

Independent Auditor's Report on the Quarterly and Year to Date audited Financial Results of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) Pursuant to the 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 (formerly known as Edelweiss Housing Finance Limited)

Report on the audit of the Financial Results

Opinion

We have audited the accompanying financial results of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) (the "Company"), for the quarter ended March 31, 2024 and year to date results for the period from April 01, 2023 to March 31, 2024 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Statement:

- 1. is presented in accordance with the requirements of the regulation 52 of the Listing Regulations; and
- 2. gives a true and fair view in conformity with the recognition and measurement principle laid down in the applicable Indian Accounting Standards ("Ind AS"), Reserve Bank of India guidelines and other accounting principles generally accepted in India, of the net profit and other comprehensive loss and other financial information of the Company for the quarter ended March 31, 2024 and year to date financial results for the period from April 01, 2023 to March 31, 2024.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Financial Results

The Statement which is the responsibility of the Company's management and approved by the Board of Directors, has been complied from the annual audited financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive loss of the Company and other financial information in accordance with the Indian Accounting Standards as specified under Section 133 of the Act read with relevant rules issued thereunder, the circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ("RBI Guidelines") and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.



In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and
 perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to
 provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher
 than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions,
 misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are
 appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our
 opinion on whether the company has adequate internal financial controls with reference to financial statements
 in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based
 on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast
 significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty
 exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results
 or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence
 obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to
 cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



Other Matter

The Statement includes the results for the quarter ended March 31, 2024 being derived figures between audited figures in respect of year to date March 31, 2024 and the published unaudited year to date figures for nine months ended December 31, 2023 which were subjected to a limited review by us. Our conclusion is not modified in respect of this matter.

For NGS & Co. LLP
Chartered Accountants

ICAI Firm Registration Number:119850W/W100013

RAM PRASAD Digitally signed by RAM PRASAD SONI Date: 2024.05.07 16:57:14 +05'30'

R.P. Soni Partner

Membership No.: 104796

UDIN: 24104796BKBEXY7550

Place: Mumbai Date: May 07, 2024 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,
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Email ID: assistance@nidohomefin.com. Website: www.nidohomefin.com

Financial Results for the quarter and year ended March 31, 2024

(₹ in Crores)

		Quarter Ended			Year Ended	
	Particulars	March 31, 2024 (Audited)	December 31, 2023 (Unaudited)	March 31, 2023 (Audited)	March 31, 2024 (Audited)	March 31, 2023 (Audited)
1	Revenue from operations					
	(a) Interest income	110.25	101.10	104.26	414.34	416.31
	(b) Dividend income	0.23	0.22	0.24	0.89	0.41
	(c) Fee and commission income	10.46	8.31	6.18	31.85	19.87
	(d) Net gain on fair value changes	5.36	2.59	2.95	11.71	4.87
	Total revenue from operations	126.30	112.22	113.63	458.79	441.46
2	Other income	1.99	2.07	1.12	6.92	3.22
3	Total Income (1+2)	128.29	114.29	114.75	465.71	444.68
4	Expenses					
	(a) Finance costs	76.09	74.66	77.89	301.15	295.88
	(b) Employee benefits expense	18.89	18.45	18.57	72.65	65.03
	(c) Depreciation and amortisation expense	1.77	1.72	0.74	6.26	3.84
	(d) Impairment on financial instruments	1.39	2.43	(1.79)	2.52	4.36
	(e) Other expenses	16.53	13.69	15.55	57.07	54.77
	Total expenses	114.67	110.95	110.96	439.65	423.88
5	Profit / (Loss) before tax (3-4)	13.62	3.34	3.79	26.06	20.80
6	Tax expense	3.73	0.76	0.96	6.75	4.74
	Current tax (includes reversal of excess / short provision of earlier years)	1.75	2.20	1.44	6.03	7.76
	Deferred tax	1.98	(1.44)	(0.48)	0.72	(3.02)
7	Net Profit / (Loss) after tax for the period (5-6)	9.89	2.58	2.83	19.31	16.06
8	Other Comprehensive Income	(0.06)	-	0.24	(0.06)	0.24
9	Total Comprehensive Income (7+8)	9.83	2.58	3.07	19.25	16.30
10	Earnings Per Share (₹) (Face Value of ₹ 10/-					
	- Basic	1.43	0.37	0.41	2.78	2.32
	- Diluted	1.43	0.37	0.41	2.78	2.32

* Not annualised for the quarters ended

Notes:

- 1. Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited) (the 'Company'/ 'Nido') has prepared audited financial results (the 'Statement') for the quarter and year ended March 31, 2024 in accordance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations, 2015'), as amended, and the Indian 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.
- 2. 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 May 07, 2024.
- 3. The results for the quarter ended March 31, 2024 being derived figures between audited figures in respect of year ended March 31, 2024 and year to date figures upto nine months ended December 31, 2023 which were subjected to a limited review.
- 4. During the year ended March 31, 2024, the Company had sold certain financial assets amounting to ₹ 18.53 crores (net of provisions and losses), to asset reconstructions company trust ('ARC Trust') and acquired security receipts (SR) amounting to ₹ 15.75 crores from these ARC Trusts. 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.

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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 March 31, 2024

(₹ in Crores)

					(111010100)
	(A)	(B)	(C)	(D)	(E)
	Exposure to	Of (A),	Of (A) amount	Of (A) amount	Exposure to
	accounts	aggregate debt	written off	paid by the	accounts
	classified as	that slipped into	during the half-	borrowers	classified as
	Standard	NPA during the	year	during the half-	Standard
	consequent to	half-year		year	consequent to
Type of borrower	implementation				implementation
	of resolution				of resolution
	plan - Position				plan - Position
	as at the end of				as at the end of
	the previous				this half-year
	half-year				
Personal Loans	6.87	-		0.06	6.81
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	6.87	-	-	0.06	6.81

^{*}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 March 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	23	9.79

^{*} Excludes accounts closed / written off during the period

- 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 year ended March 31, 2024.
 - (a).(ii) Details of loans acquired through assignment in respect of loans not in default during the the quarter and year ended March 31, 2024

Particulars	Quarter Ended March 31, 2024	Year ended March, 31 2024
Aggregate outstanding of loans acquired (₹ in Crores)	35.46	77.46
Aggregate consideration paid (₹ in Crores)	31.91	73.91
Weighted average residual tenor of loans acquired (in months)	258.33	309.33

(a).(iii) Details of loans replaced / repurchased not in default which were transferred earlier during the quarter and year ended March 31, 2024.

Particulars	Quarter Ended March 31, 2024	
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 year ended March 31, 2024

Particulars	Quarter Ended March 31, 2024	Year ended March, 31 2024
Count or Loan accounts Assigned	360	2,875
Amount of Loan account Assigned (₹ in Crores)	104.91	574.76
Retention of beneficial economic interest (MRR) (%)	10%.5%	10%,20%,5%
Weighted Average Maturity (Residual Maturity) (in years)	17.13	13.74
Weighted Average Holding Period (in years)	1.01	2.96
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 year ended March 31, 2024

Particulars	Quarter Ended March 31, 2024	Year ended March, 31 2024
Count or Loan accounts Assigned	135	209
Amount of Loan account Assigned (₹ in Crores)	56.10	116.29
Retention of beneficial economic interest (MRR) (%)	20%	20%
Weighted Average Maturity (Residual Maturity) (in years)	13.70	13.64
Weighted Average Holding Period (in years)	0.39	0.32
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 year ended March 31, 2024

	To ARCs	
Particulars	Quarter Ended March 31, 2024	Year ended March, 31 2024
No. of accounts	28	204
Aggregate exposure of loans transferred (₹ in Crores)	9.70	48.98
Weighted average residual tenor of the loans transferred (In years)	12.58	10.43
Net book value of loans transferred (at the time of transfer) (₹ in Crores)	6.75	38.92
Aggregate consideration (₹ in Crores)	7.42	39.10
Additional consideration realized in respect of accounts transferred in earlier years (₹ in Crores)	-	-

- (e) The Company has not acquired any stressed loan during the quarter and year ended March 31, 2024
- 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.

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9. Statement of assets and liabilities as at March 31, 2024

(₹	in	Crores)
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Particulars	As at March	(₹ in Crores) As at March
ratuculais	31, 2024	31, 2023
ASSETS	(Audited)	(Audited)
Financial assets	3,687.56	3,731.94
(a) Cash and cash equivalents	119.52	100.34
(b) Bank balances other than (a) above	161.16	199.32
(c) Receivables	101.10	199.52
(i) Trade receivables	10.41	3.99
(d) Loans	3.069.00	3,027.04
(e) Investments	205.82	280.40
(f) Other financial assets	121.65	120.85
(i) Other financial assets	121.05	120.85
Non-financial assets	77.38	54.28
(a) Current tax assets (net)	35.04	21.35
(b) Investment property	2.27	2.39
(c) Property, Plant and Equipment	25.15	12.21
(d) Intangible assets under development	0.55	1.40
(e) Other Intangible assets	5.83	4.88
(f) Other non- financial assets	8.54	12.05
TOTAL ASSETS	3,764.94	3,786.22
LIABILITIES AND EQUITY		
Financial liabilities	2,928.33	2,976.34
(a) Payables		
(I) Trade payables		
(i) total outstanding dues of micro enterprises and small enterprises	0.42	0.82
(ii) total outstanding dues of creditors other than micro enterprises and small	18.58	9.82
(b) Debt securities	964.52	799.88
(c) Borrowings (other than debt securities)	671.08	996.70
(d) Subordinated Liabilities	50.88	50.86
(e) Other financial liabilities	1,222.85	1,118.26
Non-financial liabilities	21.82	15.41
(a) Current tax liabilities (net)	7.88	1.39
(b) Provisions	4.21	4.39
(c) Deferred tax liabilities (net)	4.95	4.25
(d) Other non-financial liabilities	4.78	5.38
Coulty	944.70	704 47
Equity (a) Equity chara conital	814.79 69.35	794.47
(a) Equity share capital		69.35
(b) Other equity	745.44	725.12
TOTAL LIABILITIES AND EQUITY	3,764.94	3,786.22

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10. Statement of cashflow for the year ended March 31, 2024

(₹ in Crores)

	Particulars	Year ended March	(₹ in Crores) Year ended March 31, 2023 (Audited)	
		31, 2024		
		(Audited)		
Α	Cash flow from operating activities			
	Profit before tax	26.06	20.80	
	Adjustments for			
	Depreciation, amortisation and impairment	6.26	3.84	
	Impairment on financial instruments	2.52	4.36	
	Fair value of financial Instrument (Net)	(4.55)	(1.10)	
	Interest on lease liabilities	1.72	1.23	
	Profit on lease modification/cancellation	(0.53)	(0.67)	
	ESOP and SAR cost reimbursement	0.15	0.36	
	Bad debts written off/recovery	-	(2.08)	
	Loss/ (Gain) on sale of Property, Plant and Equipment	(0.04)	(0.13)	
	Operating cash flow before working capital changes	31.59	26.61	
	Add / (Less): Adjustments for working capital changes			
	Decrease/(Increase) in Receivables	(6.78)	1.60	
	Decrease/(Increase) in Receivables from financing business (net)	(44.12)	65.12	
	Decrease/(Increase) in Other financial assets	38.43	(55.35)	
	Decrease/(Increase) in Investments	79.10	(17.50)	
	Decrease/(Increase) in Other non financial assets	3.51	(3.18)	
	Increase / (Decrease) in Trade payables	8.36	(4.01)	
	Increase / (Decrease) in Non financial liabilities and provisions	(0.83)	1.35	
	Increase / (Decrease) in Other financial liability	(0.47)	(51.16)	
	Cash flow from operations	108.79	(36.52)	
	Income taxes paid (Net)	(13.24)	(16.85)	
	Net cash generated from / (used in) operating activities - A	95.55	(53.37)	
В	Cash flow from investing activities			
	Purchase of Property, plant and equipment and Intangible assets	(14.13)	(4.27)	
	Decrease/(Increase) in Capital Work-in-progress and Intangibles assets	0.85	(0.59)	
	Sale of Property, plant and equipment	0.07	0.25	
	Purchase of Investment Property	-	(0.31)	
	Net cash generated from / (used in) investing activities - B	(13.21)	(4.92)	
С	Cash flow from financing activities			
	Increase / (Decrease) in Debt securities	163.18	11.87	
	Increase / (Decrease) in Borrowings other than debt securities	(325.97)	(445.24)	
	Securitisation liability	104.85	302.78	
	Repayment of lease obligations	(5.22)	(3.74)	
	Net cash generated from / (used in) financing activities - C	(63.16)	(134.33)	
	Net increase / (decrease) in cash and cash equivalents (A+B+C)	19.18	(192.62)	
	Cash and cash equivalent as at the beginning of the period/year	100.34	292.96	
	Cash and cash equivalent as at the end of the period/year	119.52	100.34	

- 11. 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.
- 12. The Board of Directors at their meeting held on May 07, 2024, have recommended a final dividend of ₹ 0.75 per equity share (on face value of ₹ 10 per equity share), subject to the approval of the members at the ensuing Annual General Meeting.
- 13. 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 year ended March 31, 2024 is attached as Annexure-A.

On behalf of the Board of Directors

RAJAT RAVI Digitally signed by RAJAT RAVI AVASTHI Date: 2024.05.07 L6:50:14 +0:530' Rajat Avasthi

Mumbai May 07, 2024 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 year ended March 31, 2024

Sr. No.	Particulars	Year Ended March 31, 2024 (Audited)	Year Ended March 31, 2023 (Audited)
4	Debt-equity Ratio (refer note 1)	2.50	2.60
0		3.52	
2	Outstanding redeemable preference shares (quantity and value)	Nil	
3	Debenture redemption reserve (₹ in Crores)	25.63	
4	Net worth ^(refer note 2) (₹ in Crores)	814.79	
5	Net profit after tax (₹ in Crores)	19.31	16.06
6	Earnings per share (not annualised)		
6.a	Basic (₹)	2.78	2.32
6.b	Diluted (₹)	2.78	2.32
7	Total debts to total assets (refer note 3)	0.76	0.77
8	Net profit margin (%) (refer note 4)	4.21%	3.64%
9	Sector specific equivalent ratios as applicable		
	(a) Capital to risk-weighted assets ratio (CRAR) (%)	39.05%	32.06%
	(b) Tier I CRAR (%)	39.05%	32.06%
	(c) Tier II CRAR (%)	0.00%	0.00%
	(d) Stage 3 ratio (gross) (%) (refer note 5)	1.69%	1.91%
ı	(e) Stage 3 ratio (net) (%) (refer note 6)	1.19%	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

