

TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER IN THE LAST 3 FINANCIAL YEARS

NIDO HOME FINANCE LIMITED

- 1. Type of Issue** PUBLIC ISSUE BY NIDO HOME FINANCE LIMITED (FORMERLY KNOWN AS EDELWEISS HOUSING FINANCE LIMITED) (“THE COMPANY”) OF 20,00,000 SECURED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE ₹ 1,000 EACH (“NCDs” OR “DEBENTURES”), AMOUNTING TO ₹ 1,000 MILLION (“BASE ISSUE SIZE”) WITH A GREEN SHOE OPTION OF UP TO ₹ 1,000 MILLION AGGREGATING UP TO ₹ 2,000 MILLION (“LIMIT”), HEREINAFTER REFERRED TO AS THE “ISSUE” THROUGH THE PROSPECTUS DATED AUGUST 13, 2025 (“PROSPECTUS”). 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 (in Millions)** The Issue is for an amount of Rs. 1000 million with an option to retain oversubscription up to Rs. 1000 million aggregating up to Rs 2,000 million (“Limit”). The Company had issued and allotted NCDs aggregating to Rs 2,000 million in the Issue.

Source: Minutes of the Meeting between the Company, Registrar to the Issue and Lead Managers to the Issue dated September 9, 2025

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	“Crisil A+/ Stable (Pronounced as Crisil A plus rating with stable outlook)
(ii) At the end of 1 st FY (March 31, 2026)	Crisil Ratings Limited	Crisil A+/Watch Developing (Placed on 'Rating Watch with Developing Implications')
(iii) At the end of 2 nd FY (March 31, 2027)*	-	-
(iv) At the end of 3 rd FY (March 31, 2028)*	-	-

* Rating not disclosed as reporting for the relevant fiscal years 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 10, 2025

5. Subscription level (number of times) *:

The Issue was subscribed to the extent 2.0193 times of the Base Issue Size and 1.0096 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 9, 2025

6. Financials of the issuer (as per the annual financial results submitted to stock exchanges under Section 52 of the Listing Obligation and Disclosure Requirements)

(Rs in million)

Parameters	1 st FY (March 31, 2026)*	2 nd FY (March 31, 2027)*	3 rd FY (March 31, 2028)*
Income from operations	583.42	-	-
Net Profit for the period	22.80	-	-
Paid-up equity share capital	69.35	-	-
Reserves excluding revaluation reserves	783.93	-	-

*Financials not disclosed as reporting for the relevant fiscal years has not been completed

7. Status of the debt securities (whether traded, delisted, suspended by any stock exchange, etc.) #

Particular	
(i) At the end of 1st FY (March 31, 2026)	Taded
(ii) At the end of 2nd FY (March 31, 2027)*	NA
(iii) At the end of 3rd FY (March 31, 2028)*	NA

#NCDs are listed on BSE Limited and admitted to dealings with effect from September 12, 2025

*Trading status not disclosed as reporting for the relevant fiscal years has 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 1st FY (March 31, 2026)	NA	NA
(ii) At the end of 2nd FY (March 31, 2027)*	NA	NA
(iii) At the end of 3rd FY (March 31, 2028)*	NA	NA

* Changes in Directors not disclosed in the above table as reporting for the relevant fiscal years has not been completed.

9. Status of utilization of issue proceeds

(i) As disclosed in the offer document	The Net Proceeds raised through the Issue will be utilized for following activities in the ratio provided as below: I. 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 Issue II. For General Corporate Purposes - up to 25% of the Net Proceeds of the Issue
(ii) Actual utilization	The amount is utilized for the purpose mentioned in the Prospectus
(iii) Reasons for deviation, if any	NA

Sources : BSE intimation dated November 4, 2025

10. Delay or default in payment of interest/ principal amount (Yes/ No): 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 13, 2025)
(ii) Delay in payment from the due date	NA
(iii) Reasons for delay/ non- payment, if any	No

Sources : BSE intimation dated April 30, 2026

11. Any other material information

Announcement	Date
The Board of Directors of the Company at its meeting held on December 16, 2025, has inter-alia approved the appointment of Ms. Pooja Bhandari (Membership no. A73944) as Interim Company Secretary and Compliance Officer of the Company with effect from December 16, 2025	December 16, 2025

All the above information is updated as on May 30, 2026 unless indicated otherwise.