

Independent Auditor's Limited Review report on the unaudited financial results of Nido Home Finance Limited for the quarter ended June 30, 2025, pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
Nido Home Finance Limited

1. We have reviewed the accompanying Statement of unaudited financial results of Nido Home Finance Limited (the "Company") for the quarter ended June 30, 2025 (the "Statement") attached herewith being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement is the responsibility of the Company's Management and has been approved by the Company's Board of Directors. This Statement has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of Companies Act, 2013, as amended read with the relevant rules issued thereunder and the circulars, guidelines and directions issued by the Reserve Bank of India (RBI)/National Housing Finance (NHB) to the extent applicable and other accounting principles generally accepted in India and in compliance with the Listing Regulations. 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 (ICAI). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and 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 of unaudited financial results prepared in

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accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 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 MGB & Co LLP
Chartered Accountants
Firm Registration Number 101169W/W-100035

Diwaker Sudesh Bansal

Diwaker Sudesh Bansal
Partner

Membership Number: 409797

UDIN: 25409797BMKWWY4968

Date: July 25, 2025

Place: Mumbai



Financial Results for the quarter ended June 30, 2025

	Particulars	Quarter ended		(₹ in Crores)	
		June 30, 2025 Unaudited	March 31, 2025 Audited (Refer note no 3)	June 30, 2024 Unaudited	March 31, 2025 (Audited)
1	Revenue from operations				
	(a) Interest income	130.10	113.24	106.64	445.27
	(b) Dividend income	0.28	0.29	0.24	1.11
	(c) Fee and commission income	10.16	20.01	5.57	45.72
	(d) Net gain on fair value changes	2.72	5.22	6.03	20.00
	Total revenue from operations	143.26	138.76	118.48	512.10
2	Other income	2.50	2.73	2.23	8.53
3	Total Income (1+2)	145.76	141.49	120.71	520.63
4	Expenses				
	(a) Finance costs	85.39	80.13	78.64	320.48
	(b) Employee benefits expenses	23.70	21.64	20.52	87.46
	(c) Depreciation and amortisation expenses	2.20	2.03	1.80	7.70
	(d) Impairment on financial instruments (including write-off)	3.66	3.86	2.19	10.68
	(e) Other expenses	26.01	21.35	16.31	74.83
	Total expenses	140.96	129.01	119.46	501.15
5	Profit before tax (3-4)	4.80	12.48	1.25	19.48
6	Tax expense	1.23	3.18	0.36	0.85
	Current tax (includes reversal of excess / short provision of earlier years)	-	(0.77)	1.99	(1.86)
	Deferred tax	1.23	3.95	(1.63)	2.71
7	Net Profit after tax for the period/year (5-6)	3.57	9.30	0.89	18.63
8	Other Comprehensive Income	-	(0.21)	-	(0.21)
9	Total Comprehensive Income (7+8)	3.57	9.09	0.89	18.42
10	Earnings Per Share (₹) (Face Value of ₹ 10/- each)*				
	- Basic	0.51	1.31	0.13	2.69
	- Diluted	0.51	1.31	0.13	2.69

* Not annualised for the quarters ended.

Notes:

- Nido Home Finance Limited (the 'Company'/'Nido') has prepared unaudited financial results (the 'Statement') for the quarter ended June 30, 2025 in accordance with the recognition and measurement principles laid down in IndAS 34 interim financial reporting, notified under section 133 of the Companies Act, 2013 read with the (Indian Accounting Standard) Rule 2015 and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations, 2015'), as amended from time to time, 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 July 25, 2025. The statutory auditors have conducted limited review and have issued an unmodified conclusion on the financial results for the quarter ended June 30, 2025.
- The figures for Q4 FY 2024-25 are the balancing figures between the audited amounts of the financial year and published unaudited amounts of 9 month FY 2024-25.
- In compliance with Securities and Exchange Board of India (SEBI) (Issue and Listing of Non-Convertible Securities) Regulation, 2021 as amended from time to time and operational circular no SEBI/HO/DHS/DDHS/CIR/P/2021/613 issued by SEBI on August 10, 2021 as amended from time to time, the Company has listed its Non Convertible Debentures on Bombay Stock Exchange (BSE) and National Stock Exchange (NSE).
- The Company is engaged in lending business, primarily into mortgage loans (home loan and loan against properties) and construction real estate loans. The Board reviews the Company's performance as a single business. The Company operates within India. Accordingly, there are no separate reportable segments as per Ind AS 108 - Operating Segment.




6. Micro, Small and Medium Enterprises (MSME) sector - Restructuring of advances as at June 30, 2025
The Company has restructured the accounts as per RBI circular 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	No. of accounts restructured*	(₹ in Crores)
		Amount
MSME	16	6.70

* 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 as on 28th December 2023 and RBI/DOR/2021-22/85 DOR.STR.REC.53/21.04.177/2021-22 dated 24 September 2021, updated as on 05th December 2022.

(a) (i) Details of loans transfer through assignment in respect of loans not in default during the quarter ended June 30, 2025

Particulars	Quarter ended June 30, 2025
Count of Loan accounts Assigned	567
Amount of Loan account Assigned / Sale consideration (₹ in Crores)	68.86
Retention of beneficial economic interest (MRR) (%)	10%
Weighted Average Maturity (Residual Maturity) (in years)	15.85
Weighted Average Holding Period (in years)	1.03
Coverage of tangible security	100%
Rating-wise distribution or rated loans	Unrated

(a).(ii) Details of loans acquired through assignment in respect of loans not in default during the quarter ended June 30, 2025

Particulars	Quarter ended June 30, 2025
Aggregate outstanding of loans acquired (₹ in Crores)	Nil
Aggregate consideration paid (₹ in Crores)	Nil
Weighted average residual tenor of loans acquired (in months)	Nil

(a).(iii) Details of loans replaced / repurchased not in default which were transferred earlier during for the quarter ended June 30, 2025

Particulars	Quarter ended June 30, 2025
Count or Loan accounts replaced	Nil
Amount of Loan account replaced (₹ in Crores)	Nil
Damages paid	Nil

(b) Details of loans transfer through PTC in respect of loans not in defaults for the quarter ended June 30, 2025

Particulars	Quarter ended June 30, 2025
Count or Loan accounts securitised	521
Amount of Loan account securitised (₹ in Crores)	104.43
Retention of beneficial economic interest (MRR) (%)	10%
Weighted Average Maturity (Residual Maturity) (in years)	17.56
Weighted Average Holding Period (in years)	1.47
Coverage of tangible security coverage	100%
Rating-wise distribution of rated loans	AAA(SO)




(c) Details of loans transfer through Co-lending in respect of loans not in default for the quarter ended June 30, 2025

Particulars	Quarter ended June 30, 2025
Count or Loan accounts Assigned	142
Amount of Loan account Assigned (₹ in Crores)	93.53
Retention of beneficial economic interest (MRR) (%)	20%
Weighted Average Maturity (Residual Maturity) (in years)	13.71
Weighted Average Holding Period (in years)	0.16
Coverage of tangible security coverage	100%
Rating-wise distribution of rated loans	Unrated

(d) The company has not transferred any stressed loan during the quarter ended June 30, 2025

(e) The Company has not acquired any stressed loan during the quarter ended June 30, 2025

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. 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.
10. Pursuant to notification issued by Ministry of Corporate affairs on Companies (Share capital and Debentures) Rules, 2014 dated August 16, 2019 and subsequent amendments thereof, the issuer being registered as Housing Finance Company with National Housing Bank, is not required to create Debenture Redemption Reserve.
11. Figures for the previous period/ year have been regrouped/ reclassified wherever necessary to conform to current period presentation.
12. Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended June 30, 2025 is attached as Annexure-A.

On behalf of the Board of Directors

Mumbai
July 25, 2025



Rajat Avasthi
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 quarter ended June 30, 2025

Sr. No.	Particulars	Period ended June 30, 2025	Year ended March 31, 2025
		(Unaudited)	(Audited)
1	Debt-equity Ratio ^(refer note 1)	3.73	3.79
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)	831.78	828.20
5	Net profit after tax (₹ in Crores)	3.57	18.63
6	Earnings per share (not annualised)		
6.a	Basic (₹)	0.51	2.69
6.b	Diluted (₹)	0.51	2.69
7	Total debts to total assets ^(refer note 3)	0.78	0.77
8	Net profit margin (%) ^(refer note 4)	2.49%	3.64%
9	Sector specific equivalent ratios as applicable		
	(a) Capital to risk-weighted assets ratio (CRAR) (%)	34.25%	33.60%
	(b) Tier I CRAR (%)	34.25%	33.60%
	(c) Tier II CRAR (%)	0.00%	0.00%
	(d) Stage 3 ratio (gross) (%) ^(refer note 5)	2.50%	2.17%
	(e) Stage 3 ratio (net) (%) ^(refer note 6)	2.07%	1.77%

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:-

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


