

TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER

Name of the Issue: NIDO HOME FINANCE LIMITED (FORMERLY KNOWN AS EDELWESS HOUSING FINANCE LIMITED) – ISSUE OPENING DATE: AUGUST 30, 2023

1.	Type of Issue	PUBLIC ISSUE BY THE COMPANY OF 15,00,000 SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE ₹ 1,000 EACH ("NCDs" OR "DEBENTURES"), AMOUNTING TO ₹ 750 MILLION ("BASE ISSUE SIZE") WITH A GREEN SHOE OPTION OF UP TO ₹ 750 MILLION AGGREGATING UP TO ₹ 1,500 MILLION ("LIMIT"). READ WITH THE PROSPETUS DATED AUGUST 25, 2023 AND CORRIGENDUM TO THE PROSPECTUS DATED AUGUST 28, 2023 ("PROSPECTUS"). HEREINAFTER REFERRED TO AS THE "ISSUE". THE ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF SEBI NCS REGULATIONS, THE COMPANIES ACT, 2013 AND RULES MADE THEREUNDER AS AMENDED TO THE EXTENT NOTIFIED AND THE SEBI MASTER CIRCULAR. THE ISSUE IS NOT UNDERWRITTEN.		
2.	Issue Size (Rs. in Crores)	Issue of 15,00,000 secured redeemable NCDs aggregating up to ₹ 750 million ("Base Issue Size"), with a green shoe option of up to ₹ 750 million, aggregating up to ₹ 1,500 million ("Issue"). The Company had issued and allotted NCDs aggregating to Rs. 84.86 crores in the Issue. (Source: Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated September 15, 2023)		
3.	Rating of instrument along with name of the rating agency			
	Particular	Rating Agency	Rating	
	(i) As disclosed in the offer document	CRISIL Ratings Limited ICRA Limited	"CRISIL AA-/Negative" "[ICRA] A+ (Stable)"	
	(ii) At the end of 1 st FY (March 31, 2024)	CRISIL Ratings Limited ICRA Limited	CRISILA+/Watch Negative [ICRA]A+; placed on rating watch with negative implications	
	(iii) At the end of 2 nd FY (March 31, 2025)	Crisil Ratings Limited	Crisil A+/ Stable	
	(iv) At the end of 3 rd FY (March 31, 2026) *	-	-	
	* Rating not disclosed as reporting for the relevant fiscal years (iv) has not been published.			
4.	Whether the security created is adequate to ensure 100% asset cover for the debt securities	Yes Source: Debenture Trust Deed dated September 15, 2023		
5.	Subscription level (number of times) If the issue was undersubscribed, please clarify how the funds were arranged.	The Issue was subscribed 1.13149 times of the Base Issue Size and 0.56574 times of the overall Issue Size, after considering not banked and technical rejection cases. (Source: Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated September 15, 2023)		
6.	Financials of the issuer (as per the annual financial results submitted to stock exchanges under Regulation 52 (2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015			
	(₹ in Crore)			

	Parameters	1 st FY (March 31, 2024) *	2 nd FY (March 31, 2025) *	3 rd FY (March 31, 2026) *
	Income from operations	128.29	141.49	NA
	Net Profit for the period	9.89	9.30	NA
	Paid-up equity share capital	69.35	69.35	NA
	Reserves excluding revaluation reserves	745.44	758.85	NA
	*Financials not disclosed as reporting for the relevant fiscal years 2 nd FY and 3 rd FY has not been completed by the issuer.			
7.	Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.) [#]			
	(i) At the end of 1 st FY (March 31, 2024) *	Traded		
	(ii) At the end of 2 nd FY (March 31, 2025) *	Traded		
	(iii) At the end of 3 rd FY (March 31, 2026) *	NA		
	[#] NCDs are listed on the BSE Limited (BSE) w.e.f. Thursday, September 21, 2023. * Trading status not disclosed as reporting for the relevant fiscal years (ii) (iii) have not been completed			
8.	Change, if any, in directors of issuer from the disclosures in the offer document			
	Particular	Name of Director	Appointment/Resignation	
	(i) At the end of 1 st FY (March 31, 2024) *	No changes	No changes	
	(ii) At the end of 2 nd FY (March 31, 2025) *	Vinod Anand Juneja	22/10/2024 (Appointment)	
	(iii) At the end of 3 rd FY (March 31, 2026) *	NA	NA	
	* Changes in Directors not disclosed for (ii) (iii) in the above table as reporting for the relevant fiscal years have not been completed.			
9.	Status of utilization of issue proceeds			
	(i) As disclosed in the offer document	The Net Proceeds raised through the Tranche I Issue will be utilized for following activities in the ratio provided as below: 1. For the purpose of onward lending, financing and for repayment/ prepayment of interest and principal of existing borrowings of the Company – at least 75% of the Net Proceeds of the Tranche I Issue. 2. For General Corporate Purposes – up to 25% of the Net Proceeds of the Tranche I Issue.		
	(ii) Actual utilization	The net Proceeds utilized by the Company and its group companies towards the object of the issue as stated in relevant Prospectus.		
	(iii) Reasons for deviation, if any	NA		
10.	Delay or default in payment of interest/ principal amount (Yes/ No) (If yes, further details of the same may be given)			
	(i) Disclosures in the offer document on terms of Issue	The Debenture Trustee will protect the interest of the NCD Holders in the event of default by the Company in regard to timely payment of interest and repayment of principal and they will take necessary action at the Company's cost. Source: Prospectus dated August 25, 2023		
	(ii) Delay in payment from the due date	NA		
	(iii) Reasons for delay/ non-payment, if any	NA		

11.	Any other material information	For further updates and information, please refer stock exchanges website i.e. https://www.bseindia.com/ and https://www.nidohomefin.com/corporate_governance/investor-relations/ .
	All the above information is updated as on June 02, 2025 unless indicated otherwise.	