

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 52(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)**

1. We have reviewed the accompanying statement of unaudited financial results of **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** (the "Company") for the quarter ended September 30, 2023 and year to date from April 1, 2023 to September 30, 2023 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder, the relevant guidelines and directions issued by Reserve Bank of India (the "RBI Guidelines"), other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS 34 prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder, the RBI Guidelines and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

For NGS & Co. LLP

Chartered Accountants

ICAI Firm Registration No.: 119850W

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PRASAD
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RAM PRASAD SONI
Date: 2023.11.01
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R. P. Soni

Partner

Membership No.: 104796

UDIN: 23104796BGWVFX4554

Place: Mumbai

Date: November 1, 2023

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Financial Results for the quarter and half year ended September 30, 2023

	Particulars	Quarter Ended						Half Year Ended		Year Ended
		September	June	September	September	September	September	September	March	
		30, 2023	30, 2023	30, 2022	30, 2023	30, 2022	30, 2022	31, 2023		
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)		
1	Revenue from operations									
	(a) Interest income	100.87	102.12	106.17	202.99	209.18	416.31			
	(b) Dividend income	0.22	0.22	-	0.44	-	0.41			
	(c) Fee and commission income	9.95	3.13	4.34	13.08	8.38	19.87			
	(d) Net gain on fair value changes	0.86	2.90	0.04	3.76	0.41	4.87			
	Total revenue from operations	111.90	108.37	110.55	220.27	217.97	441.46			
2	Other income	1.36	1.50	1.07	2.86	1.40	3.22			
3	Total Income (1+2)	113.26	109.87	111.62	223.13	219.37	444.68			
4	Expenses									
	(a) Finance costs	75.53	74.87	70.32	150.40	144.92	295.88			
	(b) Employee benefits expense	17.42	17.89	16.01	35.31	29.03	65.03			
	(c) Depreciation and amortisation expense	1.50	1.27	1.04	2.77	2.04	3.84			
	(d) Impairment on financial instruments	(0.41)	(0.89)	1.03	(1.30)	3.33	4.36			
	(e) Other expenses	14.66	12.19	14.80	26.85	26.89	54.77			
	Total expenses	108.70	105.33	103.20	214.03	206.21	423.88			
5	Profit / (Loss) before tax (3-4)	4.56	4.54	8.42	9.10	13.16	20.80			
6	Tax expense	1.18	1.08	2.15	2.26	3.54	4.74			
	Current tax (includes reversal of excess / short provision of earlier years)	0.55	1.53	3.21	2.08	4.44	7.76			
	Deferred tax	0.63	(0.45)	(1.06)	0.18	(0.90)	(3.02)			
7	Net Profit / (Loss) after tax for the period (5-6)	3.38	3.46	6.27	6.84	9.62	16.06			
8	Other Comprehensive Income	-	-	-	-	-	0.24			
9	Total Comprehensive Income (7+8)	3.38	3.46	6.27	6.84	9.62	16.30			
10	Earnings Per Share (₹) (Face Value of ₹ 10/- each)*									
	- Basic	0.49	0.50	0.90	0.99	1.39	2.32			
	- Diluted	0.49	0.50	0.90	0.99	1.39	2.32			

* Not annualised for the quarters and half year ended

Notes:

- Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited) (the 'Company'/ 'Nido') has prepared unaudited financial results (the 'Statement') for the quarter and half year ended September 30, 2023 in accordance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations, 2015'), as amended, and the Accounting Standards specified under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and the relevant provision of the Companies Act, 2013, as applicable.
- The above financial results of the Company are reviewed and recommended by the Audit Committee and have been approved by the Board of Directors of the Company at their respective meetings held on November 01, 2023.
- The results for the quarter ended September 30, 2023 represents the balancing figures between unaudited figures in respect of half year ended September 30, 2023 and quarter ended June 30, 2023 which were subjected to a limited review by statutory auditor of the Company.
- During the quarter ended June 30, 2023, the Company had sold certain financial assets amounting to Rs. 11.11 crores (net of provisions and losses), to asset reconstructions company trust ('ARC Trust') and acquired security receipts (SR) amounting to Rs. 9.44 crores from these ARC Trusts in current quarter. Ind AS 109 – 'Financial Instruments', prescribed under section 133 of the Companies Act, 2013, requires substantially all risks and rewards to be transferred for the purpose of de-recognition of such financial assets from the Company's financial result. Edelweiss Financial Services Limited (EFSL), the ultimate holding company had undertaken substantially all risks and rewards in respect of such financial assets. As a result, these financial assets were de-recognized in the Company's financial result.

5. Details of Resolution plan implemented under the Resolution Framework for COVID-19 related stress as per circular dated August 6, 2020.
 Format - B: As at September 30, 2023

Type of borrower	(₹ in Crores)				
	(A) Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year	(B) Of (A), aggregate debt that slipped into NPA during the half-year	(C) Of (A) amount written off during the half-year	(D) Of (A) amount paid by the borrowers during the half-year	(E) Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year
Personal Loans	7.23	-	-	0.37	6.87
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	7.23	-	-	0.37	6.87

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

6. Micro, Small and Medium Enterprises (MSME) sector - Restructuring of advances as at September 30, 2023
 The Company has restructured the accounts as per RBI circulars DBR.No.BP.BC.100/21.04.048/2017-18 dated February 7, 2018, DBR.No.BP.BC.108/21.04.048/2017-18 dated June 6, 2018, circular DBR.No.BP.BC.18/21.04.048/2018-19 dated January 1, 2019, circular DOR.No.BP.BC.34/21.04.048/2019-20 dated February 11, 2020 and DOR.No.BP.BC/4/21.04.048/2020-21 dated August 6, 2020.

Type of borrower	(₹ in Crores)	
	No. of accounts restructured*	Amount
MSME	26	11.51

* Excludes accounts closed / written off during the period

7. Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021 ,updated on 5th December 2022

(a).(i) The Company has not transfer through assignment in respect of loans not in default during the quarter and half year ended September 30, 2023.

(a).(ii) Details of loans acquired through assignment in respect of loans not in default during the the quarter and half year ended September 30, 2023.

Particulars	Quarter Ended September 30, 2023	Half year Ended September 30, 2023
Aggregate outstanding of loans acquired (₹ in Crores)	-	42.00
Aggregate consideration paid (₹ in Crores)	-	42.00
Weighted average residual tenor of loans acquired (in months)	-	51

(a).(iii) Details of loans replaced / repurchased not in default which were transferred earlier during the quarter and half year ended September 30, 2023.

Particulars	Quarter Ended September 30, 2023	Half year Ended September 30, 2023
Count or Loan accounts replaced	Nil	Nil
Amount of Loan account replaced (₹ in Crores)	Nil	Nil
Damages paid	Nil	Nil

(b) Details of transfer through PTC in respect loans not in defaults for the quarter and half year ended September 30, 2023

Particulars	Quarter Ended September 30, 2023	Half year Ended September 30, 2023
Count or Loan accounts Assigned	1,128	2,164
Amount of Loan account Assigned (₹ in Crores)	165	402
Retention of beneficial economic interest (MRR) (%)	10%	10%,20%
Weighted Average Maturity (Residual Maturity) (in years)	14.54	12.31
Weighted Average Holding Period (in years)	2.81	3.77
Coverage of tangible security coverage	100%	100%
Rating-wise distribution of rated loans	AAA(SO), A(SO)	A+(SO), Unrated, AAA(SO), A(SO)

(c) Details of transfer through Co-lending in respect of loans not in default for the quarter and half year ended September 30, 2023

Particulars	Quarter Ended September 30, 2023	Half year Ended September 30, 2023
Count or Loan accounts Assigned	31	50
Amount of Loan account Assigned (₹ in Crores)	16.63	45.40
Retention of beneficial economic interest (MRR) (%)	20%	20%
Weighted Average Maturity (Residual Maturity) (in years)	13.81	13.44
Weighted Average Holding Period (in years)	0.29	0.24
Coverage of tangible security coverage	100%	100%
Rating-wise distribution of rated loans	Unrated	Unrated

(d) Details of stressed loans transferred during the quarter and half year ended September 30, 2023

Particulars	To ARCs	
	Quarter Ended September 30, 2023	Half year Ended September 30, 2023
No. of accounts	44	176
Aggregate exposure of loans transferred (₹ in Crores)	14.23	39.28
Weighted average residual tenor of the loans transferred (In years)	12.33	9.98
Net book value of loans transferred (at the time of transfer) (₹ in Crores)	11.11	32.17
Aggregate consideration (₹ in Crores)	11.11	31.68
Additional consideration realized in respect of accounts transferred in earlier years (₹ in Crores)	-	-

(e) The Company has not acquired any stressed loan during quarter and half year ended September 30, 2023.

8. The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the code will come into effect has not been notified. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

9. Statement of assets and liabilities as at September 30, 2023

	(₹ in Crores)	
	As at September 30, 2023 (Unaudited)	As at March 31, 2023 (Audited)
ASSETS		
Financial assets	3,675.70	3,731.94
(a) Cash and cash equivalents	284.89	100.34
(b) Bank balances other than (a) above	172.50	199.32
(c) Receivables		
(i) Trade receivables	10.53	3.99
(d) Loans	2,869.09	3,027.04
(e) Investments	225.74	280.40
(f) Other financial assets	112.95	120.85
Non-financial assets	65.14	54.28
(a) Current tax assets (net)	29.18	21.35
(b) Investment property	2.33	2.39
(c) Property, Plant and Equipment	16.52	12.21
(d) Intangible assets under development	2.08	1.40
(e) Other Intangible assets	4.34	4.88
(f) Other non- financial assets	10.69	12.05
TOTAL ASSETS	3,740.84	3,786.22
LIABILITIES AND EQUITY		
Financial liabilities	2,923.29	2,976.34
(a) Payables		
(i) Trade payables		
(i) total outstanding dues of micro enterprises and small enterprises	0.01	0.82
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	12.35	9.82
(b) Debt securities	860.38	799.88
(c) Borrowings (other than debt securities)	709.15	996.70
(d) Subordinated Liabilities	53.68	50.86
(e) Other financial liabilities	1,287.72	1,118.26
Non-financial liabilities	15.20	15.41
(a) Current tax liabilities (net)	1.47	1.39
(b) Provisions	4.57	4.39
(c) Deferred tax liabilities (net)	4.43	4.25
(d) Other non-financial liabilities	4.73	5.38
Equity	802.35	794.47
(a) Equity share capital	69.35	69.35
(b) Other equity	733.00	725.12
TOTAL LIABILITIES AND EQUITY	3,740.84	3,786.22

10. Statement of cashflow for the half year ended September 30, 2023

		(₹ in Crores)	
		Half Year Ended September	Half Year Ended September
		30, 2023 (Unaudited)	30, 2022 (Unaudited)
A	Cash flow from operating activities		
	Profit before tax	9.10	13.16
	Adjustments for		
	Depreciation, amortisation and impairment	2.77	2.04
	Impairment on financial instruments	(1.30)	3.33
	Fair value of financial Instrument (Net)	(2.34)	(0.66)
	Interest on lease liabilities	0.75	0.46
	Profit on lease modification/cancellation	(0.33)	(0.71)
	ESOP and SAR cost reimbursement	0.08	0.17
	Loss/ (Gain) on sale of Property, Plant and Equipment	(0.01)	(0.09)
	Operating cash flow before working capital changes	8.72	17.70
	<i>Add / (Less): Adjustments for working capital changes</i>		
	Decrease/(Increase) in Receivables	(6.65)	4.81
	Decrease/(Increase) in Receivables from financing business (net)	159.36	103.83
	Decrease/(Increase) in Other financial assets	35.74	(36.55)
	Decrease/(Increase) in Investments	56.99	(29.74)
	Decrease/(Increase) in Other non financial assets	1.37	(1.48)
	Increase / (Decrease) in Trade payables	1.72	(6.55)
	Increase / (Decrease) in Non financial liabilities and provisions	(0.47)	(0.43)
	Increase / (Decrease) in Other financial liability	(17.74)	(33.39)
	Cash flow from operations	239.04	18.20
	Income taxes paid (Net)	(9.83)	(9.39)
	Net cash generated from / (used in) operating activities - A	229.21	8.81
B	Cash flow from investing activities		
	Purchase of Property, plant and equipment and Intangible assets	(0.50)	(0.11)
	Decrease/(Increase) in Capital Work-in-progress and Intangibles assets under development	(0.68)	(0.60)
	Sale of Property, plant and equipment	0.03	0.15
	Net cash generated from / (used in) investing activities - B	(1.15)	(0.56)
C	Cash flow from financing activities		
	Increase / (Decrease) in Debt securities	82.82	35.91
	Increase / (Decrease) in Borrowings other than debt securities	(290.37)	(371.47)
	Securitisation liability	166.27	397.93
	Repayment of lease obligations	(2.23)	(1.77)
	Net cash generated from / (used in) financing activities - C	(43.51)	60.60
	Net increase / (decrease) in cash and cash equivalents (A+B+C)	184.55	68.85
	Cash and cash equivalent as at the beginning of the period	100.34	292.96
	Cash and cash equivalent as at the end of the period	284.89	361.81

- The secured non-convertible debentures issued by the Company are fully secured by first pari passu charge by mortgage of the Company's immovable property and/or by hypothecation of book debts/ loan receivables and other assets to the extent as stated in the information memorandum. Further, the Company has maintained asset cover as stated in the information memorandum which is sufficient to discharge the principal amount and other dues at all times for the non-convertible debt securities issued by the Company.
- Figures for the previous period/ year have been regrouped/ reclassified wherever necessary to conform to current period presentation.
- Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the half year ended September 30, 2023 is attached as Annexure-A.

On behalf of the Board of Directors

RAJAT RAVI
AVASTHI

Rajat Avasthi

Mumbai
November 01, 2023

MD & CEO
DIN: 07969623

Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited)

Annexure – A

Disclosure in compliance with regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, for the half year September 30, 2023

Sr. No.	Particulars	Half Year Ended September 30, 2023	Year Ended March 31, 2023
		(Unaudited)	(Audited)
1	Debt-equity Ratio ^(refer note 1)	3.57	3.68
2	Outstanding redeemable preference shares (quantity and value)	Nil	Nil
3	Debenture redemption reserve (₹ in Crores)	25.63	25.63
4	Net worth ^(refer note 2) (₹ in Crores)	802.35	794.47
5	Net profit after tax (₹ in Crores)	6.84	16.06
6	Earnings per share (not annualised)		
6.a	Basic (₹)	0.99	2.32
6.b	Diluted (₹)	0.99	2.32
7	Total debts to total assets ^(refer note 3)	0.77	0.77
8	Net profit margin (%) ^(refer note 4)	3.11%	3.64%
9	Sector specific equivalent ratios as applicable		
	(a) Capital to risk-weighted assets ratio (CRAR) (%)	36.58%	32.06%
	(b) Tier I CRAR (%)	36.58%	32.06%
	(c) Tier II CRAR (%)	0.00%	0.00%
	(d) Stage 3 ratio (gross) (%) ^(refer note 5)	2.21%	1.91%
	(e) Stage 3 ratio (net) (%) ^(refer note 6)	1.62%	1.46%

The Company, being a Housing Finance Company ('HFC'), disclosure of Current ratio, Long term debt to working capital, Bad debts to Account receivable ratio, Current liability ratio, Debtors turnover, Inventory turnover, Operating margin ratio, Debt service coverage ratio and Interest service coverage ratio are not applicable.

Notes:-

- 1 Debt-equity Ratio = Total Debt (Debt Securities + Borrowings (other than debt securities) + Subordinated Liabilities + Securitisation Liability) / Net worth
- 2 Net worth = Share capital + Share application money pending allotment + Reserves & Surplus – Deferred Tax Assets
- 3 Total debts to total assets = Total Debt (Debt Securities + Borrowings (other than debt securities) + Subordinated Liabilities + Securitisation Liability) / Total assets
- 4 Net profit margin (%) = Net profit after tax / Revenue from Operations
- 5 Stage 3 ratio (gross) = Gross Stage 3 loans / Gross Loans
- 6 Stage 3 ratio (net) = (Gross stage 3 loans - Impairment loss allowance for Stage 3) / Gross Loans