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OFFER DOCUMENT

LONG TERM SUBORDINATED BONDS (LTSB)

ISSUE OF LONG TERM SUBORDINATED BONDS (LTSB) 2025-26 (Series-I) AS A PART OF LOWER TIER -II CAPITAL.

I. PREAMBLE:

The Reserve Bank of India (RBI) has permitted Pune District Central Co-operative Bank Ltd., Pune to raise funds to the tune ofRs.500/-crore (Rupees five hundred crore only.) through the instrument of LTSB for augmenting Lower Tier II Capital of the Bank. This permission has been granted by RBI vide their letter No. DOR.CAP.SB552/109.18.201/2025-26 dated 12 February, 2026

II. ABOUT THE BANK:

Pune District Central Co-operative Bank Ltd. Pune was registered on 4th Sept 1917, as a Co-operative Bank.

- With the network of 294 branches spread across the district, the Bank is operating on the Core Banking Solution platform,
- The Bank is the largest District Central Co-operative Bank in India.
- Equipped with the state-of-the-art technology, the Bank offers a wide range of services to its customers through Any Branch Banking, ATMs, SMS Banking, Debit Cards, Mobile Banking etc.
- The Bank has a permanent RBI license bearing no. RPCD (MRO). 1255/18.01.038Dated December 20, 2011.
- The total business of the Bank as on 31.03.26 stood at Rs.30767.74 crore and net profit after tax was Rs.78.78 crore and CRAR was at 10.68%.
- Behind this notable progress of the Bank, stands the support and guidance of our experienced, highly qualified and professional Board of Directors.

Rs. In Crore

Sr. No.	Particulars	For the Year ended 31.03.2026 (Audited)	For the Year ended 31.03.2025 (Audited)	For the Year ended 31.03.2024 (Audited)
I.	**Income**			
	Interest Earned	1857.61	1573.37	1288.82
	Other income	47.51	28.45	30.42
	Total	**1905.12**	**1601.81**	**1319.23**
II.	**Expenditure**			
	Interest Expended	1121.92	891.48	645.91
	Operating Expenses	365.57	331.47	256.90
	Provisions and Contingencies	338.85	303.12	343.70
	Total	**1826.34**	**1526.06**	**1246.51**
III.	**Net Profit**	**78.78**	**75.75**	**72.73**
	Total	**1905.12**	**1601.81**	**1319.23**
	Balance sheet of Pune District Central Co-Op. Bank Ltd. Pune	**As On 31.03.2026**	**As On 31.03.2025**	**As On 31.03.2024**
	Particulars			
	Capital and Liabilities			
1	Paid-up Share Capital	543.48	460.53	408.64
2	Reserves and Surplus	3296.16	3072.50	2512.08
3	Deposits	17189.13	14766.84	12966.22
4	Borrowings	5285.25	5001.94	4296.78
5	Other Liabilities and Provisions	783.32	919.41	698.71
	Total	**27097.34**	**24221.22**	**20882.43**
	Assets			
1	Cash and Balances with Reserve Bank of India	1647.78	888.46	767.19
2	Balances with banks and money at call and short notice	190.72	561.52	425.59
3	Investments	10228.08	8944.72	7726.22
4	Advances	13578.00	12059.03	10785.99
5	Fixed Assets	389.73	442.40	143.66
6	Other Assets	1062.43	1325.09	1033.78
	Total	**27097.34**	**24221.22**	**20882.43**
	Contingent liabilities	225.35	187.97	180.26
	Bills for collection	0.00	0.00	0.09

Sr. No.	Composition of Regulatory Capital	31.03.2026	31.03.2025	31.03.2024
1	**Regulatory Capital**			
	i. Paid up Share Capital and Reserves (net of deductions, if any)	1359.71	1143.69	1049.47
	ii. Other Tier 1 Capital			
	iii. Tier 1 Capital (i+ ii)	1359.71	1143.69	1049.47
	iv. Tier 2 Capital	50.94	203.63	80.75
	A. Total Capital (Tier 1+Tier 2)	**1410.65**	**1347.32**	**1130.02**
	B. Total Risk weighted Assets (RWAs)	**13212.17**	**11972.07**	**10180.82**
	a) Tier I Capital to Total Risk Weighted Assets%	10.29	9.55	10.31
	b) Tier II Capital to Total Risk Weighted Assets%	0.39	1.70	0.79
	c) Capital to Risk Weighted Assets Ratio%(CRAR)	10.68	11.25	11.10
	C. Amount of Paid -up Equity Capital raised during the year	**82.95**	**51.89**	**30.54**
	Movement of CRAR%	**-0.57**	**0.15**	**-1.40**
	a) Tier I Capital to Total Risk Weighted Assets%	0.74	-0.76	-1.43
	b) Tier II Capital to Total Risk Weighted Assets%	-1.31	0.91	0.03
2	**Investments -**			
	A) SLR Investments			
	1. Permanent category			
	A) Govt. Securities	2444.51	1995.32	1788.70
	2. Current Category			
	A) Face value of Investments	798.40	694.96	491.43
	Purchase value (Book value)	787.63	683.73	480.23
	Market value of Investments	810.13	736.16	518.37
	3. Other SLR Investments	0.00	0.00	0.00
	B) Non SLR Investments			
	1) Non SLR Bonds (FI, Rated, Listed)	25.00	25.00	25.00
	2)Other Non SLR Investments	6970.93	6350.66	5582.29
3	**NPA's -**			
	A) Gross NPAs	579.20	313.12	264.59
	% of Gross NPAs to Total Advances	4.27%	2.60 %	2.45%
	Net NPAs			
	% of Net NPAs to Net Advances	0.00	0.00%	0.00
3-A	**Movement of NPAs - Less (-) /Excess (+) from Previous Year**	**266.08**	**48.53**	**-94.62**
3-B	NPA Loans (Opening)	313.12	264.59	359.22
	Current year NPA Loan	345.09	112.80	71.82
	Recovery during the current year	79.01	64.27	166.44
	Closing NPA Loans	579.20	313.12	264.59
4	**Average Working Fund**	**24197.43**	**20341.11**	**17060.32**
5	**Profitability:-**			
	(a) Interest Income as a percentage to working funds	7.70%	7.73%	7.55%

	(b) Non-interest Income as a percentage to working funds	0.16%	0.14%	0.18%
	(c) Cost of Deposits percentage	5.22%	5.02%	4.37%
	(d) Gross Interest Margin	2.76%	3.14%	3.60%
	(e) Return on Assets	0.33%	0.37%	0.43%
	(f) Operating Profit as a percentage to Working Funds	1.69%	1.87%	2.44%
	(g) Business (deposits plus advances) per employee	30.43	25.17	21.26
	(h)Profit Per Employee	0.78	0.71	0.51
6	**Provisions: -**			
	(a) Provisions on NPAs required to be made	341.61	301.30	284.31
	(b) Provision on NPAs actually made	2349.98	2095.35	1860.16
	(c) Provision for Other Assets & SBN	39.78	43.44	45.03
	(c) Provisions on Standard Asset required to be made	46.23	41.80	37.53
	(d) Provision on Standard Asset actually made	46.30	41.85	37.75
	(e) Excess Provision Made	2008.37	1794.05	1575.85
7	**Movement in provisions--Less (-) /Excess (+) from Previous Year**			
	A) Towards NPAs	23.33	-34.96	38.62
	B) Towards Standard Assets	4.45	4.10	10.00
	The growth in the Fixed Assets is due to Revaluation of Premises by Rs.189.19 crore			

TERMS OF ISSUE:

III. OBJECTS OF THE ISSUE:

The proposed issue of Long Term Subordinated Bonds (LTSB) is being made for augmenting the Lower Tier II Capital of the Bank to take care of the growing business needs.

IV. ISSUE SIZE:

Pune District Central Co-operative Bank Ltd. Pune proposes to raise up to Rs.500/-crore(Rupees five hundred crore only) through issue of Long Term Subordinated Bonds (LTSB) 2025-26 (Series-I) of face value of Rs.10,000/- per Bond divided in to 5,00,000 Bonds, under Lower Tier II Capital. In the process, the members of the public and other eligible entities would get an opportunity to participate in the LTSB issue of the Bank.

SALIENT FEATURES OF THE LONGTERM SUBORDINATED BONDS (LTSB) 2025-26 (Series -I)

Sr. No.	Salient Features
1	**Limit:** The amount of LTSB eligible to be reckoned as Tier-II capital shall be limited to 50 per cent of total Tier-I capital. These instruments, together with other components of Tier-II capital shall not exceed 100 per cent of Tier-I capital.
2	**Amount:** Pune District Central Co-operative Bank Ltd. Pune proposes to raise up to Rs.500/-crore (Rupees five hundred crore only.) through issue of Long Term Subordinated Bonds (LTSB) 2025-26 (Series-I) under Lower Tier II Capital. Acceptance of funds under Long Term Subordinated Bonds (LTSB) 2025-26 (Series-I) will be stopped by the Bank on receipt of the total amount of Rs.500/-crore (Rupees five hundred crore only). However the Bank reserves the right to accept lesser amount of Bond without assigning any reasons. In case, if the issue is oversubscribed, the Bank may accept the higher subscription within the permissible limit as stipulated in the RBI guidelines and subject to RBI approval. The LTSB issue shall remain open till a date of closure is notified by the Bank. The date of closure of the LTSB issue will be notified by the bank on its website www.pdcc.bank.in and on the notice board of the Bank's offices. Bank shall declare the date of beginning of the subscription and also date of closure and date of allotment of the issue subscribed. In case there is a lower subscription, then Bank reserves the right to extend the period of subscription appropriately.
3	The minimum amount of LTSB bond is Rs.10,000/- and thereafter in the multiples of Rs.10,000 /- Applicant should apply for minimum one Bond. LTSB shall be fully paid-up, unsecured, and free of any restrictive clauses.
4	**Maturity:** The tenure of Long Term Subordinated Bonds (LTSB) will be 10 years from the date of issuance. **Redemption / repayment:** Redemption / Repayment of Long Term Subordinated Bonds (LTSB) at maturity shall be made by the bank only after seeking prior permission of the Reserve Bank of India. Reserve Bank of India may grant the permission subject to the Bank's Capital to Risk Weighted Assets Ratio (CRAR) after

	redemption is above the minimum regulatory requirements as prescribed by RBI from time to time. **No Premature withdrawal:** Facility of premature withdrawal/closure for these Long Term Subordinated Bonds (LTSB) is not available.
5	Long Term Subordinated Bonds (LTSB) will be accepted from individuals (singly or jointly), Cooperative Societies, partnership firms, companies, HUF, charitable trusts etc., who are members as well as nominal members residing within the area of operations of the Bank i.e. entire Pune District.
6	Urban Co-operative Banks / District Central Co-operative Banks cannot invest in the Long Term Subordinated Bonds (LTSB). Further a minor below the age of 18 is also not eligible to invest in Long Term Subordinated Bonds (LTSB).
7	Submission of PAN Number by the Sole LTSB holder / all the Joint holders of a LTSB at the time of investing in LTSB is compulsory.
8	**Options:** LTSB Issue 2025-26 Series – I shall not have a " Put Option" or a " Step Up Option". a) Bank may exercise call option on the instrument if permissible but only after the instrument has run for at least ten years; and b) Call option shall be exercised only with the prior approval of Department of Regulation (DoR), RBI. While considering the proposals received from bank for exercising the call option, the RBI would, among other things, take into consideration the bank's CRAR position both at the time of exercise of the call option and after exercise of the call option.
9	**Classification:** Long Term Subordinated Bonds shall be classified as 'Borrowings' and shown separately in the Balance Sheet.
10	**Rate of Interest:** a) Interest will be payable on quarterly basis and shall be credited to account of the LTSB holder maintained with Pune District Central Coop. Bank Ltd. at fixed rate of 8.50% p.a. (i.e. Calendar Quarter) on amount accepted under LTSB. b) Interest on LTSB bonds ceases to be payable from the date of maturity of Long Term Subordinated Bonds. **TDS:** Interest income from Long Term Subordinated Bonds (LTSB) is subject to Tax deduction at Source (TDS) as per the Income Tax Act, 1961 as applicable from time to time.

11	Long Term Subordinated Bonds (LTSB) shall not be transferable.
12	LTSB is a part of Tier II capital and is not a normal "deposit' and would not mature for redemption before ten years. Further, redemption would be permitted only if the bank's CRAR remains above the minimum regulatory requirement prescribed by the Reserve Bank after redemption.
13	Long Term Subordinated Bond (LTSB) is not a "deposit" and hence nomination facility under section 45ZA of the Banking Regulation Act, 1949 (AACS) is not available. However, nomination facility for Long Term Subordinated Bond (LTSB), being capital instrument, is available to the members and nominal members of the Bank, under the respective provisions of Maha State Co- operative Societies Act' and Bye-Laws of Pune District Central Co-operative Bank Ltd. Pune. Hence only Such LTSB holders, who are members / Nominal members, of our bank can avail the LTSB nomination facility.
14	The Long Term Subordinated Bonds (LTSB) holder/s, who is a member/nominal member, may by signing a LTSB Nomination Form nominate any person or persons to receive the Long Term Subordinated Bonds (LTSB) from the Bank on the death of the sole Long Term Subordinated Bond (LTSB) holder/ death of the last surviving (LTSB) holder as available under the provisions of applicable laws.
15	If any non-member holder/s of LTSB intends to avail nomination facility, then such holder/s has / have to apply for nominal membership of our bank for the purpose of the LTSB Nomination.
16	If there is no nomination, the Bank shall transfer the said Long Term Subordinated Bonds (LTSB) to any such person or persons as may appear to the Board of Directors to be entitled to receive the same as heir/s or legal representative/s of the deceased Long Term Subordinated Bonds (LTSB) holder/s, a sum representing the value of such LTSB/bond as ascertained in accordance with the Bye-Laws of the Bank on his/her executing a deed of indemnity to the Bank and the Bank shall thereupon be absolved from all liability in respect of such bond / LTSB.
17	No advances / overdrafts will be granted against the security of Long Term Subordinated Bonds (LTSB) issued by the Bank. Bank shall not grant Loan & Advance for the investments in these Bonds or in the similar Bonds issued by the other Banks directly or indirectly.
18	The Bank will not recognize any lien, charge or other encumbrance on the Long Term Subordinated Bonds (LTSB). Bonds placed under Long Term (Subordinated) Bond scheme cannot be pledged anywhere.

19	**Long Term Subordinated Bonds (LTSB) is not a "deposit" and hence Investors of LTSB will not be eligible for insurance cover from the Deposit Insurance & Credit Guarantee Corporation (DICGC).**
20	In case of LTSB holder, holding LTSB of our bank, interest will be credited to the savings/current account of such LTSB depositor maintained with PDCC Bank. In case of LTSB holder maintaining an account with other bank, the interest will be paid by National Electronic Clearing Services (NECS) to the LTSB holder.
21	In case any interest payment date (s) and /or date(s) of redemption fall on a holiday, Sunday or any public holiday declared under the Negotiable Instrument Act 1881, the interest/redemption of principal will be made on the next working day (i.e. a day on which banks are open for business).
22	On maturity, the repayment of principal amount of Long Term Subordinated Bonds (LTSB) will be made by credit to the savings / current account of the LTSB account holders or by NECS in the case of non- account holders.
23	**Seniority of Claim:** LTSB will be subordinated to the claims of depositors and other creditors but would rank senior to the claims of investors in instruments eligible for inclusion in Tier-I capital and holders of preference shares (both Tier-I & Tier-II). Among investors of instruments included in Lower Tier-II capital (i.e. including outstanding LTDs, if any), the claims shall rank paripassu with each other.
24	The Long Term Subordinated Bonds (LTSB) Certificate will be issued only in physical form.
25	**Discount:** Long Term Subordinated Bonds shall be subjected to a progressive discount for capital adequacy purposes in the last five years of their tenor, as under:

Remaining Maturity of Instruments	Rate of Discount (%)
Less than one year	100
One year and more but less than two years	80
Two years and more but less than three years	60
Three years and more but less than four years	40
Four years and more but less than five years	20

26	Investors in Long Term Subordinated Bonds (LTSB) will not have voting rights.
27	**Reserve Requirement:** The total amount raised through the issue of LTSB shall be reckoned as liability for the calculation of net demand and time liabilities for the purpose of reserve requirements and, as such,

	will attract CRR / SLR requirements. The amount collected by the Bank from members / prospective investors and held by it pending issue of LTSB, shall not be reckoned for calculation of capital funds.
	Reporting Requirements: As regards LTSB, Bank shall submit a report to the concerned RO of DoS, RBI and NABARD giving details of the amount raised, including the terms and conditions of issue together with a copy of Offer Document, soon after the issue is completed.
28	All disputes / transactions are subject to the jurisdiction with the competent courts in Pune, India.
29	The notice of communication for any reason will be sent on the address of the LTSB holder/s registered with the Bank. The bank will not be responsible for change in address not communicated to the Bank and all communications sent to the registered address shall be deemed to be served on the LTSB holder/s.

V. HOWTO APPLY ?

a. Each applicant (including the joint applicants) should mention his/her PAN Number on the application form.

b. Bond under LTSB would be subject to adherence to the KYC guidelines.

c. Cheque(s)/ Demand Draft(s) should be drawn in favour of " Pune District Central Co-operative Bank Ltd. LTSB 2025-26 Series - I and crossed "Account Payee Only" payable at any center where the Bank's branches are located.

d. The full value of the Long Term Subordinated Bonds (LTSB) applied for is to be paid along with the said application form.

e. Applicant should indicate the application number and name of first applicant on the reverse of Cheque(s) /Demand Draft(s) through which the payment is made.

f. The Cheque(s) / Demand Draft returned unpaid by other bank will not be re-lodged and the said LTSB application form will stand rejected.

g. The Bank reserves the right to reject incomplete application form without assigning any reasons thereof.

VI. DISCLAIMER :

GENERAL DISCLAIMER:
This Offer Document is neither a Prospectus nor a Statement in Lieu of Prospectus and is prepared in accordance with the stipulations issued by the Reserve Bank of India (Rural Co-operative Banks - Prudential Norms on Capital Adequacy) Directions, 2025 dated November 28, 2025. The Bank certifies that the disclosures made in this document are generally adequate and are in conformity with the Reserve Bank of India regulations. This requirement is to facilitate investors to take an informed decision for making investment in the proposed Issue.

DISCLAIMER OF THE ISSUER:
The Bank confirms that the information contained in this Offer Document is true and correct in all material respects and is not misleading in any material respect. All information considered adequate and relevant about the Issue and the Bank has been made available in this Offer Document for the use and perusal of the potential investors and no selective or additional information would be available for a section of investors in any manner whatsoever. The Bank accepts no responsibility for statements made otherwise than in this Offer Document and anyone placing reliance on any other source of information would be doing so at his/her/their own risk. No person other than the Bank’s authorized employees is authorized to give any information or to make any representations not confirmed in this Offer Document in connection with this Offer. Any information or representations not contained herein must not be relied upon as having been authorized by the Bank.

This Offer Document sets forth concisely the information about the LTSB's that a prospective investor ought to know before investing. Investors should carefully read the Offer Document before making an investment decision. This Offer Document remains effective until a material change occurs.As required, a copy of this Offer Document has been submitted to the Reserve Bank of India.

sd/-

Sanjay Shitole
I/C. Chief Executive Officer