OFFER DOCUMENT

PERPETUAL DEBT INSTRUMENTS (PDI)

ISSUE OF PERPETUAL DEBT INSTRUMENTS (PDI) 2025-26 (Series-I) AS A PART OF ADDITIONAL TIER -I 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 of Rs.150/-crore (Rupees One hundred fifty crore only) through the instrument of PDI for augmenting Tier I 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). 1255/18.01.038 Dated 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

Rs. In Crore

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 Perpetual Debt Instrument (PDI) is being made for augmenting the Additional Tier I 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.150/- crore (Rupees One hundred fifty crore only) through issue of Perpetual Debt Instrument (PDI) 2025-26 (Series-I) of face value of Rs.10000/- per each instrument divided in to 1,50,000 instruments, under Additional Tier I Capital. In the process, the members of the public and other eligible entities would get an opportunity to participate in the PDI issue of the Bank.

SALIENT FEATURES OF THE PERPETUAL DEBT INSTRUMENT (PDI) 2025-26 (Series -I)

Sr. No.	Salient Features
1	**LIMIT:** The amount of PDI reckoned for Tier-I capital does not exceed 15 per cent of total Tier-I capital.
2	**Amount:** As per the RBI circular the amount of PDI to be raised may be decided by the Board of Directors of bank, hence Board has decided the issue size as mentioned below. Acceptance of funds under Perpetual Debt Instrument (PDI) 2025-26 (Series-I) will be stopped by the Bank on receipt of the total amount of Rs.150/-crore (Rupees One hundred fifty crore only). However the Bank reserves the right to accept lesser amount of PDI 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 PDI issue shall remain open till a date of closure is notified by the Bank. The date of closure of the PDI 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. The PDI issue shall remain open till a date of closure is notified by the Bank. The date of closure of the PDI issue will be notified by the Bank on its website www.pdcc.bank.in and on the notice board of the Bank's offices.
3	The minimum amount of Perpetual Debt Instrument is Rs.10,000/- and thereafter in the multiples of Rs.10,000 /- Applicant should apply for minimum one PDI. PDI to be issued shall be fully paid-up, unsecured and free of any restrictive clauses.
4	**Maturity:** These instruments shall be perpetual.
5	Perpetual Debt Instrument (PDI) 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 Perpetual Debt Instrument (PDI). Further a minor below the age of 18 is also not eligible to invest in Perpetual

	Debt Instrument (PDI).
7	Submission of PAN Number by the Sole PDI holder / all the Joint holders of a PDI at the time of investing in PDI is compulsory.
8	**Options:** PDI Issue 2025-26 Series – (I) shall not have a " Put Option" or a " Step Up Option". However, PDI shall be issued with a call option subject to following conditions: 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:** PDI shall be classified as 'Borrowings' and shown separately in the Balance Sheet.
10	**Rate of interest:** Interest will be payable on quarterly basis and shall be credited to account of the PDI 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 PDI. The option of "Cumulative" interest on Perpetual Debt Instrument (PDI) is not available. **TDS:** Interest income from Perpetual Debt Instrument (PDI) is subject to Tax deduction at Source (TDS) as per the Income Tax Act, 1961 as applicable from time to time.
11	In case of PDI holder, holding PDI of our bank, interest will be credited to the savings/current account of such PDI depositor maintained with PDCC Bank. In case of PDI holder maintaining an account with other bank, the interest will be paid by National Electronic Clearing Services (NECS) to the PDI holder. In case any interest payment date (s) fall on a holiday, Sunday or any public holiday declared under the Negotiable Instrument Act 1881, the interest of principal will be made on the next working day (i.e. a day on which banks are open for business).
12	**Lock-in-Clause:** PDI shall be subjected to a lock-in-clause in terms of which the issuing bank shall not be liable to pay interest, if i. the bank's CRAR is below the minimum regulatory requirement prescribed by RBI; or ii. the impact of such payment results in bank's CRAR falling below or remaining below the minimum regulatory requirement prescribed by RBI.

	However, Bank may pay interest with the prior approval of the DoR, RBI when the impact of such payment may result in net loss or increase the net loss, provided the CRAR meets the regulatory norm. For this purpose, net loss is defined as either (i) the accumulated loss at the end of the previous financial year or (ii) the loss incurred during the current financial year.
13	All instances of invocation of the lock-in-clause shall be reported by the Bank to the concerned RO of NABARD and DoS, RBI.
14	Since this is Perpetual Debt Instrument, the facility of premature withdrawal/closure for this Perpetual Debt Instrument (PDI) is not available.
15	**Seniority of Claim:** The claims of the investors of PDI shall be superior to the claims of investors in equity shares and Perpetual Non-Cumulative Preference Shares (PNCPS) but subordinated to the claims of all other creditors and the depositors. Among investors in PDI and outstanding Innovative Perpetual Debt Instruments (IPDI), the claims shall rank pari passu with each other.
16	Perpetual Debt Instrument (PDI) 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 Perpetual Debt (PDI), 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 PDI holders, who are members / Nominal members, of our bank can avail the PDI nomination facility.
17	The Perpetual Debt Instrument (PDI) holder/s, who is a member/nominal member, may by signing a PDI Nomination Form nominate any person or persons to receive the Perpetual Debt Instrument (PDI) from the Bank on the death of the sole Perpetual Debt Instrument (PDI) holder/ death of the last surviving (PDI) holder as available under the provisions applicable laws.
18	If any non-member holder/s of PDI intends to avail nomination facility, then such holder/s has / have to apply for nominal membership of our bank for the purpose of the PDI Nomination.
19	If there is no nomination, the Bank shall transfer the said Perpetual Debt Instrument (PDI) 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 Perpetual Debt Instrument (PDI) holder/s, a sum representing the value of such PDI 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 PDI.
20	No advances / overdrafts will be granted against the security of Perpetual Debt Instrument (PDI) issued by the Bank. Bank shall not grant Loan & Advances for the investments in these PDI or in the similar Instruments / Bonds issued by the other Banks directly or indirectly.
21	The Bank will not recognize any lien, charge or other encumbrance on the Perpetual Debt Instrument (PDI). Perpetual Debt Instrument (PDI) cannot be pledged anywhere. Bank shall not grant any loan or advance to any person for purchasing its PDI or PDI of other banks.
22	**Perpetual Debt Instrument (PDI) is not a "deposit" and hence Investors of PDI will not be eligible for insurance cover from the Deposit Insurance & Credit Guarantee Corporation (DICGC).**
23	The Perpetual Debt Instrument (PDI) Certificate will be issued only in physical form.
24	**Discount:** The PDI shall not be subjected to a progressive discount for capital adequacy purposes since these are perpetual.
25	Investors in Perpetual Debt Instrument (PDI) will not have voting rights.
26	**Compliance with Reserve Requirements:** The total amount raised by Bank through the issue of PDI shall not be reckoned as liability for calculation of net demand and time liabilities for the purpose of reserve requirements and, as such, will not attract CRR / SLR requirements. However, the amount collected from members / prospective investors and pending issue of PDI, shall be reckoned as liability for the purpose of calculating the net demand and time liabilities and shall, accordingly, attract reserve requirements. Such amounts pending issue of PDI, shall not be reckoned for calculation of capital funds.
27	**Reporting Requirements:** 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 the 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 PDI 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 PDI holder/s.

V. HOW TO APPLY ?

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

b. Perpetual Debt Instrument (PDI) 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. PDI 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 Perpetual Debt Instrument (PDI) 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 PDI 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 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 PDI'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