 provision ratio increased to 43.9% compared to 22.3% as on 30th September 2019
- Total Asset to Total Provision at 2.99% and overall provision coverage ratio at 115%

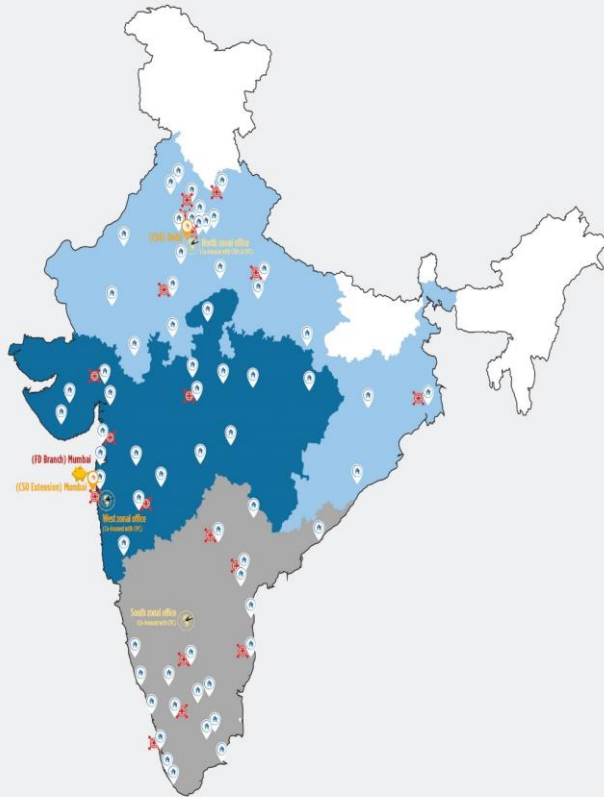
Figures as on 30th September 2020 unless mentioned

1 Crore = 10 mn

Business Operations



OUR OFFICE NETWORK



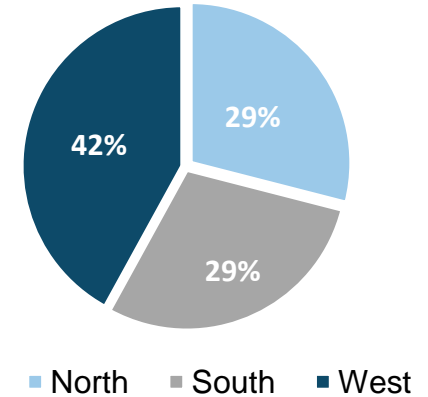
Central Support Office

Branches – Point of Sales & Services
Hubs – Fountain head for Decision Making

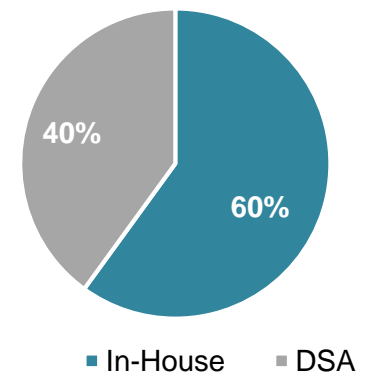
| Geography | Hub | Branches |
|-----------|-----|----------|
| North | 8 | 31 |
| South | 7 | 31 |
| West | 7 | 34 |

- 96 branches with pan-India presence in 64 unique cities

AUM – derisked Geographical concentration



Disbursement Origination (H1 FY21)



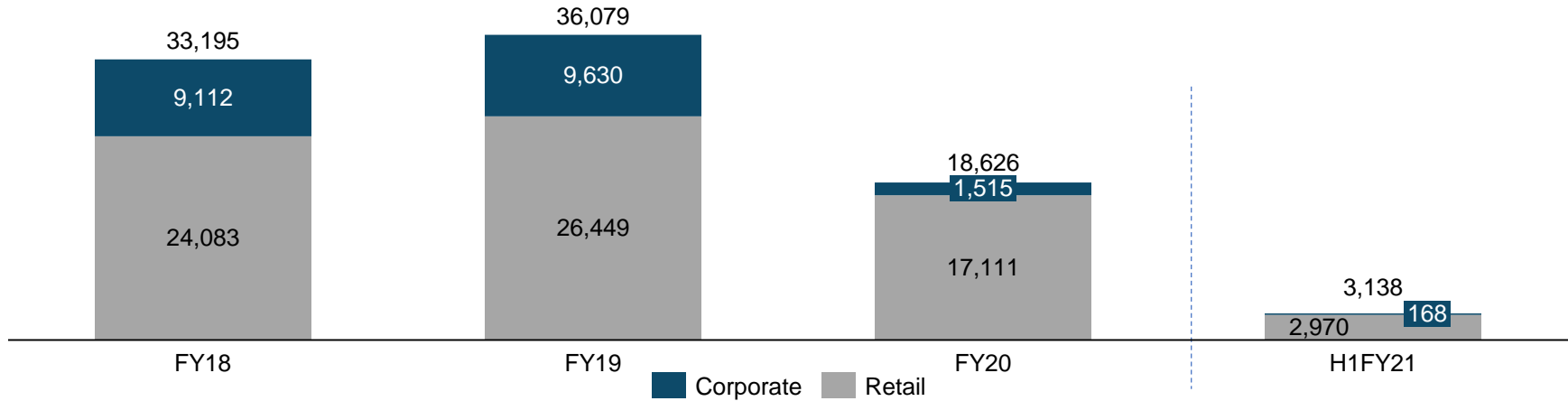
Map not to scale. All data, information and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness.

Business Update

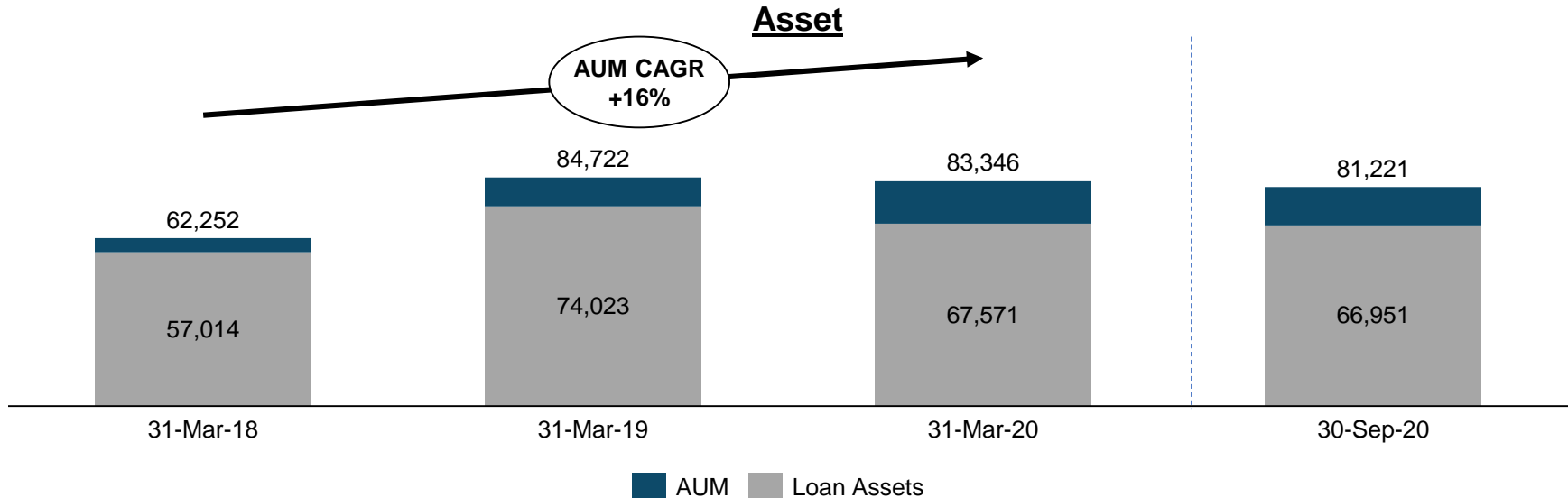


(INR Crore)

Disbursement



Asset

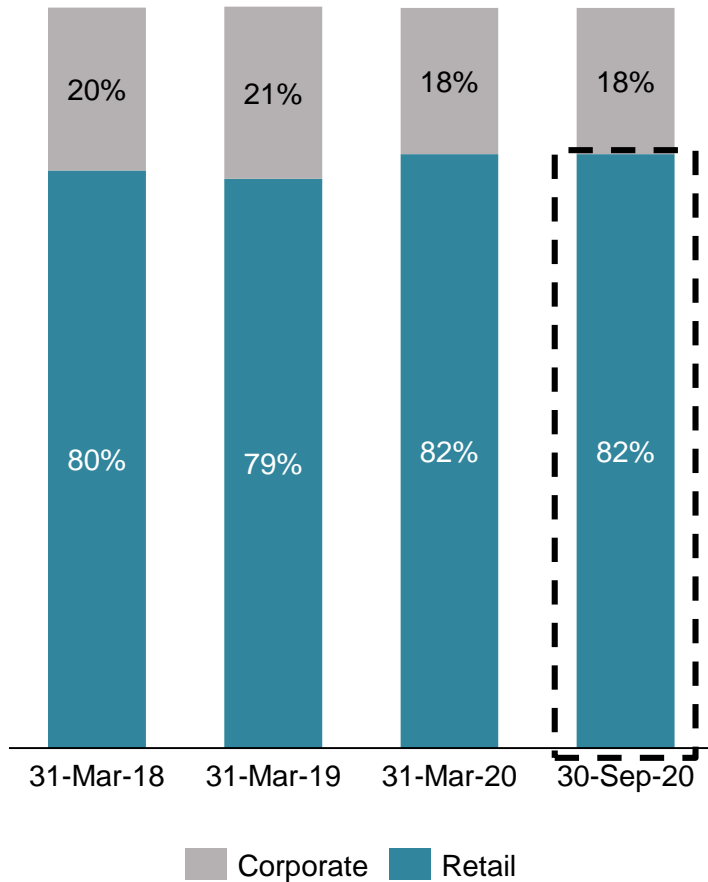


Asset Under Management

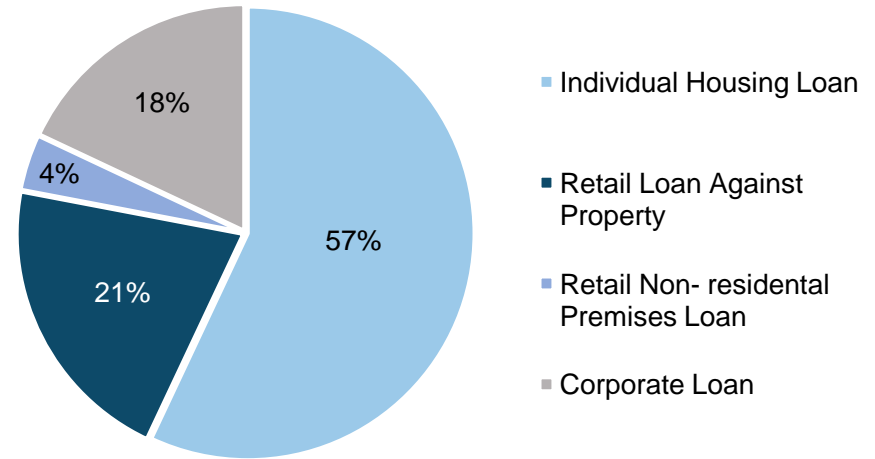


As % to AUM

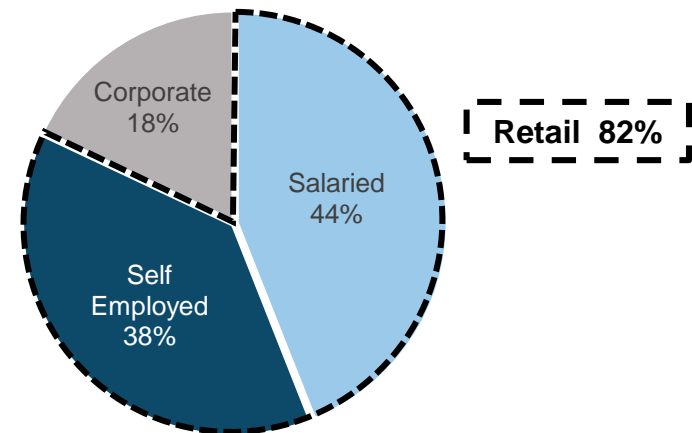
AUM Mix



Product-wise Break-up

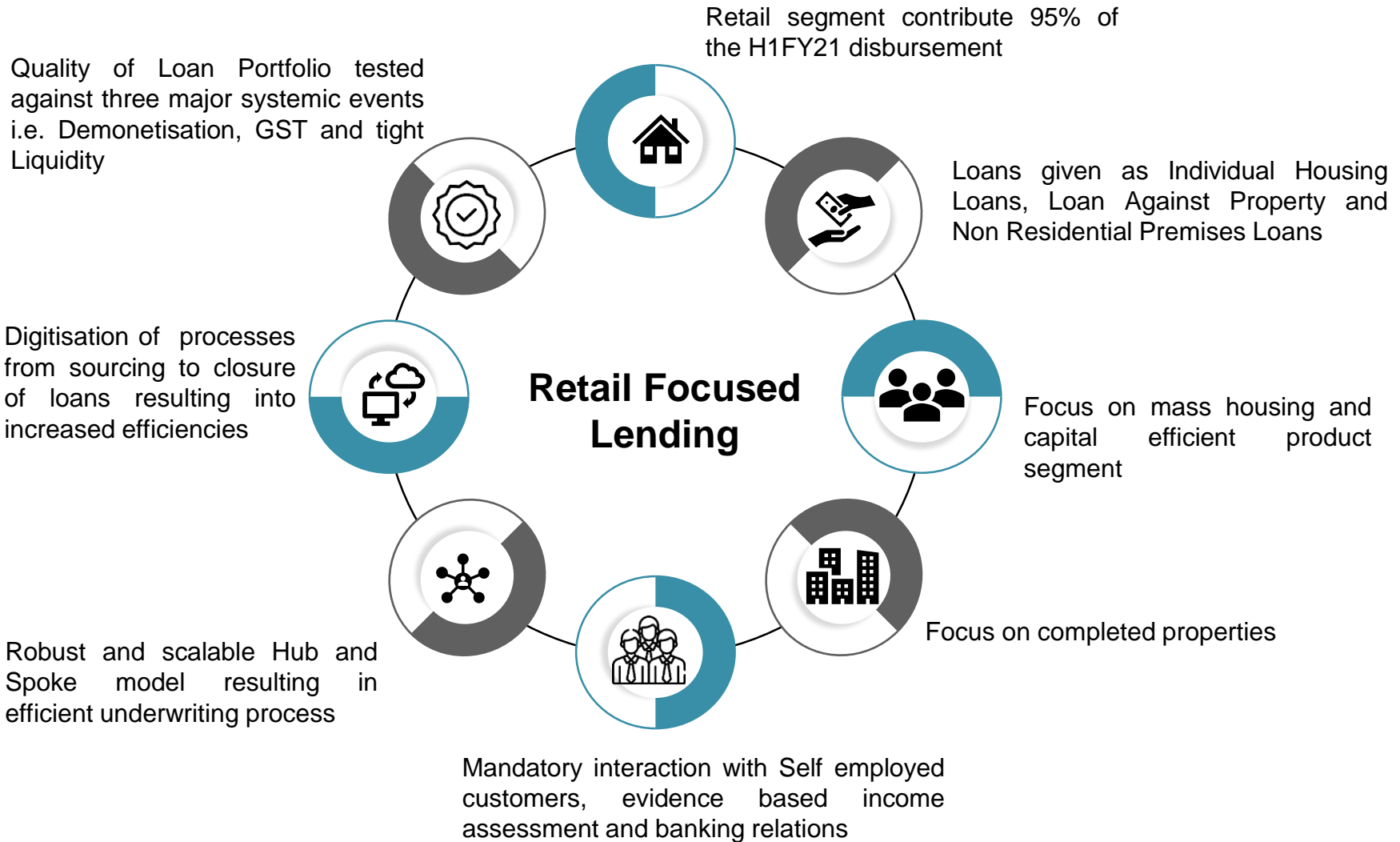


Segment-wise Breakup



Data as on 30th September 2020

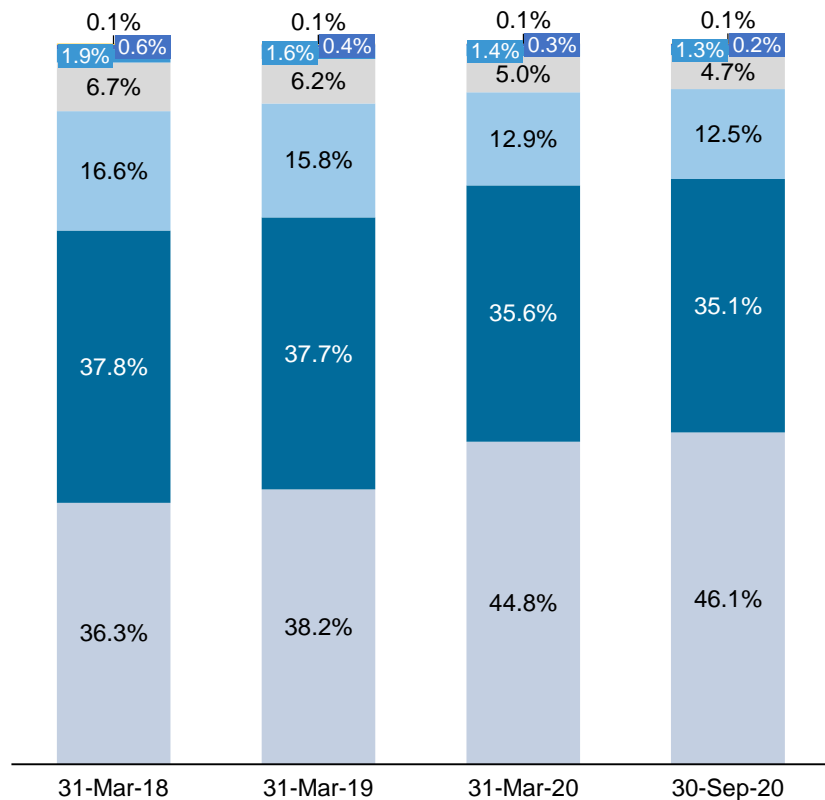
Retail Focused Lending Operations



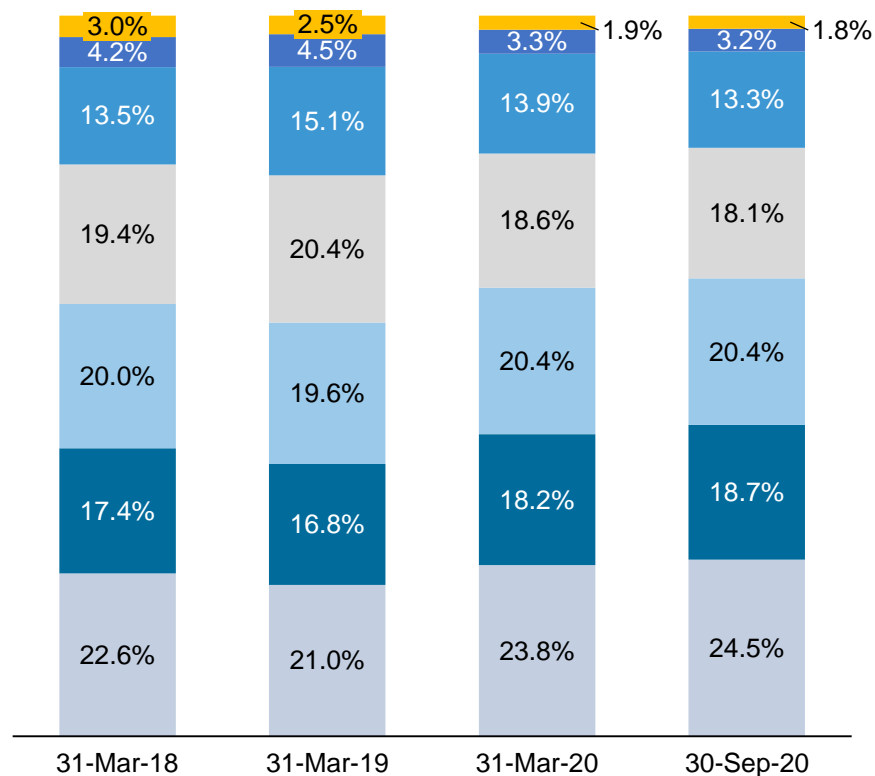
Retail Loan Book – Average Ticket Size Range



Individual Housing Loan



Retail Loan Against Property

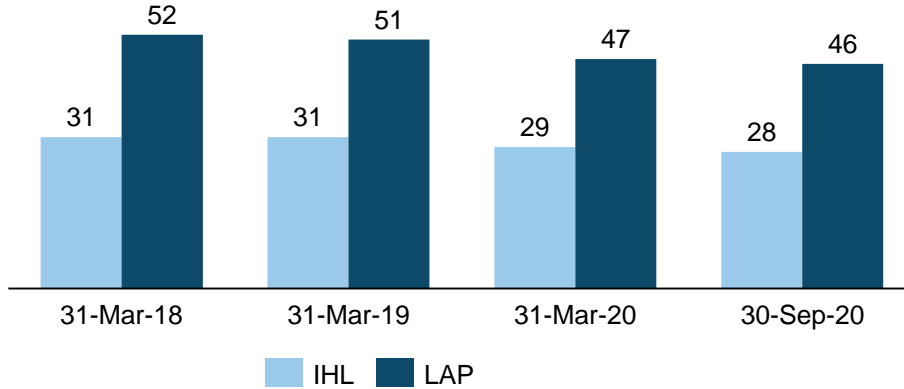


Data on Outstanding Loan Asset

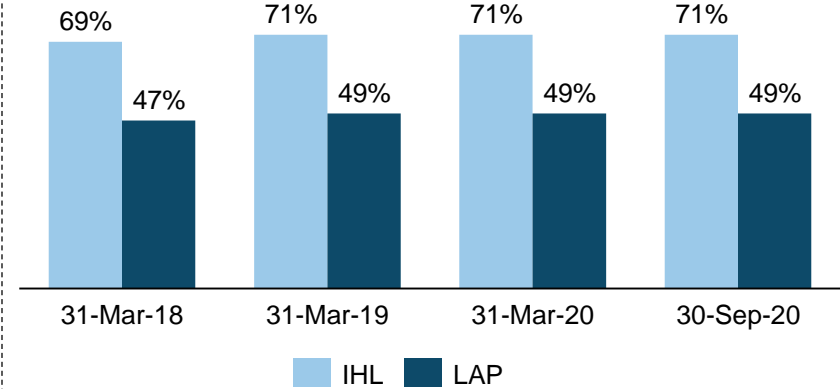
Retail Loan Book – Key Attributes



Average Ticket Size

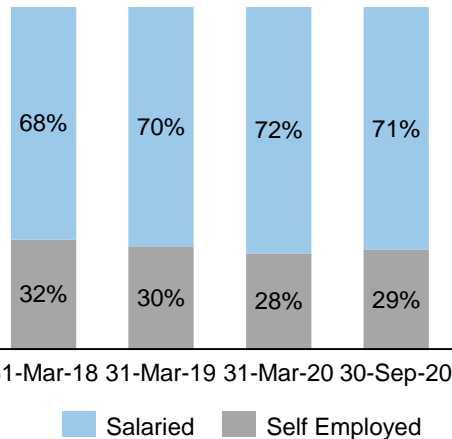


Weighted Average Loan to Value

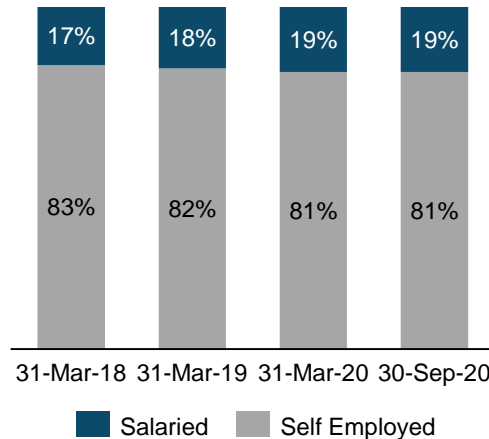


Salaried vs Self-Employed

Individual Housing Loan

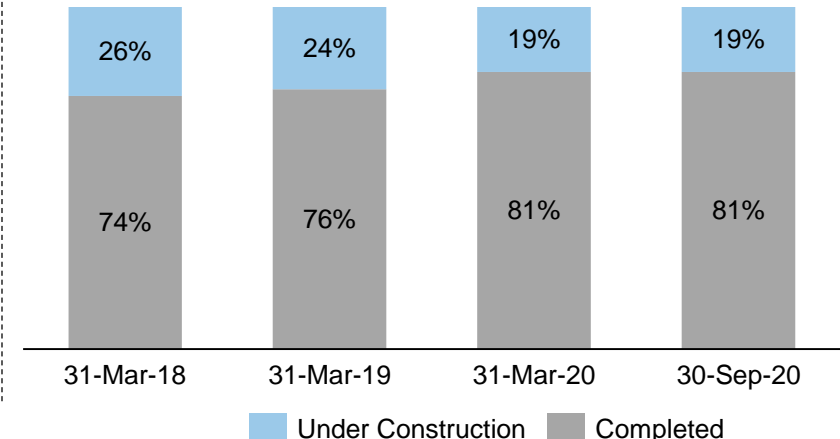


Loan Against Property



Under construction vs Completed

Individual Housing Loan



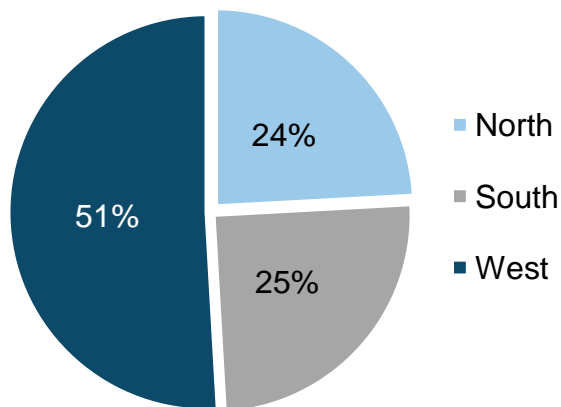
ATS and LTV at Origination

Corporate Book Summary

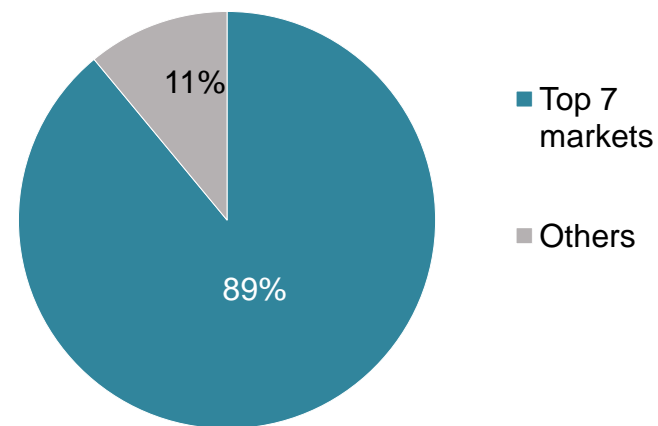


| Product Segment | AUM (INR Crore) | % of AUM | Unique Corporate houses ATS INR Crore | No. of Unique Corporate houses |
|-----------------------------|-----------------|------------|---------------------------------------|--------------------------------|
| Construction Finance | 10,352 | 12.7% | 158 | 130 |
| Corporate Term Loan | 2,955 | 3.6% | 103 | |
| Lease Rental Discounting | 1,024 | 1.3% | 88 | |
| Total Corporate Book | 14,331 | 18% | | |

Geographical Distribution



City Concentration



Corporate Book Remedial Actions on Key NPA accounts



Accounts Resolved

- ✓ **Pate Developers** - INR 20 crore; an MOU has been executed with leading developer of Pune who has paid 10% payment earnest money.
- ✓ **IREO Pvt Ltd.** – Account resolved with outstanding of INR 23 crore as on 30th Sept 2020 vs INR 101 crore as on 30th June 2020; moved out of NPA as on 30th September 2020
- ✓ **Other NPA account** - 3 accounts with outstanding balance of INR 4 Cr closed with NIL credit loss

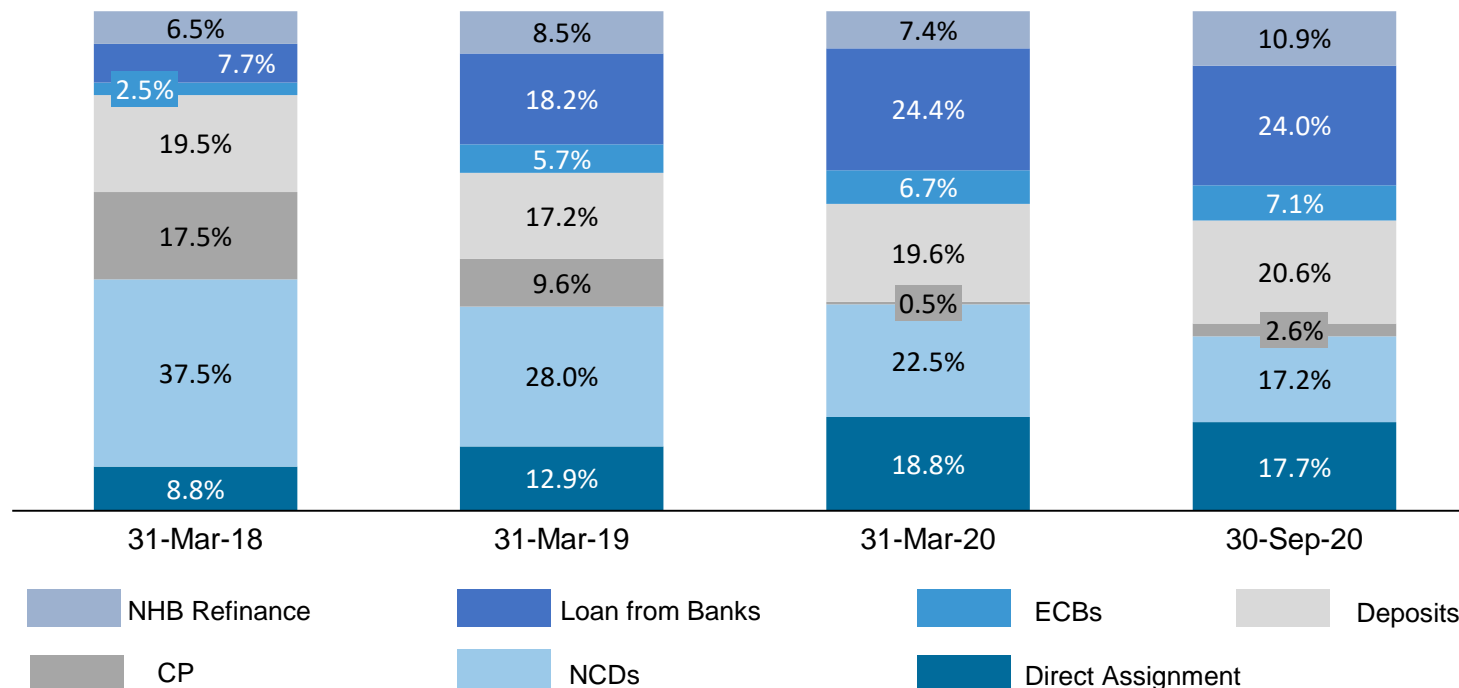
Resolution Underway

- ✓ **Vipul Ltd.** - IINR 356 Cr; got symbolic possession of the project; JDA with a large international developer in advanced stages
- ✓ **Radius** - INR 259 Cr; initiated legal proceedings under SARFAESI, working with the co-lender for auction
- ✓ **Supertech Ltd.** - INR 244 Cr; bulk sale of inventory in progress to restart the project
- ✓ **Ornate Pvt. Ltd.** - INR 181 Cr; initiated legal proceeding, case is now gone to NCLT; received Eol from various developers

Well Diversified Resource Profile



(INR Crore)



| As on (INR Crore) | Borrowings | Assignment | Total Resource |
|-------------------|------------|------------|----------------|
| 31-Mar-18 | 54,268 | 5,238 | 59,506 |
| 31-Mar-19 | 72,362 | 10,699 | 83,061 |
| 31-Mar-20 | 68,216 | 15,775 | 83,991 |
| 30-Sep-20 | 66,237 | 14,270 | 80,507 |

Credit Rating

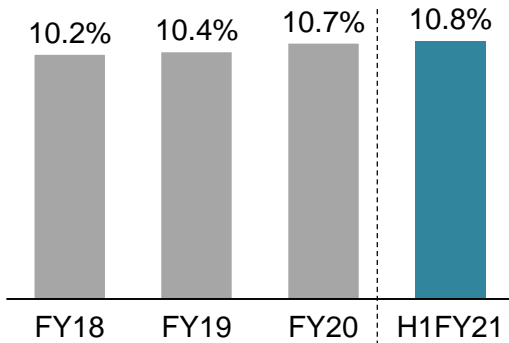
- Fixed Deposit: “FAA+” by CRISIL and “AA” by CARE.
- Commercial Paper: “A1(+)” by CARE & CRISIL
- Non-Convertible Debentures: “AA” by CARE, India Ratings, CRISIL and ICRA
- Bank Loans (Long Term): “AA” by CARE and CRISIL

1 Crore = 10 million

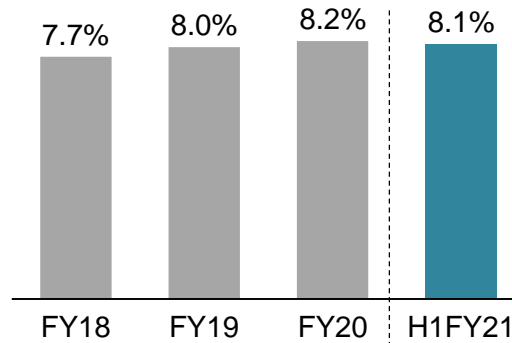
Margin Analysis



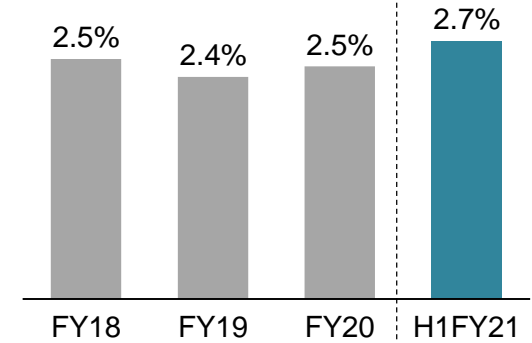
Average Yield



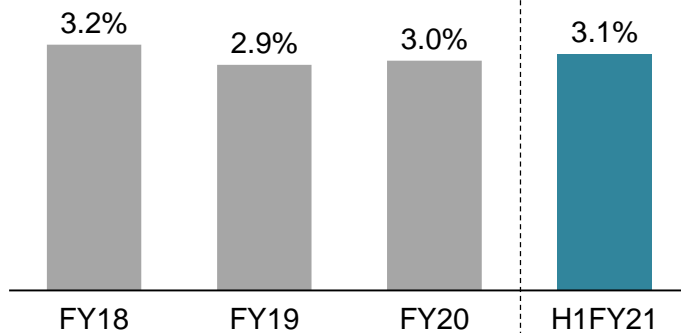
Average Cost of Borrowings



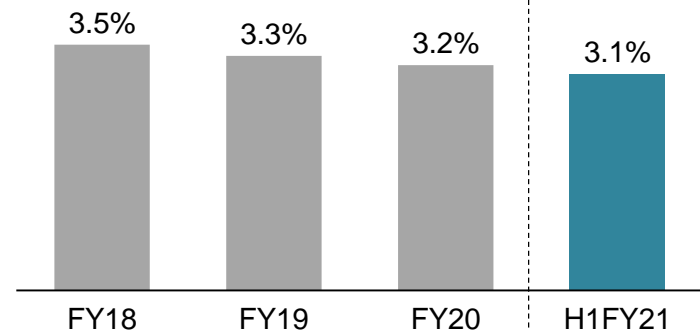
Spread



Net Interest Margin



Gross Margin

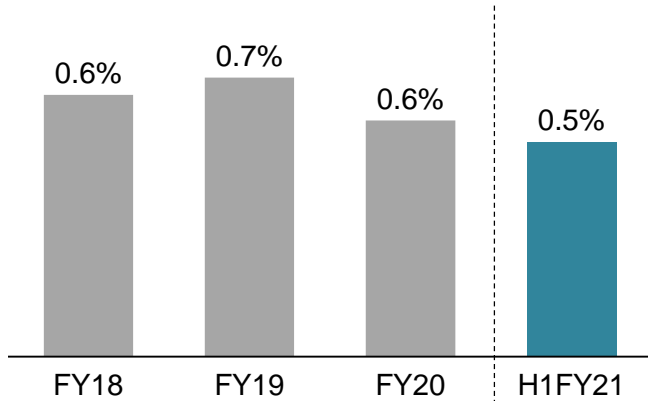


Ratios are calculated on Monthly Average
Gross Margin is net of acquisition cost

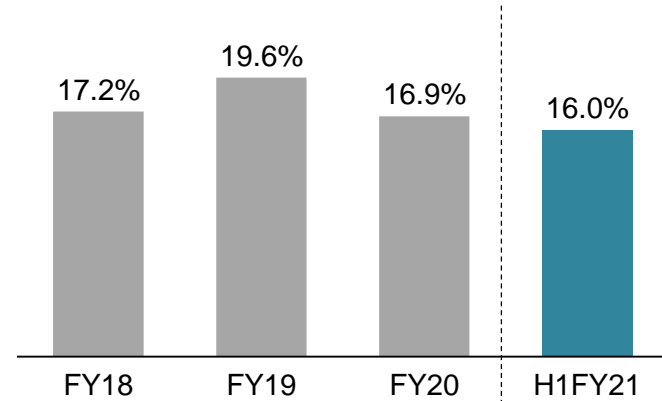
Operating Leverage and Returns



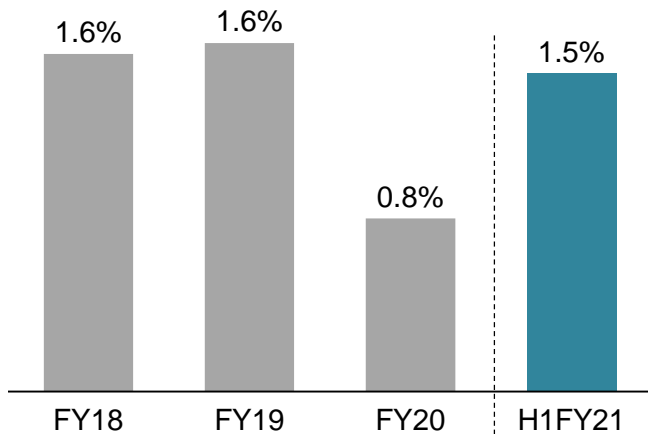
Opex to ATA Ratio



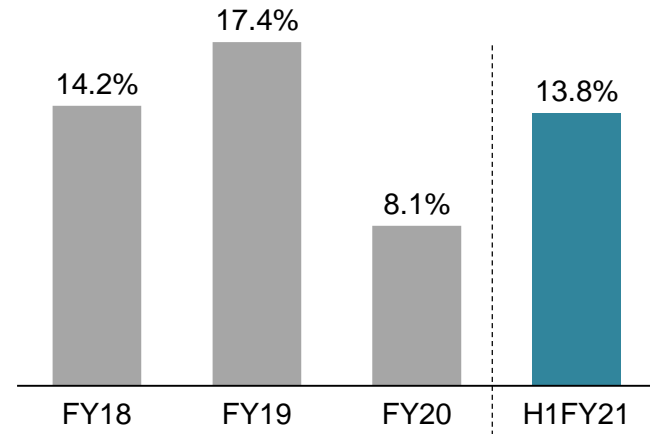
Cost to Income Ratio



Return on Asset



Return on Equity



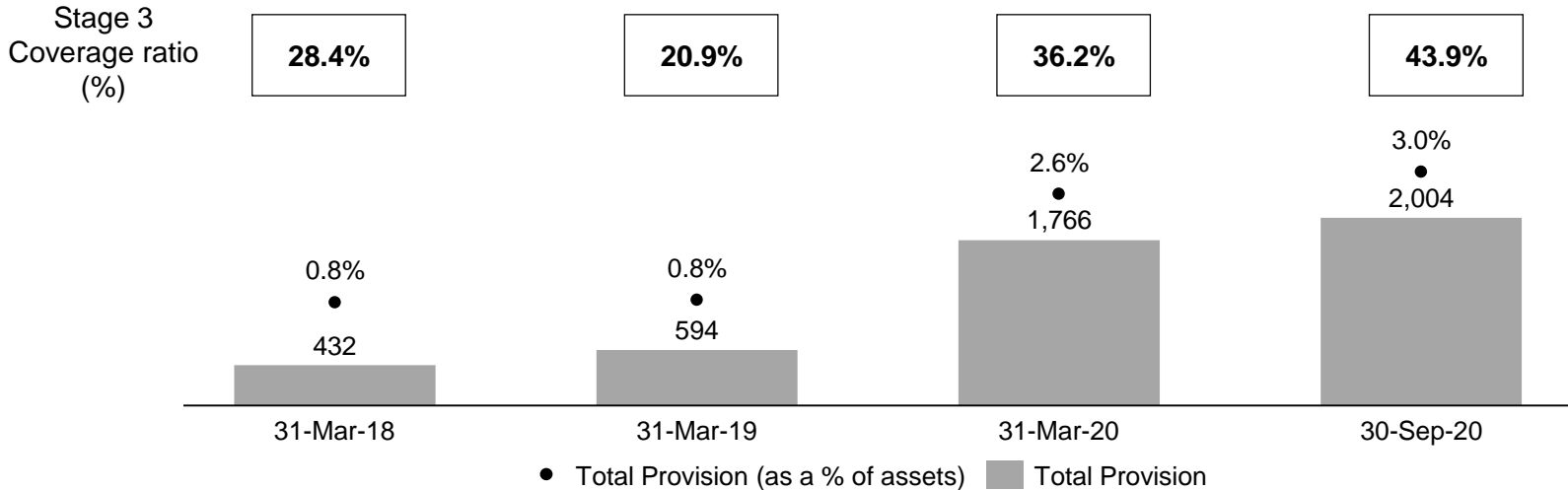
Ratios are calculated on Monthly Average

Opex to ATA is calculated as Operating Expenditure(Employee Cost + Other Expenses + Depreciation - Acquisition Cost - ESOP cost - CSR cost)/Average Total Assets as per Balance sheet

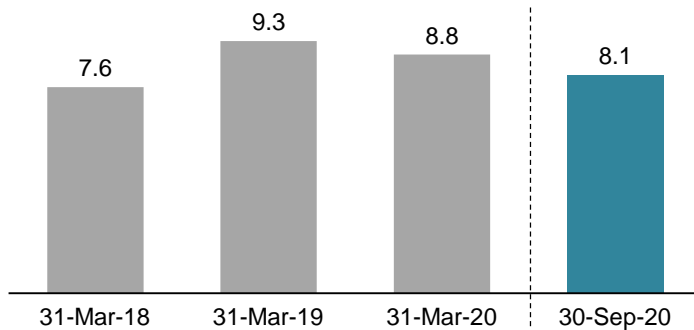
Strong Balance Sheet



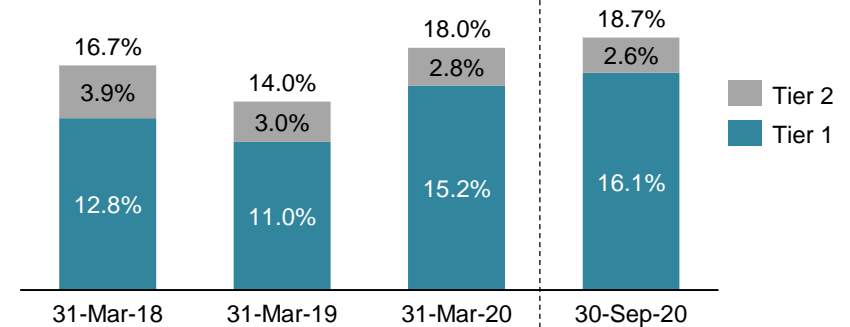
Provisions



Average Gearing (x)



Capital to Risk Asset Ratio*



Conservative Provisioning and Healthy Capital Position

Ratio is calculated on Monthly Average
*Based on IGAAP numbers

Consolidated Profit & Loss Statement



| Particulars (INR Crore) | Q2 FY21 | Q2 FY20 | YoY | Q1 FY21 | QoQ | H1 FY21 | H1 FY20 | YoY | FY20 |
|---|------------|------------|---------------|------------|--------------|--------------|--------------|---------------|--------------|
| Interest Income | 1,960 | 2,016 | | 1,802 | | 3,762 | 3,995 | | 7,688 |
| Add: Net gain on fair value changes | 31 | 23 | | 50 | | 80 | 64 | | 159 |
| Add: Income on derecognized (assigned) loans | 0 | 110 | | 0 | | 0 | 229 | | 336 |
| Less: Finance Cost | 1,340 | 1,521 | | 1,364 | | 2,703 | 3,034 | | 5,875 |
| Net Interest Income | 651 | 628 | 3.6% | 488 | 33.5% | 1,139 | 1,254 | -9.2% | 2,308 |
| Net Fees and other Income | 30 | 78 | | 20 | | 50 | 169 | | 298 |
| Gross Income | 681 | 706 | -3.6% | 508 | 34.0% | 1,189 | 1,423 | -16.5% | 2,606 |
| Operating Expenses | | | | | | | | | |
| Less: Employee Benefit Expenses | 55 | 71 | | 61 | | 116 | 139 | | 233 |
| Less: Other Expenses | 36 | 41 | | 26 | | 62 | 95 | | 245 |
| Less: Depreciation and Amortisation | 15 | 16 | | 16 | | 31 | 33 | | 66 |
| Operating Profit | 575 | 578 | -0.4% | 405 | 42.1% | 980 | 1,156 | -15.2% | 2,062 |
| Less: Impairment on financial instruments & Write-offs (Expected Credit Loss) | 179 | 152 | | 76 | | 255 | 316 | | 1,251 |
| Profit Before Tax | 396 | 426 | -7.1% | 329 | 20.1% | 725 | 840 | -13.7% | 811 |
| Less: Tax Expense | 83 | 59 | | 72 | | 155 | 189 | | 165 |
| Net Profit after Tax | 313 | 367 | -14.6% | 257 | 21.8% | 570 | 651 | -12.4% | 646 |
| Add: Other Comprehensive Income | 20 | -44 | | -86 | | -67 | -16 | | -55 |
| Total Comprehensive Income | 333 | 323 | | 171 | | 504 | 635 | | 591 |
| EPS (Basic) | 18.6 | 21.8 | | 15.3 | | 33.9 | 38.8 | | 38.5 |

Consolidated Balance Sheet

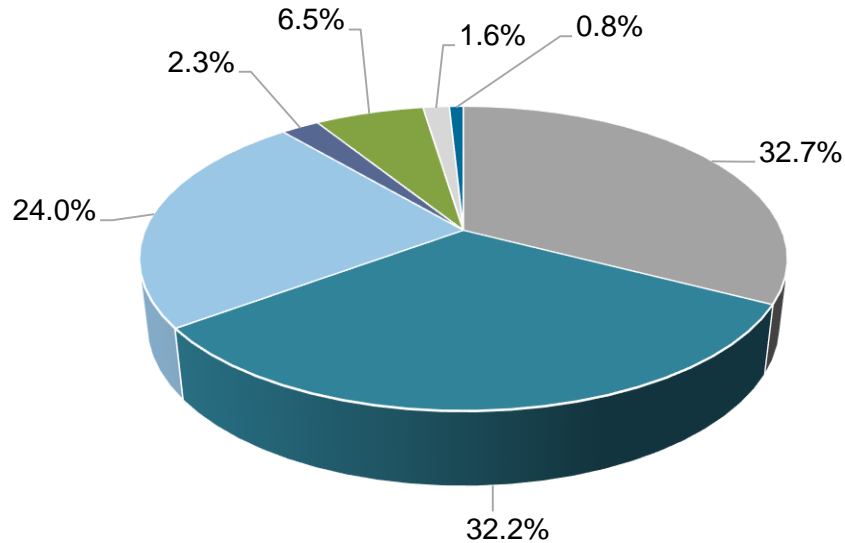


| | Particulars (INR Crore) | 30-Sep-20 | 31-Mar-20 |
|----------|--|---------------|---------------|
| | LIABILITIES | | |
| 1 | Financial Liabilities | | |
| (a) | Debt Securities | 14,339 | 17,837 |
| (b) | Borrowings (Other than Debt Securities) | 33,647 | 32,328 |
| (c) | Deposits | 15,979 | 16,132 |
| (d) | Subordinated Liabilities | 1,439 | 1,439 |
| (e) | Other financial liabilities | 2,418 | 1,776 |
| | Sub Total - Financial Liabilities | 67,822 | 69,512 |
| 2 | Non-Financial Liabilities | | |
| (a) | Provisions | 28 | 19 |
| (b) | Other non-financial liabilities | 725 | 1,401 |
| | Sub Total - Non-Financial Liabilities | 753 | 1,420 |
| 3 | EQUITY | | |
| (a) | Equity Share capital | 168 | 168 |
| (b) | Other Equity | 8,341 | 7,830 |
| | Sub Total - Equity | 8,509 | 7,998 |
| | TOTAL – EQUITY & LIABILITIES | 77,085 | 78,930 |

| | Particulars (INR Crore) | 30-Sep-20 | 31-Mar-20 |
|----------|---|---------------|---------------|
| | ASSETS | | |
| 1 | Financial Assets | | |
| (a) | Cash and cash equivalents | 7,472 | 8,514 |
| (b) | Loans | 65,869 | 66,628 |
| (c) | Investments | 2,080 | 2,076 |
| (d) | Other Financial Assets | 841 | 872 |
| | Sub Total - Financial Assets | 76,262 | 78,090 |
| 2 | Non - Financial Assets | | |
| (a) | Tax Assets (Net) | 368 | 347 |
| (b) | Property, Plant and Equipment | 95 | 105 |
| (c) | Right of use assets | 98 | 120 |
| (d) | Other Intangible assets | 22 | 25 |
| (e) | Other non-financial assets | 64 | 35 |
| (f) | Assets held for sale | 176 | 207 |
| | Sub Total - Non - Financial Assets | 823 | 839 |
| | TOTAL - ASSETS | 77,085 | 78,930 |



Shareholding as on 30-Sep-20



- Promoters
- Foreign Inst. Investors
- Public & Others
- Financial Institutions / Banks
- Quality Investment Holdings
- Mutual Funds
- Bodies Corporates

Outstanding Shares – 16,81,86,908 shares

Top Shareholders

General Atlantic Singapore Fund, SSG Capital, Franklin Templeton MF, Malabar Investments, Southeastern Asset Management, Vanguard, Reliance Capital MF, United India Insurance, Edelweiss Trusteeship MF, Blackrock (ETFs)



Included in
“MSCI Global Small Cap Index”
 in November 2018

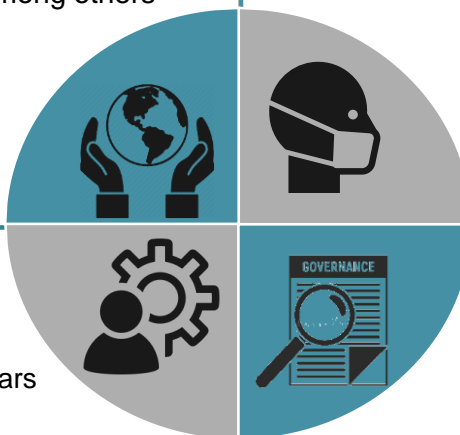


Environment

- Over 95% reduction in usage of paper for customer communication
- 99% EMI collections through digital mode
- Encouraging adoption of cloud computing technology, virtualisation, data centre energy optimisation among others
- Launched ACE - a digital customer onboarding platform to minimize physical interface
- Over 50% customers on mobile app

CSR: "Saksham"

- COVID-19:
 - Supported scientific R&D of efficient and reusable PPE material in partnership with IIT Delhi to create masks and surgical gowns
 - Contributed to equip Maharashtra Govt.'s 1,000 bed Covid hospital
 - Supported a mobile health unit for providing essential healthcare services to construction worker families
- Partnered with CREDAI and NAREDCO to conduct skill enhancement training
- Collaborated with NGOs & developers to provide nutritional inputs, regular health check-ups and education support for children of construction workers



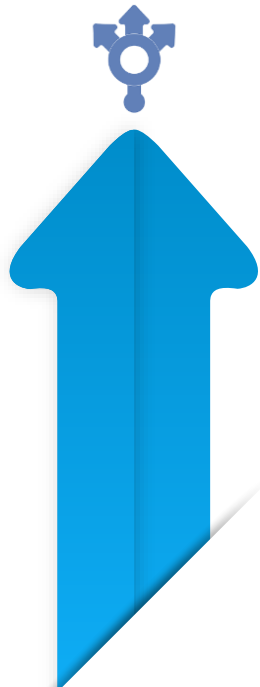
- Strong Team of 1,425 employees as on 30th September 2020
 - Young organization with average age of 34 years
 - 18% women employees
- Learning & development (H1 FY21):
 - 1,393 unique employees trained
 - 1,233 number of training programme conducted
- Health insurance policy enhanced to cover COVID-19

- Diversified & highly experienced Board of 12 members with 7 independent directors
- Systems in place to address stakeholder's grievances viz customers, shareholders', vendors etc.
- Strong and well experienced senior management team with extensive industry experience
- Over 90% of customer requests resolved within TAT

Human Capital

Governance

Key Takeaways



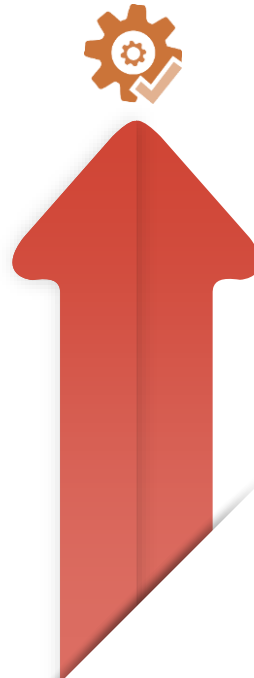
Wide Spread Retail Distribution Network and Unique Operating Model

Wide spread retail distribution network with pan India presence and over 22,000 channel partners across India



Focus on Retail

Focus on Retail business with 82% of the AUM as retail as on 30th September 2020



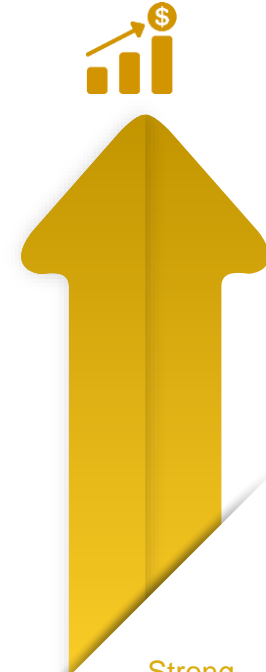
Diversified Borrowing Mix with balanced ALM

Diverse funding mix with average cost of borrowing at 8.1%⁽¹⁾



Improving Cost to Income Ratio

Operating leverage playing out, thereby improving C/I Ratio



Strong Balance Sheet

Conservative provisioning with healthy capital position

1. For H1FY21

Glossary



| Ratios | Formulas Used |
|--------------------|--|
| Average Yield (%) | (Interest Income + Assignment Income) on Loans / Average Loan Assets |
| Cost to Income (%) | Operating Expenditure(Employee Cost + Other Expenses + Depreciation - Acquisition Cost – ESOP cost - CSR cost) / (Net Revenue-Acquisition Cost) |
| NIM (%) | Net Interest Income including assignment income / Average Earning Assets |
| Opex to ATA (%) | Operating Expenditure(Employee Cost + Other Expenses + Depreciation - Acquisition Cost – ESOP cost - CSR cost) / Average Total Assets as per Balance sheet |
| PCR (%) | (ECL Provision + Steady state Provision) as a % of GNPA |

| | |
|------|-------------------------------|
| ATA | Average Total Assets |
| ATS | Average Ticket Size |
| AUM | Asset Under Management |
| BVPS | Book Value per Share |
| C/I | Cost to Income |
| CRAR | Capital to Risk Asset Ratio |
| CP | Commercial Paper |
| CTL | Corporate Term Loan |
| DPS | Dividend per Share |
| DSA | Direct Selling Agents |
| ECB | External Commercial Borrowing |
| ECL | Expected Credit Loss |
| EPS | Earning Per Share |

| | |
|------|--------------------------------|
| GNPA | Gross Non-Performing Asset |
| HFCs | Housing Finance Companies |
| LAP | Loan against Property |
| LRD | Lease Rental Discounting |
| NCDs | Non-Convertible Debentures |
| NII | Net Interest Income |
| NIM | Net Interest Margin |
| NNPA | Net Non-Performing Asset |
| NRPL | Non-Residential Premises Loans |
| PAT | Profit After Tax |
| PCR | Provision Coverage Ratio |
| ROA | Return on Asset |
| ROE | Return on Equity |

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Thank You

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