

January 24, 2025

**BSE Limited**  
P J Towers,  
Dalal Street, Fort,  
Mumbai - 400 001.

**National Stock Exchange of India Limited**  
Exchange Plaza,  
Bandra Kurla Complex,  
Bandra (E),  
Mumbai - 400 051.

Dear Sir/Ma'am,

**Sub: Submission of Unaudited Financial Results for the quarter and nine months ended December 31, 2024 as per Regulation 51 and 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and issuance of NCDs**

Pursuant to Regulation 51 and Regulation 52 read with part B of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Listing Regulations'), this is to inform you that the Board of Directors of the Company at its meeting held on **January 24, 2025**, has *inter-alia* approved the Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2024.

In this regard, please find enclosed herewith the following:

- a) Unaudited Financial Results of the Company for the quarter and nine months ended December 31, 2024 together with the Limited Review Report of the Auditors' thereon;
- b) Information as required pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;
- c) Security Cover Certificate pursuant to Regulation 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in the prescribed format.
- d) Statement of utilization of issue proceeds of the Non-convertible Securities (NCS) issued during the quarter ended December 31, 2024 pursuant to Regulation 52(7) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Further, we would like to inform that the Board of Directors of the Company at their meeting held on January 24 2025, have also approved the issuance of Secured Redeemable Non-Convertible Debentures for an amount not exceeding Rs.700 crores during FY2025-26, subject to requisite approvals.

The meeting commenced at 2:45 p.m. and concluded at 05:30 p.m.



**Nido Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited)

**Corporate Identity Number: U65922MH2008PLC182906**

**Registered Office: Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai- 400070. Tel No. +912242722200. Email ID: [assistance@nidohomefin.com](mailto:assistance@nidohomefin.com). Website: [www.nidohomefin.com](http://www.nidohomefin.com)**

Kindly take the above on record.

Thanking you,

Yours faithfully,

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

**Archana Nadgouda  
Company Secretary**

Encl: as above



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**[www.nidohomefin.com](http://www.nidohomefin.com)**

**Independent Auditor's Limited Review report on the unaudited financial results of Nido Home Finance Limited for the quarter and nine months ended December 31, 2024, 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  
**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 (the "Company") for the quarter and nine months ended December 31, 2024 (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, 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 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.



5. The unaudited financial results for the quarter and nine months ended December 31, 2023 and for the year ended March 31, 2024 included in the Statement were reviewed / audited by the predecessor statutory auditors of the Company, who have expressed an unmodified conclusion / opinion vide their reports dated January 23, 2024 and May 07, 2024 respectively. Accordingly, we the current statutory auditors, do not express any conclusion /opinion, on these figures/ disclosures reported in the financial results for the quarter and nine months ended December 31, 2023 and for the year ended March 31, 2024.

Our conclusion on the Statement is not modified in respect of above matters.

For **MGB & Co LLP**  
Chartered Accountants  
Firm Registration Number 101169WW-100035

*Diwaker Sudesh Bansal*  
**Diwaker Sudesh Bansal**  
Partner  
Membership Number: 409797  
UDIN: 25409797BMKWQH4964  
Date: January 24, 2025  
Place: Mumbai



**Financial Results for the quarter and nine months ended December 31, 2024**

Particulars	Quarter ended			Nine months ended		(₹ in Crores)
	December 31, 2024 (Refer note 3)	September 30, 2024 (Unaudited)	December 31, 2023 (Unaudited)	December 31, 2024 (Unaudited)	December 31, 2023 (Unaudited)	Year ended March 31, 2024 (Audited)
<b>1 Revenue from operations</b>						
(a) Interest income	113.79	111.60	100.21	332.03	302.17	413.47
(b) Dividend income	0.33	0.25	0.22	0.82	0.66	0.89
(c) Fee and commission income	10.26	9.88	8.31	25.71	21.39	31.85
(d) Net gain on fair value changes	5.13	3.62	2.59	14.78	6.35	11.71
<b>Total revenue from operations</b>	<b>129.51</b>	<b>125.35</b>	<b>111.33</b>	<b>373.34</b>	<b>330.57</b>	<b>457.92</b>
<b>2 Other income</b>	2.16	1.41	2.07	5.80	4.93	6.92
<b>3 Total Income (1+2)</b>	<b>131.67</b>	<b>126.76</b>	<b>113.40</b>	<b>379.14</b>	<b>335.50</b>	<b>464.84</b>
<b>4 Expenses</b>						
(a) Finance costs	82.02	79.69	74.66	240.35	225.06	301.15
(b) Employee benefits expenses	21.93	23.37	18.45	65.82	53.76	72.65
(c) Depreciation and amortisation expenses	1.92	1.95	1.72	5.67	4.49	6.26
(d) Impairment on financial instruments	3.40	1.23	1.54	6.82	(0.79)	1.65
(e) Other expenses	20.09	17.07	13.69	53.47	40.54	57.07
<b>Total expenses</b>	<b>129.36</b>	<b>123.31</b>	<b>110.06</b>	<b>372.13</b>	<b>323.06</b>	<b>438.78</b>
<b>5 Profit / (Loss) before tax (3-4)</b>	<b>2.31</b>	<b>3.45</b>	<b>3.34</b>	<b>7.01</b>	<b>12.44</b>	<b>26.06</b>
<b>6 Tax expense</b>	<b>(3.63)</b>	<b>0.95</b>	<b>0.76</b>	<b>(2.32)</b>	<b>3.02</b>	<b>6.75</b>
Current tax (includes reversal of excess / short provision of earlier years)	(3.71)	0.64	2.20	(1.08)	4.28	6.03
Deferred tax	0.08	0.31	(1.44)	(1.24)	(1.26)	0.72
<b>7 Net Profit after tax for the period/year (5-6)</b>	<b>5.94</b>	<b>2.50</b>	<b>2.58</b>	<b>9.33</b>	<b>9.42</b>	<b>19.31</b>
<b>8 Other Comprehensive Income</b>	-	-	-	-	-	(0.06)
<b>9 Total Comprehensive Income (7+8)</b>	<b>5.94</b>	<b>2.50</b>	<b>2.58</b>	<b>9.33</b>	<b>9.42</b>	<b>19.25</b>
<b>10 Earnings Per Share (₹) (Face Value of ₹ 10/- each)*</b>						
- Basic	0.86	0.36	0.37	1.34	1.36	2.78
- Diluted	0.86	0.36	0.37	1.34	1.36	2.78

\* Not annualised for the quarters and nine months 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 nine months ended December 31, 2024 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 January 24, 2025. The Statutory Auditors have conducted limited review and have issued an unmodified report on the financial results for the quarter and nine months ended December 31, 2024.
  - The results for the quarter ended December 31, 2024 represents the balancing figures between unaudited figures in respect of nine months ended December 31, 2024 and year to date figures upto half year ended September 30, 2024 which were subjected to a limited review by Statutory Auditor of the Company.
  - Micro, Small and Medium Enterprises (MSME) sector - Restructuring of advances as at December 31, 2024  
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.

(₹ in Crores)

Type of borrower	No. of accounts restructured*	Amount
MSME	19	8.43

\* Excludes accounts closed / written off during the period



5. 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 2023.

(a) The Company has transfer through assignment in respect of loans not in default during the quarter and nine months ended December 31, 2024

Particulars	Quarter ended December 31, 2024	Nine months ended December 31, 2024
Count of Loan accounts Assigned	328	559
Amount of Loan account Assigned / Sale consideration (₹ in Crores)	75.51	151.80
Retention of beneficial economic interest (MRR) (%)	10%	10%.0%
Weighted Average Maturity (Residual Maturity) (in years)	15.53	12.07
Weighted Average Holding Period (in years)	0.90	0.96
Coverage of tangible security	100%	100%
Rating-wise distribution of rated loans	Unrated	Unrated

(b) Details of transfer through PTC in respect loans not in defaults for the quarter and nine months ended December 31, 2024

Particulars	Quarter ended December 31, 2024	Nine months ended December 31, 2024
Count of Loan accounts securitised	244	1107
Amount of Loan account securitised (₹ in Crores)	46.13	247.39
Retention of beneficial economic interest (MRR) (%)	10%	10%
Weighted Average Maturity (Residual Maturity) (in years)	17.49	16.40
Weighted Average Holding Period (in years)	0.99	1.31
Coverage of tangible security coverage	100%	100%
Rating-wise distribution of rated loans	AAA(SO)	AAA(SO), A(SO)

(c) Details of transfer through Co-lending in respect of loans not in default for the quarter and nine months ended December 31, 2024

Particulars	Quarter ended December 31, 2024	Nine months ended December 31, 2024
Count of Loan accounts Assigned	228	320
Amount of Loan account Assigned (₹ in Crores)	60.17	127.58
Retention of beneficial economic interest (MRR) (%)	20%	20%
Weighted Average Maturity (Residual Maturity) (in years)	14.36	14.18
Weighted Average Holding Period (in years)	0.50	0.42
Coverage of tangible security coverage	100%	100%
Rating-wise distribution of rated loans	Unrated	Unrated

- 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.
- 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.
- The Company is engaged in lending business, primarily into mortgage loans (home loan and loan against properties) and construction realty funding. 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.
- 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 nine months ended December 31, 2024 is attached as Annexure-A

On behalf of the Board of Directors



**Rajat Avasthi**  
 MD & CEO  
 DIN: 07969623

Mumbai  
 January 24, 2025



**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 nine months ended December 31, 2024

Sr. No.	Particulars	Nine months ended December 31, 2024	Year ended March 31, 2024
		(Un-Audited)	(Audited)
1	Debt-equity Ratio <sup>(refer note 1)</sup>	3.63	3.52
2	Outstanding redeemable preference shares (quantity and value)	Nil	Nil
3	Debenture redemption reserve (₹ in Crores)	25.63	25.63
4	Net worth <sup>(refer note 2)</sup> (₹ in Crores)	819.10	814.79
5	Net profit after tax (₹ in Crores)	9.33	19.31
6	Earnings per share (not annualised)		
6.a	Basic (₹)	1.34	2.78
6.b	Diluted (₹)	1.34	2.78
7	Total debts to total assets <sup>(refer note 3)</sup>	0.77	0.76
8	Net profit margin (%) <sup>(refer note 4)</sup>	2.50%	4.21%
9	Sector specific equivalent ratios as applicable		
	(a) Capital to risk-weighted assets ratio (CRAR) (%)	37.92%	39.05%
	(b) Tier I CRAR (%)	37.92%	39.05%
	(c) Tier II CRAR (%)	0.00%	0.00%
	(d) Stage 3 ratio (gross) (%) <sup>(refer note 5)</sup>	2.19%	1.46%
	(e) Stage 3 ratio (net) (%) <sup>(refer note 5)</sup>	1.79%	1.19%

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-Impairment loss allowance for Stage 3)



To  
The Board of Directors,  
Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited)  
5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirool Road, Kurla (W),  
Mumbai 400070.

**Independent Auditor's Certificate on Security Cover as at December 31, 2024 under Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

Dear Sirs,

We, (MGB & Co. LLP, Chartered Accountants), the Statutory Auditors of Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited) ("the Company") have been requested by the Company to examine the accompanying Statement showing 'Security Cover' for the listed secured non-convertible debt securities as at December 31, 2024 ('the Statement') which has been prepared by the Company from the unaudited financial results and other relevant records and documents maintained by the Company for the quarter and nine months ended December 31, 2024 pursuant to the requirements of the Regulation 54 read with Regulation 56 (1) (d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (together referred to as the 'SEBI Regulations').

This Report is required by the Company for the purpose of submission to the Stock Exchanges and Debenture Trustees (IDBI Trusteeship Services Limited and Beacon Trusteeship Limited) to ensure compliance with the SEBI Regulations in respect of its listed non-convertible debt securities as at December 31, 2024.

Accordingly, this certificate has been issued in terms of our engagement letter dated June 28, 2024.

**Management's Responsibility**

1. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
2. The Company's management is also responsible for ensuring that the Company complies with:
  - a. the requirements of the Regulations and the Debenture Trust Deeds ('DTD') for all listed NCDs existing and issued during the nine months ended December 31, 2024 and for providing all relevant information to the Company's Debenture Trustee;
  - b. also ensuring maintenance of the adequate security-cover available for listed NCDs as per the Regulation 54 of LODR Regulations;



- c. also accurate computation of security-cover available for listed NCDs which is based on unaudited financial results of the Company for the quarter and half year ended December 31, 2024; and
  - d. also the Company's management is responsible for preparation and maintenance of the covenants list and compliance with such covenants on a continuous basis as per the DTD. Management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations, the circular and for providing all relevant information to the Stock Exchange.
3. This responsibility includes ensuring that the relevant records provided to us for our examination are correct and complete.

### **Auditor's Responsibility**

4. Based on our examination of the Statement prepared by the management from the unaudited financial results for the quarter and nine months ended December 31, 2024 and relevant records provided by the Company and pursuant to the requirements of the SEBI Regulations, it is our responsibility to provide a limited assurance as to whether as at December 31, 2024, the Company has maintained security cover as per the terms of the Information Memorandum / Placement Memorandum and Debenture Trust Deeds. This did not include the evaluation of adherence by the Company with all the applicable guidelines of the Regulations, Offer Document/ Information Memorandum and Debenture Trust Deeds entered between the Company and the Debenture Trustees of the Non-Convertible Debentures.
5. We have carried out limited review of the unaudited financial results of the Company for quarter and nine months ended December 31, 2024 and issued an unmodified conclusion vide our report dated January 24, 2025.
6. 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"). A review of interim financial information consists of making inquiries, primarily of the person 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 specified under section 143(10) of the Companies Act, 2013 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.
7. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

8. For the purpose of the Certificate, we have performed the following procedures basis the information provided by the management:
  - A. Obtained and read on a test check basis, the Debenture Trust Deeds and the Information Memorandum in respect of the secured Debentures and noted the particulars of security cover and the security cover percentage required to be maintained by the Company in respect of such debentures as indicated in the Statement.
  - B. Traced and agreed the principal amount of the Debentures outstanding as at December 31, 2024 to the financial results referred to in paragraph above, and the books of account maintained by the Company as at December 31, 2024.
  - C. Traced the book value of assets indicated in the Statement to the financial results as at December 31, 2024 referred to in paragraph above and other relevant records maintained by the company.
  - D. Obtained the list of the securities created in the register of charges maintained by the Company and 'Form No. CHG-9' filed with the Ministry of Corporate Affairs. Traced the value of charge created against assets to the security cover indicated in the Statement on a test check basis.
  - E. Examined and verified the arithmetical accuracy of the computation of security cover indicated in the Statement.
  - F. Performed necessary inquiries with the Management and obtained necessary written representations.
9. Our scope of work for this certificate did not involve us performing audit tests for the purpose of expressing an opinion on the fairness or accuracy of any of the financial information or the financial results of the Company taken as a whole. We have not performed an audit, the objective of which would be the expression of an opinion on the financial results, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.
10. We conducted our examination, on a test check basis of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI) which requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI. We hereby confirm that while providing this certificate we have complied with the Code of Ethics issued by the ICAI.
11. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

## Conclusion

12. Based on the procedures performed by us, as referred to in paragraph 8 above and according to the information and explanations received and Management representations obtained, nothing has come to our attention that causes us to believe that as at December 31, 2024, the Company has not maintained Security cover as per the terms of the information Memorandum and Debenture Trust Deeds.

## Restriction on Use

13. This Certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to Stock Exchange as stated in para 2 above in accordance with the SEBI Regulations and should not be used for any other purpose. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Regulations. Our Obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have (or may have had) as auditors of the Company or otherwise. We shall not be liable to the Company or to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment. Nothing in this certificate, or anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as auditors of the Company. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

Yours Sincerely,

For **MGB & Co LLP**  
Chartered Accountants  
Firm Registration Number 101169WW-100035

**Diwakar Bansal** Digitally signed by Diwakar Bansal  
Date: 2025.01.24 17:13:09 +05'30'

Diwaker Sudesh Bansal  
Partner  
Membership Number: 409797  
UDIN: 25409797BMKWQJ1022  
Place: Mumbai  
Date: January 24, 2025

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	PariPassu Charge	PariPassu Charge	PariPassu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate					Total Value(=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is Pari Passu charge (excluding items covered in column F)	debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis		Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)			
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
<b>ASSETS</b>															
Property, Plant and Equipment	Land	-	-	-	0.12	-	1.16	-	1.28	-	-	-	0.12	0.12	
Capital Work-in Progress		-	-	-	-	-	-	-	-	-	-	-	-	-	
Right of Use Assets		-	-	-	-	-	20.84	-	20.84	-	-	-	-	-	
Goodwill		-	-	-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets		-	-	-	-	-	4.68	-	4.68	-	-	-	-	-	
Intangible Assets under Development		-	-	-	-	-	0.96	-	0.96	-	-	-	-	-	
Investments	Pass Through Certificates/ Mutual Funds	-	-	-	29.01	21.72	104.66	-	155.39	-	-	-	29.01	29.01	
Loans	Loans (Gross)	-	-	-	1,728.22	1,237.54	99.04	-	3,064.80	-	-	-	1,142.09	1,142.09	
Inventories		-	-	-	-	-	-	-	-	-	-	-	-	-	
Trade Receivables		-	-	-	56.39	-	-	-	56.39	-	-	-	-	-	
Cash and Cash Equivalents		-	-	-	276.79	-	-	-	276.79	-	-	-	-	-	
Bank Balances other than Cash and Cash Equivalents		-	-	-	29.78	128.36	4.01	-	162.15	-	-	-	-	-	
Others	Other Financial & Non Financial Assets and Investment Property	-	-	-	13.09	117.20	13.34	-	143.62	-	-	-	13.09	13.09	
<b>Total</b>		-	-	-	<b>2,133.40</b>	<b>1,504.81</b>	<b>248.69</b>	-	<b>3,886.91</b>	-	-	-	<b>1,184.31</b>	<b>1,184.31</b>	
<b>LIABILITIES</b>															
Debt securities to which this certificate pertains (refer Note 1 and 2)		-	-	Yes	1,146.62	-	-	-	1,146.62	-	-	-	1,146.62	1,146.62	
Other debt sharing pari-passu charge with above debt (Refer Note 3)		-	-	No	740.21	-	-	-	740.21	-	-	-	-	-	
Other Debt		-	-	-	-	-	-	-	-	-	-	-	-	-	
Subordinated debt		-	-	-	-	-	55.12	-	55.12	-	-	-	-	-	
Borrowings		-	-	-	-	-	-	-	-	-	-	-	-	-	
Bank		-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Securities		-	-	-	-	-	-	-	-	-	-	-	-	-	
Others	Securitisation Liability and Others	-	-	-	-	1,164.11	7.00	-	1,171.10	-	-	-	-	-	
Trade payables		-	-	-	-	-	19.44	-	19.44	-	-	-	-	-	
Lease Liabilities		-	-	-	-	-	23.73	-	23.73	-	-	-	-	-	
Provisions		-	-	-	-	-	5.18	-	5.18	-	-	-	-	-	
Others	Other Non Financial Liabilities	-	-	-	-	-	11.89	-	11.89	-	-	-	-	-	
<b>Total</b>		-	-	-	<b>1,886.83</b>	<b>1,164.11</b>	<b>122.36</b>	-	<b>3,173.28</b>	-	-	-	<b>1,146.62</b>	<b>1,146.62</b>	
<b>Cover on Book Value</b>															
<b>Cover on Market Value</b>															
		<b>Exclusive Security Cover Ratio</b>					1.19						1.03		
							Pari-Passu Security Cover Ratio						Pari-Passu Security Cover Ratio		

Notes:

- Includes secured Non Convertible Debentures (NCDs) of Rs. 81.99 crores of face value which are held in treasury by the Company and accordingly the asset cover is computed on a gross basis.
- Indian Accounting Standards (Ind AS) adjustment for effective Interest rate on secured Debt Securities of Rs 25.54 crores is excluded from assets cover computation being an accounting adjustment and accordingly the asset cover is computed on a gross basis.
- Indian Accounting Standards (Ind AS) adjustment for effective Interest rate on Borrowings Other than Debt Securities Rs 17.45 Crores is excluded from assets cover computation being an accounting adjustment and accordingly the asset cover is computed on a gross basis.
- The company has complied with all covenants of the Offer Document/Information Memorandum in respect of listed non convertible debentures.

Comparison with previous quarter

Particulars	Security Cover of current Quarter – December 2024	Security Cover of current Quarter – September 2024	Is there any reduction in the computed value of security cover in comparison to the previous quarter or previously calculated security cover (Yes / No)	If Yes, please state the reason for such variation
Pari passu Cover on Total Borrowings of the Company- Security Cover	1.19	1.19	No	NA
Pari Passu Security Cover Debt for which this certificate being issued	1.03	1.04	No	NA

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Amount in INR Crores

S.No.	ISIN	Facility	Trustee Name	Type of charge	As on December 31, 2024 (Principal Amount)	Cover Required	Assets Required
1	INE530L07210	Public Issue - NCDs- Old NCD	IDBI Trusteeship Limited	Paripassu	24.84	1	24.84
2	INE530L07228	Public Issue - NCDs- Old NCD	IDBI Trusteeship Limited	Paripassu	349.20	1	349.20
3	INE530L07236	Public Issue - NCDs- Old NCD	IDBI Trusteeship Limited	Paripassu	5.98	1	5.98
4	INE530L07442	Public Issue - NCDs-Ptoject Nest	Beacon Trusteeship Limited	Paripassu	42.99	1	42.99
5	INE530L07459	Public Issue - NCDs-Ptoject Nest	Beacon Trusteeship Limited	Paripassu	44.56	1	44.56
6	INE530L07467	Public Issue - NCDs-Ptoject Nest	Beacon Trusteeship Limited	Paripassu	16.06	1	16.06
7	INE530L07475	Public Issue - NCDs-Ptoject Nest	Beacon Trusteeship Limited	Paripassu	53.88	1	53.88
8	INE530L07483	Public Issue - NCDs-Ptoject Nest	Beacon Trusteeship Limited	Paripassu	31.97	1	31.97
9	INE530L07491	Public Issue - NCDs-Ptoject Nest	Beacon Trusteeship Limited	Paripassu	9.77	1	9.77
10	INE530L07509	Public Issue - NCDs-Ptoject Nest	Beacon Trusteeship Limited	Paripassu	17.19	1	17.19
11	INE530L07517	Public Issue - NCDs-Ptoject Nest	Beacon Trusteeship Limited	Paripassu	7.85	1	7.85
12	INE530L07590	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	21.02	1	21.02
13	INE530L07574	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	2.02	1	2.02
14	INE530L07566	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	19.43	1	19.43
15	INE530L07608	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	10.25	1	10.25
16	INE530L07558	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	1.72	1	1.72
17	INE530L07616	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	5.00	1	5.00
18	INE530L07624	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	15.88	1	15.88
19	INE530L07533	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	0.77	1	0.77
20	INE530L07582	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	2.51	1	2.51
21	INE530L07541	Public Issue - NCDs-Project Neev	Beacon Trusteeship Limited	Paripassu	6.27	1	6.27
22	INE530L07707	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	16.20	1	16.20
23	INE530L07657	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	2.90	1	2.90
24	INE530L07731	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	9.50	1	9.50
25	INE530L07715	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	9.14	1	9.14
26	INE530L07699	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	4.14	1	4.14
27	INE530L07665	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	12.51	1	12.51
28	INE530L07640	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	12.57	1	12.57
29	INE530L07723	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	2.44	1	2.44
30	INE530L07673	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	6.75	1	6.75
31	INE530L07681	Public Issue - NCDs- Project Shikhar	Beacon Trusteeship Limited	Paripassu	4.21	1	4.21
32	INE530L07350	Private placement - NCDs	IDBI Trusteeship Limited	Paripassu	150.00	1.25	187.50
33	INE530L07160	Private placement - NCDs	IDBI Trusteeship Limited	Paripassu	25.00	1	25.00
34	INE530L07749	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	7.13	1	7.13
35	INE530L07822	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	2.66	1	2.66
36	INE530L07806	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	11.17	1	11.17
37	INE530L07772	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	10.03	1	10.03
38	INE530L07814	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	2.33	1	2.33
39	INE530L07764	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	16.20	1	16.20
40	INE530L07756	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	13.24	1	13.24
41	INE530L07830	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	1.06	1	1.06
42	INE530L07780	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	7.10	1	7.10
43	INE530L07798	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	4.98	1	4.98
44	INE530L07848	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	4.58	1	4.58
45	INE530L07871	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	1.76	1	1.76
46	INE530L07855	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	16.96	1	16.96
47	INE530L07863	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	13.19	1	13.19
48	INE530L07889	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	3.22	1	3.22
49	INE530L07897	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	14.65	1	14.65
50	INE530L07939	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	4.77	1	4.77
51	INE530L07905	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	1.84	1	1.84
52	INE530L07921	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	13.23	1	13.23
53	INE530L07913	Public Issue - NCDs- Project Shikhar FY 25	Beacon Trusteeship Limited	Paripassu	7.00	1	7.00
	Total A				1,101.62		1,139.12

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Kiran Agarwal TodI  
Chief Financial Officer

January 23, 2025

To  
**BSE Limited  
Limited**  
P J Towers,  
Dalal Street, Fort,  
Mumbai - 400 001.  
Mumbai - 400 051.

**National Stock Exchange of India**

Exchange Plaza,  
Bandra Kurla Complex,  
Bandra (E),

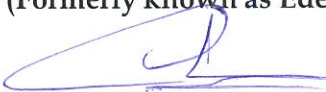
Dear Sir / Madam,

**Sub: Statement pursuant to Regulation 52(7) of the of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Pursuant to Regulation 52 (7) read with part B of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Listing Regulations'), please find enclosed the following:

- a. Statement of utilization of issue proceeds of the Non-convertible Securities (NCS) issued during the quarter ended December 31, 2024; and
- b. Statement of Deviation or Variation in the use of proceeds of issue of listed non-convertible debt securities. - Nil.

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



**Rajat Avasthi  
Managing Director & CEO**



**Nido Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited)

Corporate Identity Number: U65922MH2008PLC182906

Registered Office: Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall, Kohinoor City, Kiroli Road, Kurla (West), Mumbai- 400070. Tel No. +912242722200. Email ID: [assistance@nidohomefin.com](mailto:assistance@nidohomefin.com). Website:

[www.nidohomefin.com](http://www.nidohomefin.com)

**A. Statement of utilization of issue proceeds:**

<b>Name of the Issuer:</b>	Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)
<b>Mode of Fund Raising (Public issues/Private placement):</b>	Public issue
<b>Type of instrument :</b>	Non-Convertible Debentures
<b>Date of raising fund:</b>	08-10-2024

ISIN	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
INE530L07848	4,58,24,000	4,58,24,000	No	NA	NA
INE530L07871	1,76,15,000	1,76,15,000	No	NA	NA
INE530L07855	16,95,88,000	16,95,88,000	No	NA	NA
INE530L07863	13,18,98,000	13,18,98,000	No	NA	NA
INE530L07889	3,21,81,000	3,21,81,000	No	NA	NA
INE530L07897	14,65,29,000	14,65,29,000	No	NA	NA
INE530L07939	4,76,79,000	4,76,79,000	No	NA	NA
INE530L07905	1,84,01,000	1,84,01,000	No	NA	NA
INE530L07921	13,23,02,000	13,23,02,000	No	NA	NA
INE530L07913	7,00,03,000	7,00,03,000	No	NA	NA
<b>TOTAL</b>	<b>81,20,20,000</b>	<b>81,20,20,000</b>			



**Nido Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited)

**Corporate Identity Number: U65922MH2008PLC182906**

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**[www.nidohomefin.com](http://www.nidohomefin.com)**

**A. Statement of Deviation or Variation in the use of proceeds of issue of listed non- convertible debt securities**

<b>Statement of Deviation or Variation</b>	
Name of listed entity	<b>Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)</b>
Mode of Fund Raising	<b>Public Issues / <del>Private Placement</del></b>
Type of instrument	<b>Non-Convertible Debentures</b>
Date of Raising Funds during quarter ended December 31, 2024	<b>08-10-2024</b>
Amount Raised during quarter ended December 31, 2024	81,20,20,000/-
Report filed for year ended	<b>31-12-2024</b>
Is there a Deviation / Variation in use of funds raised?	<b>NO</b>
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	<b>Not Applicable</b>
If yes, details of the approval so required?	<b>Not Applicable</b>
Date of approval	-
Explanation for the Deviation / Variation	-
Comments of the audit committee after review	-
Comments of the auditors, if any	-
Objects for which funds have been raised and where there has been a deviation, in the following table:	The funds raised through the above issue have been utilized for the purpose of onward lending of our Company.



**Nido Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited)

**Corporate Identity Number: U65922MH2008PLC182906**

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**[www.nidohomefin.com](http://www.nidohomefin.com)**



Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the half year according to applicable object (INR Crores and in %)
<p>For the purpose of onward lending, financing, and for repayment/prepayment of interest and principal of existing borrowings of our Company.</p> <p>General Corporate Purposes*</p> <p><i>*The Net Proceeds will be first utilized towards the Objects mentioned above. The balance is proposed to be utilized for general corporate purposes, subject to such utilization not exceeding 25% of the amount raised in the Issue, in compliance with the SEBI NCS Regulations.</i></p>	-	-	-	-	-



**Nido Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited)

Corporate Identity Number: U65922MH2008PLC182906

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[www.nidohomefin.com](http://www.nidohomefin.com)