

Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) announces public issue of secured redeemable non-convertible debentures (“NCDs”) aggregating up to ₹ 1000 million

- Effective Yield up to 10.75% per annum*
- Credit Rating: “CRISIL A+ . Outlook: Watch Negative (Placed on Rating Watch with Negative Implications)” by CRISIL Ratings Limited (“CRISIL”)
- Trading in dematerialized form only
- Allotments, in consultation with the Designated Stock Exchange, on date priority basis, i.e., on a first-come, first-serve basis, based on the date of upload of each application into the electronic system of the Stock Exchange, in each Portion subject to the Allocation Ratio^.

Mumbai, June 13, 2024: Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) (“Nido”/“Company”) announced the public issue of NCDs of face value ₹1000 each, amounting to ₹ 500 million (“Base Issue Size”), with a green shoe option of up to ₹ 500 million aggregating to ₹ 1000 million (“Issue”).

There are ten series of NCDs carrying fixed coupons and having a tenure of 24 months, 36 months, 60 months and 120 months with annual, monthly and cumulative interest options. Effective yield for NCDs ranges from 9.50% p.a. to 10.75% p.a.

The Issue is scheduled to open on Thursday, June 13, 2024 and close on Thursday, June 27, 2024**

At least 75% of the proceeds of the Issue will be used for the purpose of onward lending, financing and for repayment /prepayment of interest and principal of existing borrowings of the Company#. The balance proceeds are proposed to be utilized for general corporate purposes, subject to such utilization not exceeding 25% of the proceeds of the Issue, in compliance with the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended from time to time (“SEBI NCS Regulations”).

#Our Company shall not utilize the proceeds of the Issue towards payment of prepayment penalty, if any.

The NCDs proposed to be issued under this Issue have been rated “CRISIL A+/ Watch Negative (Placed on ‘Rating Watch with Negative Implications)” by CRISIL Ratings Limited (“CRISIL”)

Tipsons Consultancy Services Private Limited and Nuvama Wealth Management Limited (formerly known as Edelweiss Securities Limited) are the Lead Managers of this Issue. The Issue opens on Thursday, June 13, 2024 and close on Thursday, June 27, 2024, with an option of early closure**. The NCDs will be listed on BSE Limited to provide liquidity to the investors.

About Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited):

Our Company is a non-deposit taking housing finance company focused on offering secured loan products to suit the needs of the individuals, including small ticket loans to our customers in the affordable housing category. We are a part of Edelweiss group which is one leading diversified financial services group in India. Our Company was incorporated on May 30, 2008. Our Company has obtained a Certificate of Registration dated May 19, 2023 bearing registration no. DOR - 00081 issued by the Reserve Bank of India under Section 29A of the National Housing Bank Act, 1987 pursuant to the change in the name of the Company from Edelweiss Housing Finance Limited to Nido Home Finance Limited to commence/carry on the business of a housing finance institution without accepting public deposits subject to the conditions mentioned in the certificate of registration.

We offer customers a range of mortgage-related loan products, including:

- Home Loans, which includes offering secured loans to salaried individuals, self-employed individuals, and others for purchase/ construction/ renovation of residential properties, against mortgage of the same property
- Non-Housing Loans including loan against property (LAP), is a loan facility majorly offered to self-employed individuals, against an unencumbered property, where the end use may be towards deployment of working capital, purchase of property or any other purpose.

- Construction Finance is a loan facility offered to real estate developers towards the cost of the construction of residential projects. Construction Finance includes offering loans for construction of residential projects, against mortgage of the same property and/or other collateral

As on March 31, 2024, we have 67 offices in 67 cities in India. Over the past several years, we have diversified and expanded our presence into markets that are of greater relevance to the products we offer. Our offices aim at providing quick and seamless customer experience with emphasis on a single window interface for the customer. Our Branch Operations have significant technology architecture to ensure industry leading customer experience. Our operations are supported by 646 employees as on March 31, 2024.

^As per the SEBI Master Circular, the allotment in this Issue is required to be made on the basis of date of upload of each application into the electronic book of the stock exchange. However, on the date of oversubscription and thereafter, the allotments should be made to the applicants on proportionate basis.

*For further details refer to section titled “*Issue Related Information*” on page 232 of the Prospectus dated June 7, 2024.

**The Issue shall remain open for subscription on Working Days from 10 a.m. to 5 p.m. (Indian Standard Time) during the period indicated in the Prospectus, except that the Issue may close on such earlier date or extended date as may be decided by the Board of Directors of the Company or the Operations Committee, subject to relevant approvals (subject to a minimum period of three working days and a maximum period of 10 working days from the date of opening of the Issue). In the event of an early closure or extension of the Issue, the Company shall ensure that notice of the same is provided to the prospective investors through an advertisement in an English daily national newspaper with wide circulation and a regional daily with wide circulation where the registered office of the Company is located (in all the newspapers in which pre-issue advertisement for opening of the Issue has been given on or before such earlier or initial date of Issue closure). On the Issue Closing Date, the Application Forms will be accepted only between 10 a.m. and 3 p.m. (Indian Standard Time) and uploaded until 5 p.m. or such extended time as may be permitted by the Stock Exchange. Further, pending mandate requests for bids placed on the last day of bidding will be validated by 5 p.m. (Indian Standard Time) on one Working Day post the Issue Closing Date. For further details please refer to the section titled “*Issue Related Information*” on page 232 of the Prospectus.

DISCLAIMER

Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) (“**Company**”), subject to market conditions, and other considerations, is proposing a public issue of secured, redeemable non-convertible debentures (“**NCDs**”) and has filed a prospectus dated June 07, 2024 (“**Prospectus**”) with the Registrar of Companies, Maharashtra at Mumbai (“**RoC**”), BSE Limited (“**BSE**”) and Securities and Exchange Board of India (“**SEBI**”). The Prospectus is available on the website of the Company at www.nidohomefin.com, on the website of BSE at www.bseindia.com, on the website of the lead managers at www.tipsons.com and www.nuvama.com and on the website of SEBI at www.sebi.gov.in. Investors proposing to participate in the Issue should invest only on the basis of the information contained in the Prospectus. Investors should note that investment in the NCDs involves a high degree of risk and for details in relation to the same, refer to the Prospectus dated June 7, 2024, including the section titled “*Risk Factors*” and “*Material Developments*” beginning on page 16 and 149, respectively of the Prospectus.

Capitalised terms not defined herein shall have the same meaning as assigned to such terms in the Prospectus.

DISCLAIMER CLAUSE OF BSE: It is to be distinctly understood that the permission given by BSE should not in any way be deemed or construed that the Prospectus has been cleared or approved by BSE nor does it certify the correctness or completeness of any of the contents of the Prospectus. The investors are advised to refer to the Prospectus for the full text of the disclaimer clause of the BSE.

DISCLAIMER CLAUSE OF USE OF BSE ELECTRONIC PLATFORM: It is to be distinctly understood that the permission given by the BSE to use their network and software of the Online system should not in any way be deemed or construed as compliance with various statutory requirements approved by the Exchange; not does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements; nor does it take any responsibility for the financial or other soundness of this Company, its promoters, its management or any scheme or project of this Company. It is also to be distinctly understood that the approval given by the Exchange is only to use the software for participating in system of making application process.

DISCLAIMER STATEMENT OF CRISIL

CRISIL Ratings Limited (CRISIL Ratings) has taken due care and caution in preparing the material based on the information provided by its client and / or obtained by CRISIL Ratings from sources which it considers reliable (Information). A rating by CRISIL Ratings reflects its current opinion on the likelihood of timely payment of the obligations under the rated instrument and does not constitute an audit of the rated entity by CRISIL Ratings. CRISIL Ratings does not guarantee the completeness or accuracy of the information on which the rating is based. A rating by CRISIL Ratings is not a recommendation to buy, sell, or hold the rated instrument; it does not

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DISCLAIMER CLAUSE OF NHB

The NHB does not accept any responsibility or guarantee about the present position as to the financial soundness of the Company or for the correctness of any of the statements or representations made or opinions expressed by the Company and for repayment of deposits/ discharge of liability by the Company.

For further details, please contact:

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