

July 22, 2026

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

Sub: Annual Report for financial year 2025-26 along with the Notice of Annual General Meeting.

Please find enclosed Annual Report of the Company for the financial year 2025-26 (“Annual Report”) along with the Notice of the 18th Annual General Meeting (“Notice”). Further, the aforesaid Annual Report along with Notice has also been uploaded on the website of the Company at www.nidohomefin.com.

Kindly take the same on record.

Thanking you.

Yours faithfully,

For Nido Home Finance Limited

Deepali Kandade
Company Secretary



Nido Home Finance Limited

Corporate Identity Number: U65922MH2008PLC182906

Registered Office: Tower 3, 5th Floor, Wing ‘B’, Kohinoor City Mall, Kohinoor City, Kirod Road, Kurla (West), Mumbai- 400070. Tel No. +912242722200.

Email ID: assistance@nidohomefin.com. Website: www.nidohomefin.com

Details as on April 27, 2026

Board of Directors

Mr. Gautam Chatterjee	- Chairperson - Independent Director
Mr. Sunil Phatarphekar	- Independent Director
Dr. Vinod Juneja	- Independent Director
Ms. Priyadeep Chopra	- Non - Executive Director
Mr. Ankit Aditya	- Non - Executive Director
Mr. Rajat Avasthi	- Managing Director & CEO

Chief Financial Officer

Ms. Kiran Agarwal Todi

Company Secretary

Ms. Pooja Bhandari

Statutory Auditors

M/s. MGB & Co. LLP

Registered Office

Tower 3, Wing 'B',
Kohinoor City Mall, Kohinoor City, Kiroli Road,
Kurla (West), Mumbai – 400070
CIN: U65922MH2008PLC182906
Tel: +91 22 4272 2200
Email: secretarial.team@nidohomefin.com

Registrar & Transfer Agent

MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited)

C- 101, 1st Floor, 247 Park,
L.B.S. Marg, Vikhroli (West),
Mumbai 400083, Maharashtra, India
Tel: +91 22 4918 6200;
Fax: +91 22 4918 6195

Kfin Technologies Limited

Karvy Selenium Tower B, Plot 31-32,
Gachibowli, Financial District,
Nanakramguda, Hyderabad - 500 032
Tel: +91 40 6716 222;
Fax: +91 40 2300 1153

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Management Discussion and Analysis

Macro-economic Review and Outlook

While global growth is expected to remain modest at 3.1% in 2026 and 3.2% in 2027 amid elevated uncertainty, India's outlook remains comparatively strong. According to the IMF, growth for 2025 is revised to 7.6% and projected at 6.5% for 2026 and 2027, supported by domestic momentum. Risks persist, but fundamentals remain supportive of continued resilience.

Global outlook: The global economy is facing renewed headwinds, with the outbreak of war in the Middle East adding to existing macroeconomic pressures. Rising commodity prices, firmer inflation expectations, and tighter financial conditions are weighing on the resilience observed in recent periods. Assuming the conflict remains contained in scope and duration, global growth is projected at 3.1% in 2026 and 3.2% in 2027, below recent outcomes and well short of pre-pandemic averages. Growth in the euro area is expected to moderate, with GDP projected at 1.1% in 2026 and 1.2% in 2027, reflecting a gradual slowdown from earlier momentum, as the impact of the conflict, alongside elevated energy prices and currency movements, weighs particularly on the manufacturing sector. Global inflation is expected to increase modestly in 2026 before resuming its decline in 2027, with pressures concentrated in emerging market and developing economies, particularly among commodity importers. The outlook remains subject to downside risks, including a prolonged conflict, greater geopolitical fragmentation, weaker productivity gains, and renewed trade tensions, compounded by elevated public debt and constrained policy buffers (IMF World Economic Outlook, April 2026).

India Story: According to the Reserve Bank of India, India's real GDP growth is projected at 6.9%, reflecting resilience despite global shocks and supply-side uncertainties. Inflation is projected at 4.6%, with risks from energy prices and weather disruptions, while liquidity remains adequate, supporting stable funding conditions and credit flow. The external sector stays resilient, and the RBI maintains measured optimism while remaining ready to act as conditions evolve. The RBI signals cautious optimism, while remaining prepared to act if conditions evolve.

The RBI envisages a landscape of steady, resilient growth and anchored inflation, supported by stable financial conditions and resilient domestic demand. A supportive liquidity environment is expected to sustain credit expansion, strengthening the growth trajectory of the broader economy, with positive implications for the housing finance sector.

Industry Overview

The Indian housing finance sector continues to expand at a measured and durable pace. Individual housing loans stood at ₹37.18 lakh crore as of September 2025, reflecting growth of ~9.5% year-on-year, with the portfolio estimated at ~₹39 lakh crore for FY26 based on available industry trends. Disbursements have remained steady, reaching ₹8.4 lakh crore by February 2026, indicating continued strength in origination activity.

The sector's footprint in the economy has increased, with the housing loan-to-GDP ratio rising from 8.0% in FY15 to 11.23% in FY25. Even so, mortgage penetration remains below that of peer economies, suggesting further room for expansion.

House prices have continued to firm, with the index published by National Housing Bank recording a 4.8% increase in Q2 FY26 across major cities, pointing to underlying resilience in demand supported by urbanization and demographic shifts.

Policy settings have remained supportive. Government initiatives such as Pradhan Mantri Awas Yojana (PMAY) and the Urban Infrastructure Development Fund have continued to catalyze housing demand and improve infrastructure in Tier II and Tier III markets. In parallel, adjustments to priority sector lending norms by the Reserve Bank of India have broadened the reach of formal housing finance. Advances in digitization, underwriting, and data availability are further improving the efficiency and transparency of credit delivery.

Conditions in the sector remain constructive. Growth is supported by underlying demand, though the outlook will depend on broader macroeconomic and financial developments.

Affordable Housing :A Strategic Growth Driver

Affordable housing remains a key structural driver of growth, supported by sustained urbanization, improving income mobility, and continued policy support. With over 500 million people currently residing in urban areas, expected to rise to ~590 million by 2030, demand remains deep and enduring. Despite this, EWS and LIG segments account for only ~35% of HFC portfolios, indicating significant headroom for expansion.

Affordable Housing Finance Companies are uniquely positioned to capture this opportunity. AHFCs, with their specialized underwriting frameworks, doorstep service models, and deeper penetration into Tier II and III geographies, are best placed to serve these markets reaching salaried individuals without formal income documentation, self-employed micro-entrepreneurs, and first-time homebuyers stepping into formal credit for the very first time. Government initiatives such as PMAY-Urban 2.0 and NHB-led refinance support continue to provide strong support.

At Nido, affordable housing is central to our purpose. With an average ticket size of ₹13 lakhs in FY26 disbursements and ~₹2,000 crore deployed in the affordable segment, we operate precisely where India's housing need is most acute, serving customers in Tier II and III cities who stand at the intersection of rising aspiration and limited access to formal finance. Through doorstep service, simplified documentation, and analytics-driven underwriting, we are bringing formal credit to those who need it most. We are confident that this focus will allow us to deliver both meaningful scale and lasting social impact, contributing to the vision of an inclusive and prosperous India.

Company Overview

Nido Home Finance: a focused affordable housing finance platform, positioned to scale with institutional strength and operating agility

Nido Home Finance caters to the housing finance needs of underserved low- and middle-income households through a well-diversified product suite, including home purchase, self-construction, home improvement loans, and loans against property. The Company also undertakes selective financing of developers within the housing segment.

The name 'Nido' is derived from the Sanskrit word “नीड़” (Nīd), meaning “nest” emblematic of the Company's core purpose of enabling safe and secure homeownership.

The Company operates through a network of 68 strategically located branches spanning high-growth urban centres, Tier I and Tier II towns, as well as key micro-markets within larger cities. Its hub-and-spoke distribution model, with branches acting as hubs and spoke locations extending reach, enables deeper market penetration and effective last-mile connectivity.

During FY 2025–26, the Company served over 22,000 customers, with Assets Under Management reaching approximately ₹4,900 crore, reflecting steady scale-up and an expanding customer base.

As on March 31, 2026, the home loans segment constituted ~61% of the retail loan portfolio, while other property loans accounted for ~39%.

Strategic Investment

During the year under review, the Company entered into an agreement to induct a new majority investor. The transaction between Edelweiss Financial Services Limited, CA Sardo Investments (an affiliate of The Carlyle Group) and Salisbury Investments Private Limited, the family office of Aditya Puri, comprises a secondary stake sale and a primary capital infusion of approximately ₹1,500 crore, as part of an overall investment of ~₹2,100 crore. Upon completion, the incoming investors are expected to hold a majority stake, subject to regulatory approvals and closing conditions.

This marks a significant milestone in the Company's evolution in being a trusted partner for low, middle, and informal-income entrepreneurs for their housing and home-equity finance needs. The investment will strengthen the capital base, bringing long-term institutional capital, and support in disciplined growth, with continued focus on asset quality, underwriting, and risk management. Further updates will be provided as the transaction progresses.

To support a higher growth trajectory, the Company undertook a set of targeted efforts and investments across technology, people, and processes during the year. These efforts are aimed at strengthening execution capabilities, improving operating efficiency, and build disciplined scale.

Strengthening the Operating Engine

Over the past few years, the Company has built a disciplined, execution-led operating model designed to scale in the affordable housing segment without compromising asset quality. This model is anchored in strong underwriting practices, field-driven distribution, and robust governance across credit and collections.

Field Capability and Distribution : Frontline execution has been strengthened through structured Branch Manager assessments, targeted capability-building initiatives, and calibrated expansion of the field force. Continuous training has improved sourcing quality, strengthened underwriting inputs, and enhanced on-ground productivity, particularly in serving self-employed and first-time homebuyers.

Collections Infrastructure : Collections has been reinforced as a core operating lever through the deployment of a dedicated collections management application and the strengthening of specialized collections teams. These interventions have improved visibility across delinquent accounts, enhanced prioritization and follow-up efficiency, and driven stronger resolution outcomes.

Asset Quality and Feedback Loops : Asset quality remains central to the operating framework. The Company has embedded hindsighting and feedback loops across sourcing, underwriting, and collections to continuously refine credit filters and identify early warning signals. This closed-loop system has enabled tighter control on portfolio quality while supporting growth.

Focused Affordable Housing Strategy : The Company's operating model remains anchored in the affordable housing segment, with investments across governance, distribution, underwriting, and field capability aligned to serve first-time homebuyers and self-employed customers at scale.

Technology and Analytics-Led Operating Framework

The Company continues to invest in a scalable, future-ready technology and analytics ecosystem to strengthen governance, improve execution discipline, and enable data-led decision-making.

A comprehensive suite of dashboards has been deployed to provide real-time visibility across origination, credit, collections, and portfolio performance. These dashboards act as a central governance layer, enabling structured reviews, faster decision-making, and accountability across levels.

On the sourcing and underwriting side, the introduction of pre-CIBIL checks has improved early-stage filtering, strengthened funnel quality, and reduced inefficiencies in credit processing.

In parallel, the Company continues to deepen its data and analytics capabilities across key areas, including underwriting scorecards, customer value management, operational efficiency, and risk and collections analytics. These initiatives are improving credit assessment consistency, reducing turnaround times, and enabling proactive portfolio monitoring.

Customer-Centric Approach

Customer centricity remains integral to the Company's operating philosophy. Product design and process development are informed by continuous engagement with customers through structured feedback mechanisms and research-led insights. This enables the Company to remain closely aligned with customer needs, particularly within the underserved and informal income segments, and to deliver solutions tailored to their financial requirements.

Foundation for Scalable Growth

The Company operates with well-defined processes that ensure clear segregation of responsibilities across sourcing, credit, operations, and collections. Standardized credit appraisal and risk management frameworks support consistent decision-making while maintaining portfolio quality. Robust monitoring systems across financial, credit, and operational parameters enable effective oversight and control of risk exposure.

The Company is governed by a strong and experienced Board, with Independent Directors bringing diverse expertise across financial services, administration, and law. The management team comprises experienced professionals with deep domain knowledge in housing finance and the broader financial services sector. The Company has continued to invest in building a scalable talent pool aligned with its long-term growth strategy, with employee headcount at approximately ~865 as of March 2026.

Our Product Portfolio

At the core of the offering is a range of mortgage-backed loan products that are designed to meet the diverse needs of our customers:

- **Home Loans** form the backbone of our business, enabling salaried and self-employed individuals to purchase, construct, or renovate their residential properties. These loans, secured against the property itself, account for 59% of our Loan Book as on March 31, 2026
- **Non-Housing Loans**, primarily Loans Against Property (LAP), are extended mainly to self-employed customers, secured against clear-title property assets. These loans help unlock capital for business expansion, property acquisition, or other personal or professional needs, contributing 21% to our Loan Book as on March 31, 2026.
- **Construction Finance** supports the building of residential projects, backed by strong collateral security. Disbursements are milestone-based, closely linked to the progress of construction. This portfolio comprises 13% of our Loan Book as on March 31, 2026.

Customer Profile

We continue to expand our reach among small-ticket, first-time borrowers, in line with the Government of India's 'Housing for All' initiative. Our focus remains on growing steadily while maintaining strong underwriting standards and a high-quality loan book.

New-to-credit customers form an important part of this strategy:

- 22% of retail customers sourced in FY25 had no prior credit history.
- As of March 31, 2026, new-to-credit borrowers made up 39% of our retail portfolio.

We believe **growth outside major metropolitan areas** will be a key driver over time:

- 68% of our loan accounts are from non-metro locations.

Self-employed customers, often overlooked by traditional lenders, are a segment where we see meaningful opportunity with prudent risk management:

- 53% of retail customers sourced in FY26 were self-employed.

Financial Highlights

During FY26, the Company disbursed loans totalling ₹17.55 billion and closed the year with an Assets Under Management (AUM) of ~ ₹49.06 billion. The gross credit book stood at ₹35.05 billion as of March 31, 2026.

Our fundamentals remain strong. We ended the year with a CRAR of 29.00%, a Net NPA of 1.9%, and a moderate leverage ratio with Debt-to-Equity at 3.7x. Standalone Profit After Tax for FY25 stood at ₹222 million. Return on Average Total Assets was 0.50%, while Return on Average Net Worth was 2.37%.

We maintain a diversified funding base across Term Loans from banks, NHB, Non-Convertible Debentures (NCDs), and securitization. In FY25, we raised ₹3.50 billion through term loans and ₹3.50 billion through market borrowings including NCDs. Over the same period, securitization transactions totalling ₹9.09 billion were completed with NBFCs and insurance companies.

Operating expenses was ₹2.02 billion, while finance costs were ₹3.48 billion. Asset quality and collection performance improved during the year. Collection efficiency remained robust at 99.5%. The total credit cost was ₹180 million for the year.

The Company's credit rating remains strong, with an A+ Stable rating from CRISIL.

Major Risk and Mitigation Measures.

A successful risk management framework can help a company achieve business objectives amidst changing business dynamics and macroeconomic environments in the volatility, uncertainty, complexity, and ambiguity (VUCA) world. At Nido Home Finance, our risk management is not just another function; it is an integral part of business strategy.

Respect for Risk is central to every business decision - "Is it worth it?" and "Can we afford it?". This principle-based approach has stood out well in protecting the organization from the vagaries of the external world.

Our robust risk management system enables us to identify, assess, monitor, and manage risks. It involves analysing potential risks, determining the likelihood and impact of those risks, and developing strategies to mitigate or manage them. The primary goal of risk management is to minimize the impact of risks on the operations, financial performance, and our reputation. It is an ongoing process that requires constant attention and adaptation to changing business conditions. We are committed to managing risk, balancing risk and rewards, and supporting the overall business objectives.

The Enterprise Risk Management (ERM) framework is followed for holistic risk management. The objective of the ERM framework is to look at the risks from all perspectives, not just credit or financial risks, and ensure that key risks are adequately and addressed in a timely manner. The organization has developed an in-house "Eleven-risk Framework" to ensure adequate focus on the key risks faced by the company: namely,

Market risk, Credit risk, Fraud risk, Operational risk, Physical & Infrastructure risk, Technology risk, Liquidity risk, People risk, Regulatory risk, Reputational risk, and Business risk.

Our credit risk framework ensures a prior and periodic comprehensive assessment of every client, counterparty, and the collateral. Exposure limits are sanctioned to counterparties based on their creditworthiness and pre-defined credit policy, duly approved by the board. The credit risk monitoring mechanism ensures that exposure to clients is diversified and remains within stipulated limits. Mindful assessment of the quality and quantum of collateral is key for a client limit.

The credit risk management framework typically includes identifying credit risks, establishing credit policies and procedures, underwriting, ongoing monitoring credit risk, mitigation of credit risk, reporting and management of credit risk, and improvement wherever required. Credit underwriting involves analysing financial statements, credit reports, and other relevant information to assess the borrower's loan repayment ability. Ongoing monitoring and improvement involves analysing data on credit losses, conducting regular risk assessments, and updating policies and procedures to reflect changes in the organization or the external environment.

The company has an elaborate Liquidity Risk Management framework. The pivot to the 'Asset Light' business model facilitates ALM risk management structurally. CLM (Co-Lending Model) and securitization are the key levers of the asset-light framework. Additionally, the asset-liability mismatch and collateral margins are regularly assessed. Liquidity requirements are closely monitored, and necessary care is taken to maintain sufficient liquidity for maturing liabilities and for any unforeseen requirements. Diversification in the sources of borrowing is ensured to reduce dependence on a single source. Operational risk is monitored by checking on metrics such as system downtime, fraud incidents, and operational losses to identify and mitigate operational risk. In addition to defining new processes, constant review of all critical processes is undertaken to proactively identify weak controls and strengthen the same. This helps us in ensuring compliance with governing laws. The business environment, increasing complexities, and sophistication of technology make us vulnerable to both internal and external fraud risks. The anti-fraud framework that emphasizes on proactive reporting and early detection of incidents is defined and implemented. Training and campaigns ensure that the employees are cognizant of this risk. More specifically, due diligence of borrower's income, KYC, and title reports is carried out strictly as per the policy to avoid fraud. The framework for fraud risk management typically includes assessment of fraud risk, development of fraud prevention policies and procedures, implementation of fraud prevention policies and procedures, detection and investigation of fraud incidents, response to fraud incidents and ongoing monitoring and improvement. The company is exposed to various changes in laws and regulations. Regularly realigning with the changed regulatory framework is the key to mitigating this risk.

Our risk management approach is three-pronged: Understanding the risk, taking timely and adequate risk management actions followed by strong risk oversight. The three lines of defence model enables a profound understanding to help take timely action with adequate governance mechanisms.

Further, the Risk Appetite framework guides the company in developing risk tolerances for strong risk oversight. Our risk appetite is reviewed periodically by the Board of Directors to ensure that it remains appropriate to the business objectives and risk environment. Across each risk vector, several Key Risk Indicators (KRI) are presented, supporting the risk appetite statements. The feasibility of the KRIs and thresholds is reviewed annually to consider potential changes in the underlying assumption used in defining such KRIs. This outlook on risk management has enabled the company to be a step ahead through environmental stress.

Our People

Celebrating a Year of Shared Success

People make up the core of who we are. Naturally, we take pride in fostering an environment where all individual's talents are valued, voices are heard, and ideas are embraced.

Engaging and Nurturing Success: As a company, our focus is to become an employer of choice. Our efforts centre around promoting employee well-being, nurturing talent through rewarding programs, fostering leadership connections and ensuring recognition through our existing platforms, such as Nido Premier League, WOW Café, WOW cards, WOW Champions.

Future-Forward Excellence: To help foster talent and embrace new-age capabilities, this year, our aim will be to collaborate with campuses and institutes to train interns and apprentices, ensuring a pipeline of fresh talent for the future. Additionally, we've implemented internal career-growth platforms to facilitate mobility and create new opportunities for our employees.

Nurturing Harmony in Work and Life: Our extensive internal employee benefits, encompassing leave policies, Medisave, wellness programs, corporate sports platforms and our accessible open-door culture reflect our steadfast commitment to nurturing our employees' overall well-being. Our JumpStart Friday initiative allows employees to leave early from work on every first Friday of the month, thus encouraging employees to unwind and pursue personal interests.

Emphasizing Learning and Leadership Growth: We are dedicated to fostering excellence through continuous learning and leadership empowerment. Our Siksha learning platform and performance management framework are designed to pinpoint the essential competencies for employees to succeed and excel in their respective roles. We invest in our workforce by providing targeted interventions in areas such as domain knowledge, functional expertise, behavioural skills, technical proficiency and leadership development.

Internal Control Systems

Nido Home Finance has an adequate internal control system commensurate with the nature, complexity of its business and the size of its operations; and designed to ensure accuracy and promptness in financial reporting, fraud control, and compliance with laws and regulations. The Internal Auditors monitor and evaluate the efficacy and adequacy of internal control systems in the Company and their compliance with regulatory directions. All significant audit observations and follow-up actions thereon are reported to the Audit Committee of the Board of Directors, which actively reviews the adequacy and effectiveness of the internal control systems and suggests improvements for strengthening the existing internal control system because of changing business needs. Based on the Internal Auditor's report, process owners undertake corrective actions in their respective areas and strengthen the controls.

Corporate Governance Philosophy

The Company firmly upholds the highest governance standards, aspiring to be a paradigm of integrity in the Housing Finance sector. We firmly believe that exemplary corporate governance is pivotal to achieving this vision, we have therefore prioritized the implementation of robust practices across all aspects of our operations.

For us, corporate governance extends beyond mere regulatory compliance; it embodies transparency, fairness, accountability and integrity, bolstered by effective internal controls and timely disclosure to stakeholders. In our annual report, we proudly reaffirm our unwavering commitment to governance and compliance, thereby recognizing them as foundational to our operational ethos.

Simultaneously, compliance remains integral to our operations, with diligent adherence to all relevant laws and regulations. Through comprehensive policies, procedures, and regular assessments, we uphold the highest standards of legal and ethical conduct, safeguarding the interests of our stakeholders and fortifying our resilience in dynamic market environments.

Governance Framework: Led by the Board of Directors and supported by various committees, our robust governance framework provides effective oversight and strategic guidance.

Committees enhance structural efficiency and effectiveness, addressing specific governance areas. Continuous improvement ensures adherence to best practices and regulatory compliances, enhancing long-term stakeholder value

Outlook and Summary

The Company enters the coming year with a strengthened capital base, a disciplined operating framework, and a clear strategic focus on the affordable housing segment. While the external environment remains uncertain, the underlying demand drivers for housing in India remain strong. With continued investments in distribution, underwriting, technology, and governance, the Company is well positioned to scale responsibly, maintain asset quality, and deliver sustainable long-term growth.

BOARD'S REPORT

To the Members of
Nido Home Finance Limited

The Directors hereby present their 18th Annual Report on the business, operations and the state of affairs of the Company together with the audited financial statement for the year ended March 31, 2026 (year under review):

Financial Highlights

	(Rs. in million)	
Particulars	2025-26	2024-25
Total Income	5,926.53	5,206.26
Total Expenditure (including Exceptional item)	5,675.97	5,011.43
Profit before tax	250.56	194.83
Tax Expense (including Deferred Tax)	22.58	8.50
Profit after tax	227.98	186.33
Add: Profit and Loss account balance brought forward from previous year	2,538.70	2,443.34
Other comprehensive income for the year	(0.44)	(2.06)
Profit available for appropriation	2,766.24	2,627.61
Appropriations		
- Transfer to special reserve under Section 29C of the National Housing Bank Act, 1987	(45.61)	(38.76)
- Transfer to dividend Payable	(24.27)	
- Transfer from Debenture redemption reserve		
- Reversal of ESOPs charges or cancellation	-	(52.01)
- Deferred Tax Liability on opening balance of special reserve created and maintained u/s 36(1)(viii) of the Income Tax Act, 1961	0.15	1.86
	-	-
		-
Surplus carried to Balance Sheet	2,696.51	2,538.70
Networth (net of intangibles and deferred tax asset)	8,532.80	8,282.00

Results from operations and Information on the state of affairs of the Company

During the year ended March 31, 2026, the Company earned revenues of Rs. 5,834.25 million as against Rs. 5,121.00 in the previous year and the Profit after tax for the year ended March 31, 2026 stood at Rs. 227.98 million as compared to a profit after tax of Rs.186.33 million in the previous year. Of the total income earned during the year, income from fees and commission stood at Rs. 506.74 million and income from lending activities stood at Rs. 4,504.15 million.

During the year under review, the loan sanctions (in-principal approvals) and the loan disbursements were Rs.33,632 million and Rs.21,138.72 million respectively.

The Company is primarily engaged in the business of providing loans and advances for housing activities. It is also engaged in soliciting and procuring insurance business as a Corporate Agent. During the year under review, there has been no change in existing nature of business of the Company.

Transfer to Reserves:

Out of profit for the year, Rs. 45.61 million has been transferred to special reserve under Section 29C of the National Housing Bank Act, 1987.

Transfer from Reserve

Pursuant to the provisions in the Companies Act, 2013 read with relevant rules thereunder, the Company being a Housing Finance Company is exempt from creation of Debenture Redemption Reserve in respect of NCDs issued during the year. In respect of public issuance of NCDs, the Company has invested 15% of the amount of debentures maturing during the corresponding financial year to maintain liquidity to fulfill its obligations arising out of debentures.

Dividend

The Company has paid Final Dividend of Re.0.35 per equity share of Rs.10/- each for the financial year 2024-25 during FY 2025-26 as approved by the shareholders at the 17th Annual General Meeting held on July 02, 2025.

As approved by the Shareholders at the 17th Annual General Meeting held on July 02, 2025, during the FY 2025-26, the Company has paid the Final Dividend of Re.0.35 per equity share of Rs.10/- each for the financial year 2024-25.

The Board of Directors have not recommended any dividend for the financial year under review.

Share Capital

As at March 31, 2026, Authorized Share Capital and Paid-up Share capital of the Company stood at Rs. 750 million and Rs. 693.5 million respectively. During the year under review, there was no change in the Authorized Share Capital and Paid-up Share Capital of the Company. All the Equity Shares representing 100% of paid-up equity capital were held in dematerialized mode.

Transfer of Shares

During the year under review, no share transfer requests were received by the Board of Directors.

Credit Ratings

The credit ratings enjoyed by the Company from various rating agencies as on 31st March 2026 are detailed in the Corporate Governance Report. The details of the changes in credit ratings, if any, are more particularly provided in the Notes to the Financial Statements and Corporate Governance Report.

Finance & Resource Mobilization

Our Company continued to borrow funds from Banks and various financial institutions in line with the Asset-Liability Management requirements.

During the year under review, the Company issued Secured Redeemable Non-Convertible Debentures aggregating to an amount of Rs.4,685.75 million through Public Issue.

The Company has been regular in making payments of principal and interest on NCDs. During the year under review, the Company has paid/redeemed Non-Convertible Debentures amounting to Rs.1,957.44 million on or before their respective due dates. As of March 31, 2026, outstanding Secured Non-Convertible Debentures stood at Rs.15,186.49 million.

Further, the Company has borrowing lines from Banks/ FIs which were available for the liquidity requirements of the Company. Apart from these, the Company assigned retail pool of mortgage assets amounting to Rs.745.20 crores.

In terms of para 68 of the Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, the total number of non-convertible debentures which have not been claimed by the investors or not paid by the Company after the date on which the non-convertible debentures became due for redemption were 649, and the total amount in respect of such debentures, which remained unclaimed or unpaid beyond the date referred hereinbefore was Rs.7,21,023.

Subsidiaries, Joint Ventures and Associate Company

Your Company does not have any Subsidiary or Associate Company, nor has it entered into any Joint Venture Agreement.

Loans, Investments and Guarantees

The Company is engaged in the business of providing loans and making investments as part of treasury activities, particulars of which are provided in the Notes to Financial Statements. Except as disclosed in the financial statements, during the year under review, the Company has not given any guarantee.

Updates post March 31, 2026

The Edelweiss Financial Services Limited (EFSL) and its wholly owned subsidiaries Edelweiss Rural & Corporate Services Limited (ERCSL), Edel Finance Company Limited (EFCL) and Nido Home Finance Limited (Nido) have entered into definitive agreements with CA Sardo

Investments (an affiliate of The Carlyle Group (NASDAQ: CG) and Salisbury Investments Private Limited (an investment vehicle of Aditya Puri and his family) (collectively, the Buyers) for an investment of approximately INR 2,100 Crores to acquire a strategic majority stake in Nido.

The Buyers will acquire a 45% stake in Nido from EFSL, ERCSL and EFCL (collectively, the Sellers), by way of subscription to equity shares and warrants of Nido. Upon completion of the sale and allotment of equity shares and warrants as contemplated under the transaction, the Buyers will hold approximately 73% of the shareholding of Nido on a fully diluted basis. Subject to receipt of requisite regulatory approvals and other customary closing conditions as stipulated in the Agreements, the transaction is expected to be completed by July 31, 2026.

Consequent to completion of the transaction, Nido will cease to be a subsidiary of EFSL.

Material changes and commitments, if any, affecting the financial position of the company

Except as provided above and as disclosed in the notes to accounts, if any, there have been no material changes and commitments, if any, affecting the financial position of the Company which have occurred between the end of the financial year of the Company to which the financial statements relate (i.e. March 31, 2026) and the date of this report.

Annual Return

In accordance with the provisions of Section 92 of the Companies Act, 2013 and the Rules framed thereunder, the copy of the annual return would be made available on the website of the Company at <https://nidohomefin.com/> within the prescribed timelines.

Management Discussion and Analysis Report

Management Discussion and Analysis Report for the year under review as stipulated under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 forms part of the Annual Report.

Related Party Transactions

All the Related Party Transactions entered into by the Company are on arm's length basis and in the ordinary course of business. Particulars of contracts or arrangements with the related Parties as referred to in sub-section (1) of Section 188 of Companies Act, 2013 read with SEBI (Listing Obligation and Disclosure) Regulations 2015 ("SEBI Listing Regulations") and forming part of this report are provided in the financial statements and also annexed as **Annexure I** (Form AOC-2). All the Related Party Transactions as required under Ind AS-24 are reported in the Notes to the financial statements.

The Company has formulated Related Party Transactions Policy. The Policy is uploaded on <https://www.nidohomefin.com/static/doc/grievanceredressal/corporategovernance/Policy%20on%20Related%20Party%20Transactions.pdf>

Directors and Key Managerial Personnel

i) Independent Directors

In accordance with the provisions of Section 149 of the Companies Act, 2013 and the SEBI Listing Regulations, the Independent Directors have submitted declarations that each of them meet the criteria of independence as provided in the said section. Based on the aforesaid, the Board confirms that they meet the criteria of independence as prescribed in Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of SEBI Listing Regulations and that they are independent of the Management.

Further, in the opinion of the Board, all existing Independent Directors meet the standards of the Company with regard to integrity, expertise and experience (including proficiency). Further, their names have been included in the data bank created by Indian Institute of Corporate Affairs in terms of the Companies (Appointment and Qualification of Directors) Fifth Amendment Rules, 2019 dated October 22, 2019.

ii) Non-Independent Directors

a. Non-Executive Director

The Board of the Company has two (2) Non-Executive Directors as on the date of this report. Ms. Priyadeep Chopra (DIN - 00079353) and Mr. Ankit Aditya (DIN - 07792371) were appointed as the Non-Executive Directors of the Company on June 27, 2025. The Non-Executive Directors are liable to retire by rotation.

b. Executive Director

Mr. Rajat Avasthi (DIN - 07969623), is the Managing Director & Chief Executive Officer ("MD & CEO") of the Company. He was re-appointed as the MD & CEO of the Company for a term of 3 years with effect from September 23, 2023.

The Board at its meeting held on April 27, 2026, had approved the re-appointment of Mr. Avasthi as the MD & CEO of the Company for a period of 3 years with effect from September 23, 2026, subject to approval of the Members.

c. Director retiring by rotation

Mr. Rajat Avasthi (DIN - 07969623) retires by rotation at the ensuing Annual General meeting (AGM) and, being eligible, offers himself for re-appointment.

d. Key Managerial Personnel

During the year under review and until the date of this report, the following changes have taken place in the Key Managerial Personnel of the Company.

i) Ms. Archana Nadgouda (ACS - 17140) ceased to be the Company Secretary and Compliance Officer of the Company w.e.f. September 19, 2025.

ii) Ms. Pooja Bhandari (ACS - 73944) was appointed as an Interim Company Secretary and Compliance Officer of the Company w.e.f. December 12, 2025.

Number of Board Meetings held

During the year ended March 31, 2026, the Board met 8 (Eight) times i.e., on April 29, 2025, June 30, 2025, July 25, 2025, November 04, 2025, December 16, 2025, February 03, 2026 February 09, 2026 and March 30, 2026.

The constitution of the Board of Directors and changes thereto during the year under review and also the details of attendance of Directors in the Board and Committee meetings are detailed in the Corporate Governance Report.

Nomination and Remuneration Policy

The Company has formulated a Nomination and Remuneration Policy as per the provisions of Section 178 of the Companies Act, 2013. The Policy provides a framework for the appointment and remuneration, positive attributes of the Directors, Members of Senior Management and other employees of the Company and ascertaining the criteria for appointment/ re-appointment of the Directors. The Policy is placed on the website of the Company at: <https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Remuneration%20Policy.pdf>

Evaluation of the performance of the Board

The Board has framed a Board Evaluation Policy ("the Policy") for evaluating the performance of the Board, the Chairman, Executive Directors, Independent Directors, Non-executive Directors and Committees of the Board.

The Policy, *inter-alia*, provides the criteria for performance evaluation such as Board effectiveness, quality of discussion and contribution at the meetings, business acumen, strategic thinking, time commitment, relationship with the stakeholders', contribution of the Committees to the Board in discharging its functions, etc.

According to the Policy, the Company has carried out the performance evaluation of the Directors including the Chairperson, the Committees and the Board as a whole for the F.Y. 2025-26. The Independent Directors at their meeting held on April 27, 2026, reviewed the performance of the Non-Independent Directors, Executive Directors and Board as a whole. The feedback on the performance evaluation was shared with the individual Directors along with the feedback on the Board, Committees' and Chairperson's performance.

Internal Control Systems and their adequacy

The internal controls at Nido are commensurate with the business requirements, its scale of operation and applicable statutes to ensure orderly and efficient conduct of business. These controls have been designed to ensure reasonable assurance with regard to maintaining proper accounting controls, substantiation of financial statements and adherence to IND AS requirements, safeguarding of resources, prevention and detection of frauds and errors, ensuring operating effectiveness, reliability of financial reporting, compliance with applicable regulations and relevant matters covered under section 134 (5) (e) of the Companies Act 2013.

The Internal Control Framework of Nido follows the below assurance practices to strengthen overall control:

- COSO framework is implemented by considering the control environment, periodic risk assessment, performing control activity, timely communication to management and monitoring the control activities on a continuous basis.
- Assurance on process efficiency by defining relevant, adequate scope of internal audit, pro-actively preparing for regulatory review, remediating through preventive and corrective steps for identified risk events.
- Reliability of internal controls aligned to risks identified in Risk Control Self-Assessment (RCSA) is monitored through process and internal financial control review.
- Adequate documentation in the form of policies and SOPs (Standard Operating Procedures) enhances the control mechanism.

Internal Financial Controls

The internal financial controls adopted by the Company are in accordance with the criteria established under the Internal Control – Integrated Framework (2013) issued by the Committee of Sponsoring Organisations of the Treadway Commission. Based on its internal evaluation and as confirmed by the Statutory Auditors of the Company, the Management Team believes that adequate internal financial controls exist in relation to its Financial Statements.

Further details relating to the Company's internal control systems and internal financial controls and their adequacy are covered in the Management Discussion and Analysis Report.

Risk Management

Risk Management is an integral part of the Company's business strategy. The Risk Management Committee oversees the risk management framework of the Company through regular and proactive intervention by senior management personnel.

The constitution and the changes in the constitution of the Risk Management Committee during the year under review are provided in the Corporate Governance Report.

The Company has a Risk Management Policy in place and adopts a conservative and forward-looking risk management practices while lending. The risk management framework ensures that the Company underwrites to prudent risk standards, focuses on its target segment and delivers sustainable profitability. The Senior Management is responsible for ensuring that appropriate methodology, processes and systems are in place for monitoring, identifying and reviewing the risks associated with the business of the Company, with due support and guidance from the risk management team. The Company leverages analytics to design relevant application-level scorecards and also ensures dashboards for effective dynamic portfolio monitoring.

Mr. Ajeet Lodha is the Chief Risk Officer (CRO) of the Company who is entrusted with such duties and responsibilities as prescribed by the sectoral regulator including under NHB Policy Circular no. 95 /2018-19 and RBI Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021 as applicable to Housing Finance Companies (HFCs).

Audit Committee

In accordance with the provisions of Section 177 of the Companies Act, 2013, (the Act) and Regulation 18 of the SEBI Listing Regulations, the Board of Directors of the Company has constituted the Audit Committee. The said Committee carries out such functions as are statutorily prescribed under the extant applicable laws and other incidental and ancillary matters related thereto. During the year ended March 31, 2026, the Audit Committee met 4 (Four) times i.e., on April 29, 2025, July 25, 2025, November 04, 2025 and February 03, 2026.

The constitution and the changes in the constitution of the Audit Committee during the year under review are provided in the Corporate Governance Report.

Nomination and Remuneration Committee (NRC)

In accordance with the provisions of Section 178 of the Act and Regulation 19 of the SEBI Listing Regulations, the Board of Directors of the Company have constituted the Nomination and Remuneration Committee. The said Committee carries out such functions as are statutorily prescribed under the extant applicable laws and other incidental and ancillary matters related thereto. During the year ended March 31, 2026, the Nomination and Remuneration Committee met 6 (Six) times on i.e., April 29, 2025, June 06, 2025, June 23, 2025, July 24, 2025, December 16, 2025 and March 30, 2026.

The constitution and the changes in the constitution of the NRC during the year review are provided in the Corporate Governance Report.

Corporate Social Responsibility Committee (CSR Committee)

In accordance with the provisions of Section 135 of the Act, the Board of Directors of the Company has constituted the Corporate Social Responsibility Committee ("the CSR Committee"). The said Committee carries out such functions as are statutorily prescribed under the extant applicable laws and other incidental and ancillary matters related thereto. During the year under review, the CSR Committee met 2 (Two) times on April 28, 2025 and February 02, 2026.

The constitution and the changes in the constitution of the CSR Committee during the year under review are provided in the Corporate Governance Report.

The Company has a Board approved CSR Policy in place. The Policy provides guiding principles for selection of CSR activities, implementation and monitoring mechanism of CSR projects/programmes. The CSR Policy of the Company is uploaded on the website i.e.

<https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Corporate%20Social%20Responsibility%20Policy.pdf>

The Report on the CSR activities for the FY 2025-26 is annexed as **Annexure II**.

Stakeholders Relationship Committee (SRC)

In accordance with the provisions of Section 178 of the Act and Regulation 20 of the Listing Regulations, the Board of Directors of the Company have constituted the Stakeholders Relationship Committee ('SRC Committee'). The Stakeholders Relationship Committee considers and resolves the grievances of the security holders and the customers of the Company and other incidental and ancillary matters related thereto. During the year under review, the SRC Committee met 2 (Two) times on April 29, 2025 and November 04, 2025.

The constitution of the SRC Committee during the FY 2025-26 is provided in the Corporate Governance Report.

Statutory Auditors

In accordance with the provisions of Section 139 of the Companies Act, 2013 and the Rules framed thereunder (the Act), and the RBI circular on 'Guidelines for Appointment of Statutory Central Auditors (SCAs)/Statutory Auditors (SAs) of Commercial Banks (excluding RRBs), UCBs and NBFCs (including HFCs) dated April 27, 2021, M/s. MGB & Co. LLP, Chartered Accountants were appointed as the Statutory Auditors of the Company for a period of 3 years till the conclusion of the 19th Annual General Meeting ("AGM") of the Company to be held in 2027. There were no qualifications, reservations or adverse remarks made by the Statutory Auditors in the Auditor's Report for Financial Year 2025-26.

Co-Sourced Internal Auditors

The Board at its meeting held on April 29, 2025 had appointed M/s. Sharp & Tannan Associates as the Co-Sourced Internal Auditors of the Company for F.Y. 2025-26.

Secretarial Audit

The Board had appointed M/s. Manish Ghia & Associates, as Secretarial Auditor of the Company at its meeting held on April 29, 2025 for the financial year ended March 31, 2026. A report issued by the Secretarial Auditors with observations is annexed as **Annexure III**. The Secretarial Audit Report does not contain any qualifications, reservations or adverse remarks.

Prevention of Sexual Harassment of Women at Workplace

The Company has framed a Policy on Prevention of Sexual Harassment at workplace. The Company has complied with the provisions relating to the constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

During the year ended March 31, 2026, following Information is reported under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

- (a) the number of complaints received during the year: Nil
- (b) no. of complaints disposed off during the year: Nil
- (c) no. of cases pending for more than 90 days: Nil

Conservation of Energy, Technology Absorption and Foreign Exchange Earnings / Outgo

A. Conservation of Energy

The operations of the Company are not energy intensive. However, adequate measures have been initiated for conservation of energy:

- i) Steps taken or impact on conservation of energy -:
 - LED fixtures with low KW rating are being used to reduce the lighting load at Corporate Office.
 - Quarterly /Periodic maintenance of Air Conditioners for better performance and to control power consumption at Corporate Office.
 - Electrical Planned Preventive Maintenance is performed at the branches to ensure that the health of the Electrical set-up is maintained which in turn conserves energy.
- ii) the steps taken by the Company for utilizing alternate source of energy – Though the operations of the Company are not energy intensive, the Company will endeavor to explore alternative source of energy, as and when it is technically and commercially viable.
- iii) the capital investment on energy conservation equipment – Nil

B. Technology Absorption

- (i) Efforts made towards technology absorption:
 - The Company is continually working towards streamlining and optimizing the business workflows via technology absorption for most of the business functions and operations of the Company.
 - Majority of legacy applications have been, either consolidated, or decommissioned; and have been replaced with digital workflows & modern technology solutions.
 - Engineering of better technology solutions & elimination of fragmented applications, legacy applications, or applications functioning in silos; a continuous process; shall continue in-parallel; so that there are no outages & zero business continuity risks.
 - The Company is continually working towards digitization & digitalization across various business verticals.
 - The Company has adopted a cloud-first approach, for all its existing & future applications; with a keen intent of optimizing technology spends & embracing cutting-edge tech stack.
 - We operate in a highly automated environment and make use of the latest technologies to support various operations. We have in place a governance framework, information security practices and a business continuity plan to mitigate information technology-related risks. We are also guided by the Information Security Policy and Cyber Security Policy laid down by RBI Master Direction - Information Technology Framework for the NBFC Sector alongside we are also guided by an independent assurance team within Internal Audit which provides assurance on the management of information technology-

related risks. In addition, employees mandatorily and periodically undergo information security training and sensitization exercises.

- (ii) Benefits derived like product improvement, cost reduction, product development or import substitution:
 - Reduction of data-loss during customer onboarding,
 - Consolidation of digital assets, storage & speedy retrieval,
 - Various product enhancements; and
 - Cost & resource optimization of ownership & upkeep of multiple applications relating to manpower, infrastructure, support, and maintenance.
- (iii) In case of imported technology (imported during the last three years reckoned from the beginning of the financial year) - Not Applicable
- (iv) Expenditure incurred on Research and Development (R&D):

The Company does not have a dedicated R&D division. However, the Company has been adopting cutting edge technology stack (low-code / no-code development platform, etc.) and unconventional models for solution engineering; for fastest go-to-market product deliveries.

C. Foreign Exchange Earnings and Outgo

There were no foreign exchange earnings or outgo during the year under review (previous year: Nil).

Other Disclosures

No disclosure is required in respect of the details relating to the deposits covered under Chapter V of the Companies Act, 2013, issue of Equity Shares with differential rights as to dividend, voting or otherwise, sweat equity shares, as there were no transactions on these matters during the year ended March 31, 2026. Except as mentioned below there was no significant or material order passed by any regulator or court or tribunal which would impact the status of the Company as a going concern and its operations in future.

No material changes have occurred between the end of financial year i.e., March 31, 2026 and the date of this report affecting the financial position of your Company. Further, no fraud was reported by the Auditors under sub-section (12) of section 143 during the year under review. The provisions of Cost records and audit as prescribed under section 148 of the Companies Act, 2013 are not applicable to the Company. The Company is in compliance with applicable Secretarial Standards issued by Institute of Company Secretaries of India.

Public Deposits

The Company neither held any public deposits at the beginning of the year nor has it accepted any public deposits during the year under review.

Geographical presence

Your Company operates through a wide network of 68 branches as of March 31, 2026 spread across 11 States and 3 Union territories. The reach of the Company's branches allows it to service its existing customers and attract new customers. The Company services multiple products through each of its offices and the Company's spread out office network reduces its reliance on any one region in India.

The geographical details are as under:

States	Branch Counts
Tamil Nadu	22
Maharashtra	12
Gujarat	11
Andhra Pradesh	7
Telangana	4
Karnataka	4
Chandigarh, Chhattisgarh, Pondicherry, Rajasthan, West Bengal, Madhya Pradesh ,Delhi and Punjab	One branch each

Regulatory Guidelines

The Company has complied with the provisions of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021 as prescribed by Reserve Bank of India as amended from time to time regarding accounting standards, prudential norms for asset classification, income recognition, provisioning, capital adequacy, concentration of credit, credit rating, etc. The Company has been maintaining capital adequacy as prescribed by the RBI/NHB from time to time. The capital adequacy was at a comfortable level of 28.80% as on March 31, 2026, as against 33.60% (as at March 31, 2025).

Whistle Blower Policy/Vigil Mechanism

The Company has established a Vigil Mechanism ('Whistle-blower Mechanism') which envisages reporting by directors and employees about their genuine concerns or grievances. The policy is uploaded on https://www.nidohomefin.com/static/doc/grievance-redressal/Other_Policies/Nido_Whistleblower%20Policy_10112025.pdf.

The Audit Committee of the Board of Directors of the Company oversees the vigil mechanism.

Particulars of Employees

In terms of the provisions of Section 197 of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, as amended, disclosures as required under Rule 5(1) of the aforesaid Rules are provided as **Annexure IV** to this report. In terms of provisions of Section 136 of the Companies Act, 2013,

any member interested in obtaining a copy of information under Rule 5(2) of the aforesaid rules, may write to the Company Secretary of the Company at the Registered Office address.

Debenture Trustees:

The details of Debenture Trustees of the Company are provided in the Corporate Governance Report.

Directors' Responsibility Statement

Pursuant to Section 134 of the Companies Act, 2013 (the Act), your Directors confirm that:-

- (i) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- (ii) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2026 and of the profit of the Company for the financial year ended on that date;
- (iii) proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (iv) the annual accounts have been prepared on a going concern basis;
- (v) internal financial controls have been laid down and the same are adequate and were operating effectively; and
- (vi) proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Employees Stock Option Plan (ESOP)

The Company has instituted the Nido Employees Stock Option Plan 2025 ("ESOP 2025") pursuant to special resolution passed by the shareholders on May 29, 2025. Under ESOP 2025, the Company can grant Employees Stock Options ("Options") exercisable into not more than 27,74,000 equity shares of face value of Rs.10/- each. The eligibility and number of options to be granted to an employee is determined on the basis of criteria laid down in the ESOP 2025 and is approved by the Nomination and Remuneration Committee.

The Options granted shall vest to the eligible employees of the Company within a period of not less than 12 months and not exceeding 60 months from the date of the grant. The ESOP 2025 shall continue to be in force until it's terminated by the Company as per applicable laws.

DETAILS OF EMPLOYEES' STOCK OPTION SCHEME PURSUANT TO THE PROVISIONS OF RULE 12(9) OF THE COMPANIES (SHARE CAPITAL AND DEBENTURES) RULES, 2014 FOR THE YEAR ENDED MARCH 31, 2026

Name of the scheme: Nido Employees Stock Option Plan 2025 ("ESOP 2025")

Sr. No.	Particulars	Number of Options
1.	Options granted during the year	27,74,000
2.	Options vested as at March 31, 2026	Nil
3.	Options exercised during the year	Nil
4.	Total no. of shares arising as a result exercise of Options	Nil
5.	Options lapsed during the year	Nil
6.	Exercise Price (in Rs.)	125
7.	Variation in terms of options	Nil
8.	Money realised by exercise of options	Nil
9.	Total no. of options in force as at March 31, 2026	27,74,000

i. Employee-wise options granted to Key Managerial Personnel is given below:

Sr.No	Name	Designation	Granted during 2025-26 F.Y.
1	Mr. Rajat Avasthi	Managing Director & CEO	750,000
2	Ms. Kiran Agarwal Todi	Chief Financial Officer	200,000

ii. Other employees who receive a grant of option in any one year of option amounting to 5% or more of options granted during that year: None

iii. Identified employees who were granted option, during, any one year, equal to or exceeding 1 percent of the issued capital (excluding outstanding warrants and conversions): Mr. Rajat Avasthi (DIN 07969623), Managing Director & CEO.

Compliance with the Maternity Benefit Act, 1961:

The Company confirms that it has complied with the provisions relating to maternity benefits in accordance with the Maternity Benefit Act, 1961 and the rules framed thereunder. The Company continues to ensure that eligible women employees are provided maternity leave, maternity benefits and related support in line with statutory requirements, while fostering an inclusive and employee-centric work environment

Gender-Wise Composition of Employees:

In alignment with the principles of diversity, equity, and inclusion (DEI), the Company discloses below the gender composition of its workforce as on the March 31, 2026:

Female Employee 86

Male Employees: 779

Transgender Employees: Nil

This disclosure reinforces the Company's efforts to promote an inclusive workplace culture and equal opportunity for all individuals, regardless of gender.

The details of significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future:

During the year under review and till date of this Report, no significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and Company's operations in future.

Details of Application Made or Any Proceeding pending under the Insolvency and Bankruptcy Code, 2016 during the year along with their status as at the end of the financial year:

During the year under review and till date of this Report, the Company has neither made any application against anyone nor were any proceedings pending against the Company under the Insolvency and Bankruptcy Code, 2016.

Details of difference between the amount of the valuation done at the time of one time settlement and the valuation done while taking loan from the banks or financial institutions along with the reasons thereof:

During the year under review and till the date of this Report. No application made for One Time Settlement (OTS) with any banks or financial institution.

Acknowledgments

The Board of Directors wish to acknowledge the continued support extended and guidance provided by National Housing Bank, Reserve Bank of India, Securities and Exchange Board of India, Stock Exchanges, Ministry of Corporate Affairs, Banks, other Government authorities and other stakeholders. The Board would like to acknowledge the support of its clients and members. Your Directors would also like to take this opportunity to express their appreciation for the dedicated efforts of the employees of the Company.

For and on behalf of the Board of Directors

Nido Home Finance Limited

Mumbai
Director
April 27, 2026

Rajat Avasthi
MD & CEO

DIN: 07969623

Gautam Chatterjee
Chairman & Independent

DIN: 02464197

ANNEXURE I**Form AOC-2**

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto:

(Currency: Indian rupees in millions)

I. Details of contracts or arrangements or transactions not at arm's length basis: NIL

II. Details of material contracts or arrangement or transactions at arm's length basis:

Sr. No.	Name(s) of the related party and nature of relationship	Nature of contracts/ arrangements/ transactions	Duration of the contracts/ arrangements/ transactions	Amount (In millions)	Date of approval by the Board	Amount paid as advances, if any
1	Edelweiss Rural & Corporate Services Limited	Short term loans given (Transaction)	One Year	1,650.00	-	-
2	ECap Securities And Investments Limited	Short term loans given (Transaction)	One Year	1,750.00	-	-

The above-mentioned material related party transactions were entered into by the Company in the ordinary course of business and were duly approved by the Audit Committee of the Company.

For and on behalf of the Board of Directors
Nido Home Finance Limited

Mumbai
April 27, 2026

Rajat Avasthi
MD & CEO
DIN: 07969623

Gautam Chatterjee
Chairman and Independent Director
DIN: 02464197

ANNEXURE II

Annual Report on Corporate Social Responsibility (CSR) activities for the Financial year 2025-26

[Pursuant to clause (o) of sub-section (3) of section 134 of the Companies Act, 2013 and Rule 8 of the Companies (Corporate Social Responsibility) Rules, 2014]

1. Brief outline on CSR Policy of the Company:
To leverage the capacity and capital to equip and enable the social sector, achieve the greatest impact on the lives of the underprivileged community in India.

2. Composition of CSR Committee as on March 31, 2026:

Sl. No	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year#	Number of meetings of CSR Committee attended during the year
1	Mr. Gautam Chatterjee	Chairperson & Independent Director	2	2
2	Mr. Sunil Phatarphekar	Independent Director	2	2
3	Mr. Vinod Juneja	Independent Director	2	2
4	Mr. Rajat Avasthi	Managing Director & CEO	2	2

No. of meetings held during the tenure of the Member in the Committee in F.Y. 2025-26.

3. Provide web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the Board are disclosed on the website of the Company:

CSR Committee Composition -https://www.nidohomefin.com/about_us/

CSR Policy and CSR Projects - <https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Corporate%20Social%20Responsibility%20Policy.pdf>

and https://www.nidohomefin.com/corporate_governance/investor-relations/ under CSR initiatives

4. Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8, if applicable.: **Not applicable**

5. (a) Average net profit of the Company as per section 135(5): **Rs.233.22 million**
(b) Two percent of average net profit of the Company as per section 135(5): **Rs.4.7 million**
(c) Surplus arising out of the CSR projects or programs or activities of the previous financial years: **Nil**
(d) Amount required to be set off for the financial year, if any: **0.28 million**
(e) Total CSR obligation for the financial year [(b)+(c)-(d)]: **Rs.4.42 million**

6. (a) CSR amount spent on CSR projects (both ongoing and other than ongoing projects): **Rs.4.7 million**
(b) Amount spent in Administrative Overheads: **Nil**
(c) Amount spent on Impact Assessment, if applicable: **N.A.**
(d) Total amount spent for the Financial Year (a+b+c): **Rs.4.7 million**

(e) CSR amount spent or unspent for the Financial year:

Total Amount Spent for the Financial Year (in million)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per sub-section (6) of section 135		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135		
	Amount.	Date of Transfer	Name of the Fund	Amount	Date of Transfer
4.7	N.A				

(f) Excess amount for set-off, if any:

Sr.No	Particulars	Amount (In Rs.)
(i)	Two percent of average net profit of the company as per sub-section (5) of section 135	4.7
(ii)	Total amount spent for the Financial Year	4.7
(iii)	Excess amount spent for the Financial Year [(ii)-(i)]	Nil
(iv)	Surplus arising out of the CSR projects or programs or activities of the previous Financial Years, if any	Nil
(v)	Amount available for set off in succeeding Financial Years [(iii)-(iv)]	Nil

7. Details of Unspent Corporate Social Responsibility amount for the preceding three financial years:- Nil

Sl. No.	Preceding Financial Year(s)	Amount transferred to Unspent CSR Account under sub-section (6) of section 135 (in `)	Balance Amount in Unspent CSR Account under sub-section (6) of section 135 (in Rs.)	Amount spent in the Financial Year (in `)	Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135, if any.		Amount remaining to be spent in succeeding financial years (in `)	Deficiency, if any
					Amount (in Rs)	Date of Transfer		
1	2022-23	Nil						
2	2023-24							
3	2024-25							

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: -N.A.

If yes, enter the number of Capital assets created/ acquired: N.A

9. Furnish the details relating to such asset(s) so created or acquired through Corporate Social Responsibility amount spent in the Financial Year:

Sr. No -	Short particulars of the property or asset(s) [including complete address and location of the property]	Pin code of the property or asset(s)	Date of creation	Amount of CSR amount spent	Details of entity/ Authority/ beneficiary of the registered owne		
					CSR Reg No, if applicab le	Name	Registered Address
Nil							

For and on behalf of the Board of Directors
Nido Home Finance Limited

Sd/-
Rajat Avasthi
MD & CEO
DIN: 07969623

Sd/-
Gautam Chatterjee
Chairman and Independent Director
DIN: 02464197

Mumbai
April 27, 2026

Annexure III
FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2026

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
Nido Home Finance Limited
(Formerly known as *Edelweiss Housing Finance Limited*)
Mumbai.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Nido Home Finance Limited** (CIN: U65922MH2008PLC182906) and having its registered office at Tower 3, 5th Floor, Wing B, Kohinoor City Mall, Kohinoor City, Kiroli Road, Kurla (West), Mumbai - 400070 (hereinafter called 'the Company'). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/ statutory compliances and expressing our opinion thereon.

Based on our verification of the company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, We hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2026 ('Audit period') complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2026 according to the provisions of:

- (i) The Companies Act, 2013 ('the Act') and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder (**Not applicable to the Company during the audit period**);
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings (**Not applicable to the Company during the audit period**);
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):

- (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not applicable to the Company during the audit period);**
 - (d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 **(Not applicable to the Company during the audit period);**
 - (e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;
 - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 regarding the Companies Act and dealing with client;
 - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 **(Not applicable to the Company during the audit period);**
 - (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 **(Not applicable to the Company during the audit period);** and
 - (i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 **(applicable in respect of Non-Convertible Debentures of the company listed at stock exchanges);**
- (vi) The Reserve Bank of India Act, 1934 and Credit Information Companies (Regulation) Act, 2005 and the Directions, Regulations issued by Reserve Bank of India thereunder and as made applicable to Housing Finance Companies including Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2025, being laws that are specifically applicable to the Company based on their sector/ industry.

We have also examined compliance with the applicable clauses of the Secretarial Standards issued by The Institute of Company Secretaries of India;

During the period under review the Company has complied with the provisions of the Acts, Rules, Regulations, Standards, Guidelines, etc. mentioned above and in respect of laws specifically applicable to the Company based on their sector/industry, in so far as registration, membership of credit information companies, submission of various returns to be filed with Reserve Bank of India (RBI).

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings; agenda and detailed notes on agenda were sent at least seven days in advance, except for few meetings which have been held at a shorter notice, and generally a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decision is carried through while the dissenting members' views, if any, are captured and recorded as part of the minutes. However, in the minutes of the meetings of Board and its Committees, for the period under review, no dissents were noted and hence we have no reason to believe that decisions by the Board were not approved by all the directors present.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations, standards and guidelines.

We further report that during the audit period:

1. the Board of Directors at their meeting held on April 29, 2025, accorded their consent for issue of rated, listed/unlisted Commercial Papers (CPs) for an amount not exceeding Rs.200 Crore in one or more tranches on a private Placement basis to the eligible investors;
2. the Board of Directors at their meeting held on April 29, 2025 reduced the investment limit from Rs.1200 Crore to Rs.500 Crore;
3. the Members vide Special Resolutions passed at the Extra Ordinary General Meeting of the company held on May 29, 2025 accorded their consent for granting of Employee Stock Options (ESOP) i.e., 'NIDO Employee Stock Option Plan 2025' to its eligible employees, eligible employees of Holding Company and the ESOPs equal to or more than 1% of the issued capital to identified employees of the Company;
4. the onsite supervisory inspection was conducted by National Housing Bank (NHB) as per provisions of the National Housing Bank Act, 1987 between March 10, 2025 to March 20, 2025, with reference to the Financial position of the Company as on March 31, 2024 and issued the Supervisory Letter reference No. NHB/MRO/DOS/DAK/DAK/2025/04518 dated June 4, 2025 relating to deficiencies observed in Annexure A & B of Supervisory Letter issued under NHB Act, 1987, Master Directions, 2021 and Circular/ Notifications etc., for which the reply was given by the Company on July 3, 2025. Further, the NHB issued Advisory letter dated October 06, 2025 to the Company;
5. the Members at the 17th Annual General Meeting held on July 2, 2025 accorded their consent for issue, offer and allotment of Securities aggregating to Rs.1000 Crore (Rupees One Thousand Crore only) during the period from October 1, 2025 to March 31, 2026 to the eligible investor on Private placement basis;
6. the Company has issued and allotted 46,85,754 Secured, Redeemable, Non-Convertible Debentures having face value of Rs. 1,000/- (Rupees One Thousand Only) each, aggregating to Rs. 468,57,54,000/- (Rupees Four Hundred and Sixty-Eight Crore, Fifty-Seven Lakhs and Fifty-Four Thousand Only) on Public Issue basis vide Prospectus dated March 04, 2025, June 12, 2025 and August 13, 2025;

7. the Board of Directors in its their meeting held on February 03, 2026 accorded their consent for availing refinance assistance from National Housing Bank amounting to Rs. 60 Crore under NHB's Refinance Schemes for Housing Finance Companies as applicable from time to time;
8. the Company has received an email from SEBI dated February 09, 2024 in connection with incentives provided to certain category of investors of the non-convertible debentures issued by company in accordance with the terms stipulated under certain public issuances of debentures between August 9, 2021 until November 30, 2023, and based on the advice received from SEBI, has filed an application under Regulation 3 of the SEBI (Settlement Proceedings) Regulations, 2018, for settlement through the ordinary route vide email dated October 17, 2025. The application is currently pending before SEBI.
9. the Board of Directors, at its meeting held on February 9, 2026, accorded its consent to the proposed transfer of shares of the Company by Edelweiss Rural and Corporate Services Limited, Edel Finance Company Limited, and the holding company, Edelweiss Financial Services Limited (collectively referred to as the 'Proposed Sellers'), up to 45% of the total paid-up equity share capital of the Company to CA Sardo Investments (an affiliate of The Carlyle Group) and Salisbury Investments Private Limited (the 'Proposed Buyers').

Further, in order to extinguish the Company's status as a subsidiary, the Board also approved the issuance of fresh securities to the Proposed Buyers, subject to receipt of necessary approvals from the Reserve Bank of India, the National Housing Bank, and other applicable regulatory authorities.

This report is to be read with our letter of even date which is annexed as '**Annexure- A**' and forms an integral part of this report.

For Manish Ghia & Associates
Company Secretaries

Place: Mumbai
Date: April 27, 2026
UDIN: F006252H000204373

CS Mannish L. Ghia
Partner
M. No. FCS 6252, C.P. No. 3531
Peer Review No.: PR 6759/2025
(FRN/Unique ID: P2006MH007100)

To,
The Members,
Nido Home Finance Limited
(Formerly known as Edelweiss Housing Finance Limited)
Mumbai

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provided a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For Manish Ghia & Associates
Company Secretaries

Place: Mumbai
Date: April 27, 2026
UDIN: F006252H000204373

CS Mannish L. Ghia
Partner
M. No. FCS 6252, C.P. No. 3531
Peer Review No.: PR 6759/2025
(FRN/Unique ID: P2006MH007100)

ANNEXURE IV

Disclosure pursuant to Section 197 (12) of Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

The ratio of the remuneration of each Director to the median employee's remuneration and other details in terms of sub-section 12 of Section 197 of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is as under:

No.	Disclosure Requirement	Disclosure Details		
1	Ratio of the remuneration of each director to the median remuneration of the employees of the Company for the financial year	Directors	Title	Ratio
		Mr. Rajat Avasthi	Managing Director & CEO	48.18
2	Percentage increase in remuneration of each Director, Chief Executive Officer, Chief Financial Officer, Company Secretary or Manager, if any, in the financial year	Directors / KMP's	Title	% increase in remuneration #
		Mr. Rajat Avasthi	Managing Director & Chief Executive Officer	0%
		Ms. Kiran Agarwal Todi	Chief Financial Officer	9%
		Ms. Pooja Bhandari	Company Secretary	NA
3	Percentage increase in the median remuneration of employees in the financial year	5.29%		
4	Number of permanent employees on the rolls of Company at the end of the year	Employee on the rolls of Company as on 31 st March 2026 is 865		

5	Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration	The average increase in the remuneration for employees other than the managerial personnel is 7% and for managerial personnel 9%.
	Key parameters for any variable component of remuneration availed by the directors;	
6	Affirmations that the remuneration is as per the remuneration policy of the Company	It is affirmed that the remuneration paid is as per the Remuneration Policy of the Company.

#Since the remuneration of these KMPs is only for part of the year /previous year, the ratio of their remuneration to median and increase, is not comparable.

For and on behalf of the Board of Directors
Nido Home Finance Limited

Mumbai
 April 27, 2026

Sd/-
Rajat Avasthi
 MD & CEO
 DIN: 07969623

Sd/-
Gautam Chatterjee
 Chairman & Independent Director
 DIN: 06990345

Corporate Governance Report

The provisions relating to Corporate Governance under Schedule VA of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are not applicable to the Company. However, pursuant to the provisions of the Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025, the Company is required to make certain governance-related disclosures. Accordingly, this Corporate Governance Report has been prepared to provide the disclosures applicable to the Company under the aforesaid RBI Directions.

Corporate Governance Philosophy

At Nido Home Finance Limited (hereinafter referred to as 'Nido' and/or 'Company'), we strongly uphold good governance practices to promote fairness, transparency, accountability and integrity. In line with this philosophy, Guiding Principles have been articulated and these forms integral part of Company's corporate governance practices. Processes have been designed to run the businesses responsibly and harmonize diversified interests of various stakeholders thereby enhancing stakeholder value.

The Board also believes that sound governance is critical to retain and enhance stakeholders' trust. The Company perceives governance in its widest sense almost like a trusteeship, a philosophy to be championed, a value to be cherished and an ideology to be lived.

Over the years, the Company implemented governance practices that extended beyond the letter of the law. In doing so, the Company has not only adopted practices mandated in the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), but also incorporated the relevant non-mandatory compliances, strengthening its position as a responsible corporate citizen.

Governance Structure

The Company has implemented a governance structure with defined roles and responsibilities of every systemic constituent. The Company's shareholders appoint the Board of Directors, who, in turn, govern the Company. The Board has constituted various Committees to discharge responsibilities in an effective manner. The Chairperson provides strategic direction and guidance to the Board.



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The Board

The Board of your Company represents an optimal mix of professionalism, knowledge and experience, which enables the Board to discharge responsibilities and provide effective leadership for the achievement of a long-term vision and achieve the highest governance standards. As on the date of this report, the Board comprised 6 Directors – 1 Managing Director & CEO and 5 Non-Executive Directors including 3 Independent Directors.

The Board critically evaluates the Company's strategic directions, management policies and their effectiveness. The Board regularly reviews, inter-alia, the industry environment, annual business plans, performance compared with the plans, business opportunities including investments/ divestment, related party transactions, compliance processes including material legal issues, strategy, risk management and the approval of financial statements/ results. Senior executives are invited to provide additional inputs at Board meetings for the items discussed by the Board of Directors as and when required. Further, transparent, frequent and detailed interaction provides a strategic roadmap for the Company's growth.

The appointments and the tenure of Independent Directors adhere to the requirements of the Companies Act, 2013 ("the Act") read with the SEBI Listing Regulations. The Nomination and Remuneration Committee and Board of Directors recommend the appointment/ re-appointment of Independent Directors for consideration of the shareholders.

Directors' qualifications, skills, expertise, competencies and attributes

Name	Skills, Expertise, Competencies
Mr. Gautam Chatterjee	Financial and Capital Markets, Economics, Accounting and Finance, Risk Management, Strategic Management, Leadership, Legal and Compliance, Information Technology, Governance
Mr. Sunil Phatarphekar	Financial and Capital Markets, Legal and Compliance, Corporate Laws and Governance, Accounting and Finance
Mr. Vinod Juneja	Financial and Capital Markets, Economics, Accounting and Finance, Risk Management, Strategic Management, Leadership, Legal and Compliance, Information Technology, Governance
Ms. Priyadeep Chopra	Strategic Human resources – specialising in Leadership development, hiring and compensation structures, organisation structure and effectiveness, Strategic Communication – Investor and Public Relations, and all strategic investor, employee communication and Strategy – long term people and business strategy



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Mr. Ankit Aditya	Financial Services & Capital Markets, Lending Business, Strategic Management, Risk Management, Finance
Mr. Rajat Avasthi	Financial Services, Credit, Cross-industry proficiency, P&L, Corporate Governance, Strategic Planning, Business and Enterprise Leadership, Leading large and diverse teams, Managing scale, Learnability, Handling ambiguity and complexity

The Company believes that it is the collective effectiveness of the Board that impacts Company performance and therefore members of the Board amongst themselves should have a balance of skills, experience and diversity of perspective suitable to the Company. Given the Company's size, scale and nature of its businesses, the Board has identified skills/ expertise/ competencies in the area of financial and capital markets, understanding of laws and regulations, experience in lending business, accounting and finance, risk management, strategic management, legal and compliance, information technology, governance, leadership and mentoring skills and interpersonal relations for the effective functioning of the Company and also possessed by the Board members. The details of the key skills/ expertise/ competencies which are necessary for effective functioning of the Company's business and operations are given in the brief profile of the Directors.

The eligibility of a person to be appointed as a Director of the Company is dependent on whether the person possesses the requisite skill sets identified by the Board as above and whether the person is a proven leader in his/her respective area. The Directors so appointed are drawn from diverse backgrounds and possess special skill sets with regard to the business processes, industries, project management, finance management, legal fields.

Confirmation from Independent Directors vis-à-vis Management

Based on the disclosures received from Independent Directors, the Board of Directors have confirmed that they fulfilled the conditions specified in Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of the SEBI Listing Regulations and are independent of the Management.

Changes in the Board of Directors:

Ms. Shama Asnani (DIN: 09774021) Non-Executive, Non-Independent Director, resigned from the Board of Directors of the Company with effect from May 31, 2025, due to external career opportunities.

Ms. Priyadeep Chopra (DIN: 00079353) and Mr. Ankit Aditya (DIN: 07792371) have been appointed as Additional Non-Executive Directors of the Company with effect from June 27,



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2025. Thereafter, the Members at the Annual General Meeting held on July 2, 2025 approved the appointment of Ms. Priyadeep Chopra (DIN: 00079353) and Mr. Ankit Aditya (DIN: 07792371) as Non-Executive Directors of the Company for a term of five years, liable to retire by rotation.

Confirmation by Directors regarding directorship/ committee positions

Based on the disclosures received, none of the Directors on the Board holds directorships in more than ten public companies and more than seven listed entities as on March 31, 2026. Further, the Managing Director & CEO does not serve as an Independent Director in any other listed company. Necessary disclosures regarding Committee positions in other public companies as on March 31, 2026 have been made by the Directors and have been reported elsewhere in the report.

Compliance Initiatives

At Nido Home Finance Limited, compliance forms an integral part of the Company's governance framework and business operations. The Company's compliance priorities are continuously aligned with evolving regulatory requirements, changing market dynamics, and the risks inherent in its business activities. Regular assessment and monitoring of compliance risks facilitate the timely identification and mitigation of potential exposures. Over the years, the Company has established a robust, institutionalized, and integrated compliance framework that provides assurance to the Management and the Board regarding the effectiveness of its compliance systems and controls. As part of its ongoing commitment to strengthening governance practices, the Company continues to enhance automation of compliance processes to improve control effectiveness, accuracy, and real-time monitoring.

The Company also places significant emphasis on fostering a culture of ethics, integrity, and accountability across the organization. Through structured training programmes, awareness initiatives, and a well-established whistleblower mechanism, employees are encouraged to uphold the highest standards of professional conduct. The Company has further strengthened its third-party risk management framework through enhanced due diligence processes and appropriate contractual safeguards. In addition, data privacy and cybersecurity measures continue to be reinforced in line with regulatory expectations and evolving industry practices. The increasing adoption of digital tools and dashboards has enhanced transparency, monitoring, and reporting efficiency. Going forward, the Company remains committed to leveraging



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technology, advancing its Environmental, Social and Governance (ESG) objectives, and further embedding a strong culture of compliance and good governance across all aspects of its operations.

Profile of Directors

Gautam Chatterjee – Independent Director and Chairperson

Mr. Gautam Chatterjee (DIN: 02464197) is a retired officer of the Indian Administrative Service of the Maharashtra Cadre belonging to the batch of 1982. He superannuated on January 31, 2016. He has held several important assignments both in the Government of Maharashtra and Government of India, notable among them being Additional Municipal Commissioner of Mumbai Municipal Corporation, Joint Director General of Foreign Trade in the Ministry of Commerce, CEO of Maharashtra Housing and Area Development Authority, CEO of Slum Rehabilitation Authority and Dharavi Redevelopment Project, Principal Secretary of Maharashtra Housing Department, Joint Secretary in the Ministry of Defence, Director General of Shipping in the Ministry of Shipping, Government of India and Additional Chief Secretary, Transport and Ports, Government of Maharashtra. After his superannuation, he served as Officer on Special Duty (OSD) to the Chief Minister of Maharashtra before taking over as the first Chairperson of the Maharashtra Real Estate Regulatory Authority (MahaRERA) where he served till January, 2021.

Sunil Phatarpekar – Independent Director

Mr. Sunil Phatarpekar (DIN: 00005164) is the proprietor of SNP Legal (Advocates) and has over 30 years of experience as a practicing Advocate. He started his career in 1987. He has subsequently been associated with various law firms including Crawford Bayley & Company, Mahimtura & Company, and Shah Desai Doijode & Phatarpekar, Advocates. Mr. Phatarpekar also practices in the corporate field with specialization in commercial contracts and new technologies. Mr. Phatarpekar also serves as a Non-Executive director on the Board of various companies.

Dr. Vinod Juneja – Independent Director

Dr. Vinod Juneja (DIN: 00044311) holds the degree of Bachelor of Law and PhD. Dr. Juneja has rich and varied experience of more than 3 decades in the Banking Industry with special expertise in International Banking, Foreign Exchange Syndication and Marketing and has worked with various domestic and international banks in senior positions. In recognition of his services, Dr. Juneja was conferred with various awards which inter alia include Udyog Ratna Award, Bharat Gaurav Award, Gold Star Award, International Gold Star Award,



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Achievers Excellence Award. He is also an active member of various business organisations and also on the Board of reputed companies.

Priyadeep Chopra- Non-Executive Director

Priyadeep Chopra holds a Bachelor's Degree in Microbiology and Master's Degree in Microbiology from Delhi University. She is the president of human resources and strategic communication at EFSL. She carries an experience of over 27 years. She is the promoter of Breakthology Consulting Pvt Ltd. She was also associated with Manford Allianz Private Limited.

Ankit Aditya- Non-Executive Director

Ankit Aditya is the head of Edelweiss Global Markets. He has been associated with the group for 18 years. He completed his Post Graduate – Diploma in Management from Indian Institute of Management, Calcutta, and has completed the General Management Program from Harvard Business School.

Rajat Avasthi – Managing Director & CEO

Mr. Rajat Avasthi (DIN: 07969623) is the Managing Director of Nido Home Finance. He comes with over 25 years of experience where he has handled leadership roles across consumer, telecom and financial services industries. He started his professional journey at Asian Paints where he spent 18 years in sales, marketing and strategy roles. His last assignment there was a strategy role based out of Jakarta, where he worked on the market entry strategy and financial plan for Asian Paints' foray into the Indonesian paints market.

At Vodafone, he was the Business Head & Circle CEO for the Upper North market, where he led operations across Punjab, Himachal Pradesh and Jammu & Kashmir, driving large-scale business performance and transformation initiatives.

Rajat joined Edelweiss in 2017 and has been the CEO of Nido Home Finance since October 2018, and its Managing Director since October 2020. He has led the company through its growth phase of 2017-18 and subsequently through the volatile period post the liquidity crisis and the pandemic, building a resilient and scalable mortgage business.

At Nido, he is focused on building a high-quality, high-growth asset base and balance sheet, while leveraging asset-light models to drive sustainable growth. Given his experience across diverse industries, Rajat brings a wealth of experience and strategic insight, with a strong focus on execution and long-term value creation.



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Board Meetings

The Board meets regularly to deliberate and decide business policy and strategy in addition to routine and other statutory businesses. All material information is circulated to the Directors before the meetings or placed at the meetings.

The Board/ Committees are planned in advance to help the directors plan their schedule and ensure meaningful participation in meetings. Additional meetings are convened wherever necessary. The Company also provides video/ audio visual facilities to Directors to facilitate their participation in meetings.

Generally, meetings of the Board/ Committees are held in Mumbai. The agenda of the Board/ Committee meetings is prepared by the Company Secretary in consultation with the Management.

During F.Y. 2025-26, the Board met 8 (Eight) times on April 29, 2025, June 30, 2025, July 25, 2025, November 4, 2025, December 16, 2025, February 3, 2026, February 9, 2026 and March 30, 2026. The maximum interval between any two Board meetings was not more than 120 days.

The Company Secretary attends all meetings of the Board and its Committees and is, inter-alia, responsible for recording the minutes of such meetings. The draft minutes of the Board and its Committees are sent to the members for their comments in accordance with the Secretarial Standard and after incorporating the comments of Directors, the minutes are entered in the minutes book within 30 days of the conclusion of the respective meetings.

The Company has an effective post-meeting follow-up, review and reporting process of decisions taken by the Board. The significant decisions of the Board are promptly communicated to the concerned departments/ business units. The action taken reports on decisions of the previous meeting(s) are placed at the immediate succeeding meeting for review by the Board.

Composition, Directorships and Attendance as on 31st March 2026

Name and DIN of the Directors	Category	No. of Board Meetings Attended	Attendance at the last AGM held on July 02, 2025	No. of Directorships in other Public Limited Companies \$	Committee Position*	
					Member	Chair-person
Mr. Gautam Chatterjee (Chairperson)	Independent	8/8	Yes	1	-	-



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(DIN: 02464197)						
Mr. Sunil Phatarphekar (DIN: 00005164)	Independent	7/8	Yes	2	3	1
Dr Vinod Juneja (DIN: 00044311)	Independent	8/8	Yes	4	1	1
Ms. Priyadeep Chopra [^] (DIN: 00079353)	Non-Executive, Non Independent	5/7	NA	4	2	1
Mr. Ankit Aditya ^{^^} (DIN: 07792371)	Non-Executive, Non Independent	6/7	NA	1	-	-
Mr. Rajat Avasthi (DIN: 07969623)	Executive	8/8	Yes	-	-	-
Shama Asnani (DIN: 09774021)	Non-Executive	1/8	No	1	-	-

\$ Only Directorships of other public limited companies incorporated in India have been considered and excludes private limited companies, section 8 companies and foreign companies

*Only Audit Committee and Stakeholders' Relationship Committee, in public limited companies, have been considered for the Committee position.

[^] Ms. Priyadeep Chopra was appointed as Non-Executive Director of the Company with effect from June 27, 2025.

^{^^} Mr. Ankit Aditya was appointed as Non-Executive Director of the Company with effect from June 27, 2025.

^{^^^} Ms. Shama Asnani resigned as a non-executive director w.e.f. May 30, 2025.

Details of sitting fees, commission, salary and other remuneration paid to the Directors are provided under the section titled "Remuneration" in this Report.

No. of shares and convertible instruments held in the NBFC are provided under the section titled "Number of shares and convertible instruments held by Non-Executive".



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Name of other listed entities (equity/debt) where person is also a Director along with Directorship:

Name	Name of Listed Entity	Designation
Mr. Gautam Chatterjee	-	-
Mr. Sunil Phatarphekar	Edel Finance Company Limited	Independent Director
	EAAA India Alternatives Limited	Independent Director
Dr. Vinod Juneja	Edelweiss Rural & Corporate Services Limited	Independent Director
	Edel Finance Company Limited	Independent Director
	Ecap Equities Limited	Independent Director
	Edel Investments Limited	Additional Director
Ms. Priyadeep Chopra	EAAA India Alternatives Limited	Non-Executive Director
	Edel Finance Company Limited	Non-Executive Director
	Zuno General Insurance Limited	Non-Executive Director
	Edelweiss Life Insurance Company Limited	Non-Executive Director
Mr. Ankit Aditya	-	-
Mr. Rajat Avasthi	-	-

Disclosure of relationships between Directors inter-se:

None of the present Directors have any inter-se relationship and each one of them is Independent of each other.

Number of shares and convertible instruments held by Non-Executive Directors:

None of the Directors hold any shares or convertible instruments of the Company.

Directors' Induction and Familiarisation Programme for Independent Directors:

Upon appointment, Independent Directors receive a letter of appointment, inter alia setting out in detail, the terms of their appointment, duties and responsibilities.

The details of familiarisation programmes for Independent Directors are posted on the website of the Company and can be accessed at

<https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Familiarisation%20Program%20for%20Independent%20Directors.pdf>



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Directors proposed to be re-appointed

Mr. Rajat Avasthi (DIN: 07969623), Director, is liable to retire by rotation and proposed to be re-appointed. His brief resume forms part of the Corporate Governance Report and other information required in terms of Secretarial Standards is provided in the Explanatory Statement annexed to the Notice convening the Annual General Meeting.

Committees of the Board

The Company has the following Board Committees:

- i. Audit Committee
- ii. Corporate Social Responsibility Committee
- iii. Nomination and Remuneration Committee
- iv. Risk Management Committee
- v. Stakeholders Relationship Committee
- vi. IT Strategy Committee
- vii. Asset Liability and Management Committee (ALCO)
- viii. Lending Committee
- ix. Securities Committee
- x. Wilful Defaulter Review Committee.

The Board also constitutes specific committee(s) from time to time, depending on emerging business needs. The terms of reference of the Committees are periodically approved, reviewed and modified by the Board. The recommendation and/or observations and decisions taken by the Committees are placed before the Board for information / approval. Minutes of the Committee meetings are confirmed by the respective Committee and thereafter the same are noted by the Board.

The Company implements an effective post-meeting follow-up, review and reporting process concerning the decisions taken by the Committees. The significant decisions are promptly communicated by the Company Secretary to the concerned departments/ business units Head(s). The action-taken report on decisions of the previous meeting(s) is placed at the immediate succeeding meeting for review by the respective Committee.

i. Audit Committee

Composition, Meetings and Attendance

The Audit Committee comprises of four directors namely Mr. Gautam Chatterjee (Chairperson and Independent Director), Mr. Sunil Phatarphekar (Independent Director), Dr.



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Vinod Juneja (Independent Director), and Mr. Ankit Aditya (Non-executive Director). All the members possess financial/ accounting expertise/ exposure and have relevant financial/accounting experience.

The Committee's composition and terms of reference are in compliance with the provisions of Section 177 of the Act and the SEBI Listing Regulations.

During 2025-26, 4 (Four) meetings of the Audit Committee were held on April 29, 2025, July 25, 2025, November 04, 2025 and February 03, 2026. The maximum interval between any two meetings was not greater than 120 days. The requisite quorum was present in all meetings. The attendance of Directors at the Audit Committee was as follows:

Name of Member	Category	Designation	No. of Meeting(s)	
			Held#	Attended
Mr. Gautam Chatterjee	Chairperson	Independent Director	4	4
Mr. Sunil Phatarphekar	Member	Independent Director	4	4
Dr. Vinod Juneja	Member	Independent Director	4	4
Mr. Ankit Aditya [^]	Member	Non-executive Director	3	3

No of meetings held during the tenure of the Member in the Committee in FY 2025-26.

[^] Mr. Ankit Aditya was appointed as a member of the Committee effective from July 16, 2025

The Audit Committee invites executives as it considers appropriate, particularly the Chief Financial Officer, Internal Audit Function Lead and representatives of Statutory Auditors and Internal Auditors (for internal audit matters) to be present at its meetings. The Company Secretary acts as Secretary to the Committee. There were no instances wherein any recommendation of the Audit Committee was not accepted by the Board.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- oversight of financial reporting process and disclosure of financial information of the Company to ensure that the financial statements are correct, sufficient and creditable;
- recommendation for the appointment, removal, remuneration and terms of appointment of Statutory Auditors and Internal Auditors of the Company;
- approval of payment to Statutory Auditors for any other services rendered by them;
- reviewing with the management, the Annual Financial Statements and Auditor's Report thereon before submission to the Board for approval with particular reference to :



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- i. Matters required to be included in the director's responsibility statement to be included in the Board's Report in terms of clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013;
- ii. Changes, if any, in accounting policies and practices and reasons for the same;
- iii. Major accounting entries involving estimates based on the exercise of judgment by management;
- iv. Significant adjustments made in the financial statements arising out of audit findings;
- v. compliance with listing and other legal requirements relating to financial statements;
- vi. disclosure of any related party transactions;
- vii. modified opinion (s) in the draft audit report;
- viii. reviewing, with the management, the quarterly financial statements before submission to the board for approval;
- ix. review and monitor the auditor's independence and performance, and effectiveness of audit process;
- x. reviewing, with management, performance of Statutory and Internal Auditors & adequacy of the internal control systems;
- xi. Review the Management discussion and analysis of financial condition and results of operations;
- xii. Consider and take on record the periodic statement/report of Related Party Transactions;
- xiii. grant omnibus approval for Related Party Transactions including any subsequent modifications from time to time;
- xiv. approval or any subsequent modification of transactions of the company with related parties
- xv. scrutiny of inter-corporate loans and investments;
- xvi. valuation of undertakings or assets of the company, wherever it is necessary;
- xvii. Review Management letters / letters of internal control weaknesses issued by the Statutory Auditors as well as Internal Audit reports relating to internal control weaknesses
- xviii. evaluation of internal financial controls and risk management systems;
- xix. reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, private placement etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue including Quarterly statement of deviation(s) submitted to stock exchange(s) and annual statement of funds utilized for purposes other than those



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stated in the offer document/prospectus/notice in terms of Regulation 32(7) and making appropriate recommendations to the board to take up steps in this matter;

- xx. Reviewing the adequacy of Internal Audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
- xxi. discussion with Internal Auditors of any significant findings and follow up there on;
- xxii. reviewing the findings of any internal investigations by the Internal Auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
- e. discussion with Statutory Auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
- f. to look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- g. reviewing the functioning of the whistle blower/vigil mechanism;
- h. approval of appointment of chief financial officer after assessing the qualifications, experience and background, etc. of the candidate;
- i. reviewing the utilization of loans and/ or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crore or 10% of the asset size of the Subsidiary, whichever is lower including existing loans / advances / investments existing as on the date of coming into force of this provision.
- j. consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders
- k. To monitor fraud;
- l. Oversee implementation of regulatory policies including Anti Money Laundering and KYC (Know your Customer) Policies;
- m. Ensure that an Information System Audit of the internal systems and processes is conducted at least once in two years to assess operational risks faced by the Company;
- n. carrying out any other function as is mentioned in the terms of reference of the Audit Committee
- o. kk. Investigate into any matter in relation to the items specified in the relevant section of The Companies Act, 2013 or referred to it by the Board and for this purpose the Committee shall have full access to information contained in the records of the company and external professional advice, if necessary;



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- p. ll. review and approve such activities as may be stipulated under various statutes /laws/regulations including amendments thereof from time to time, to be performed by the Committee;
- q. mm. to oversee the implementation of the Compliance Policy and periodic review of the same;
- r. nn. reviewing the report and findings of the compliance risk assessment conducted;
- s. oo. to prescribe the periodicity for review of compliance risk;
- t. pp. advising on compliance related concerns including any compliance breaches, exceptions, etc. and appropriate controls/ mitigation plans for same; and
- u. qq. any other terms of reference as may be specified by the Board from time to time.

ii. Corporate Social Responsibility (CSR) Committee

Composition, Meetings and Attendance

The Corporate Social Responsibility Committee presently comprises of four Directors including three Independent Directors namely Mr. Gautam Chatterjee (Chairperson and Independent Director), Mr. Sunil Phatarphekar (Independent Director), Dr. Vinod Juneja (Independent Director) and Mr. Rajat Avasthi (Managing Director & CEO). The Committee's composition and terms of reference are in compliance with provisions of Section 135 of the Act.

The Corporate Social Responsibility Committee was formed in accordance with Section 135 of the Act read with the SEBI Listing Regulations as amended from time to time. The Corporate Social Responsibility Policy ("CSR Policy") is aimed at promoting social welfare through its comprehensive programs. The said Policy is available for reference at the company's website:

<https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Corporate%20Social%20Responsibility%20Policy.pdf>

The details with respect to the CSR Policy and expenditure made by the Company during the year under review are provided in Annexure III to this report.

During F.Y. 2025-26, two meeting of the Corporate Social Responsibility Committee were held on April 28, 2025 and February 02, 2026. The requisite quorum was present in all the meetings. The attendance of members was as follows:

Name of Member	Category	Designation	No. of Meetings	
			Held#	Attended
Mr. Gautam Chatterjee	Chairperson	Independent Director	2	2
Mr. Sunil Phatarphekar	Member	Independent Director	2	2
Dr. Vinod Juneja	Member	Independent Director	2	2



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Mr. Rajat Avasthi	Member	Managing Director & CEO	2	2
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No of meetings held during the tenure of the Member in the Committee in F.Y. 2025-26.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- Formulate and recommend to the Board, a Corporate Social Responsibility Policy (the CSR Policy) which shall indicate the activities to be undertaken by the company for CSR as specified in Schedule VII;
- Recommend the amount of expenditure to be incurred on the CSR activities;
- Monitor the CSR Policy of the Company from time to time.

iii. Nomination and Remuneration Committee

Composition, Meetings and Attendance

The Nomination and Remuneration Committee comprises of four directors namely Mr. Sunil Phatarphekar (Independent Director and Chairperson), Mr. Gautam Chatterjee (Independent Director) Mr. Vinod Juneja (Independent Director) and Ms. Priyadeep Chopra (Non-Executive Director). The Committee's composition and terms of reference are in compliance with provisions of Section 178 of the Act and of the SEBI Listing Regulations.

The details of the Nomination and Remuneration Policy are provided in the Directors' Report.

The details of remuneration paid to all the Directors and other disclosures required to be made under Regulation 53 of the SEBI Listing Regulations have been published elsewhere in this report and in the Board Report.

During F.Y. 2025-26, the Nomination and Remuneration Committee met 6 (Six) times on April 29, 2025, June 06, 2025, June 23, 2025, July 24, 2025, December 16, 2025 and March 30, 2026. The requisite quorum was present in all the meetings. The attendance of members was as follows:

Name of Member	Category	Designation	No. of Meetings	
			Held#	Attended
Mr. Sunil Phatarphekar	Chairperson	Independent Director	6	5
Mr. Gautam Chatterjee	Member	Independent Director	6	5



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Dr. Vinod Juneja ^	Member	Independent Director	6	5
Ms. Priyadeep Chopra ^^	Member	Non-Executive Director	3	3

No of meetings held during the tenure of the Member in the Committee in FY 2025-26.

^ Dr. Vinod Juneja was appointed as the member of the Committee w.e.f. April 02, 2025.

^^ Ms. Priyadeep Chopra was appointed as the member of the Committee w.e.f. July 16, 2025.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board of Directors a policy relating to the remuneration of the Directors, Key Managerial Personnel and other employees;
- annually review the structure, size and composition (including the skills, knowledge, experience and diversity) of the Board and make recommendations to the Board with regard to any changes;
- formulation of criteria for evaluation of performance of independent directors and the Board of Directors and whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent director;
- specify the manner for effective evaluation of performance of the Board, its Committees and individual Directors and review its implementation and Compliance;
- to devise a policy on diversity of Board of Directors;
- identify the persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, explore their interest and availability for board / senior management service, recommend to the Board their appointment and removal as and when need arises;
- to ensure 'fit and proper' status and credentials of proposed / existing Directors;
- formulate the criteria for determining the qualifications, positive attributes etc. and independence of a Director;
- to evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director;
- annually review and recommend the salary, bonus, equity option plan other compensation to the Key Employees (as defined in Shareholders Agreement dated March 5, 2019 executed by and amongst the Company, its Members and CDPQ Private Equity Asia Pte. Ltd.), as well as the quantitative & qualitative objectives for the relevant Financial Year and the Key Performance Indicators (KPI) structure associated with the award of any incentives;



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- k. make recommendations to the Board regarding:
 - i. policy relating to the remuneration for the Directors, Key Employees and other employees
 - ii. plans for succession for both executive and non-executive Directors, as well as Key Employees
- l. review the performance of Key Employees in case of significant underperformance by the Company w.r.t. expected profitability, net worth, quality of assets, etc. and review the reasons for such under performance and evaluate the performance of Key Employees. The Committee shall recommend to the Board to take appropriate steps including revision of the remuneration / compensation of the relevant Key Employee or any other action as it may deem fit;
- m. The Committee shall report to the Board on its proceedings after each meeting on all matters within its responsibilities;
- n. The Committee is authorized by the Board to obtain, at the Company's expense, outside legal or other professional advice on any matters within its terms of reference;
- o. recommend to the board, all remuneration, in whatever form, payable to senior management;
- p. to review and approve such activities as may be stipulated under various statutes /laws/regulations including amendments thereof from time to time, to be performed by the Committee; and
- q. such other functions as may be prescribed from time to time.

Performance Evaluation Criteria including for Independent Directors

In accordance with the provisions of the Act and the SEBI Listing Regulations, the performance evaluation framework is determined by the Nomination and Remuneration Committee of the Board. According to the framework, the Company has carried out the performance evaluation of the Directors including the Chairperson, Committees and Board as a whole for the FY 2025-26. The Independent Directors at their meeting held on April 27, 2026 reviewed the performance of the Non-Independent Directors, Executive Directors and Board as a whole. The feedback from the performance evaluation was shared with the individual Directors. The feedback on the Board and Committees' performance was also shared. The Board of Directors identified the actionable with due emphasis and focus on sustainable improvement in governance practices and business growth.



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iv. Risk Management Committee

Composition, Meeting and Attendance

The Risk Management Committee comprises of four members namely, Mr. Gautam Chatterjee (Independent Director and Chairperson), Mr. Sunil Phatarphekar (Independent Director), Ms. Priyadeep Chopra (Non-Executive Director) and Mr. Rajat Avasthi (Managing Director & CEO). The Committee composition is in compliance with provisions of Regulation 21 of the SEBI Listing Regulations.

During the Financial year 2025-26 the Risk Management Committee met 5 (Five) times on April 29, 2025, June 30, 2025, July 25, 2025, November 04, 2025 and February 03, 2026. The requisite quorum was present in all the meetings. The attendance of members was as follows:

Name of Member	Category	Designation	No. of Meeting(s)	
			Held#	Attended
Mr. Gautam Chatterjee	Chairperson	Independent Director	5	5
Mr. Sunil Phatarphekar	Member	Independent Director	5	5
Mr. Rajat Avasthi	Member	Managing Director & CEO	5	5
Ms. Priyadeep Chopra [^]	Member	Non-Executive Director	3	3

No. of meetings held during the tenure of the Member in the Committee in FY 2025-26.

[^] Ms. Priyadeep Chopra was appointed as member of the Committee w.e.f. July 16, 2025.

Chief Risk Officer is permanent invitee to the Committee.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- a. Identifying, measuring and monitoring the various risks faced by the Company;
- b. To formulate a detailed risk management policy which shall include:
 - I. A framework for identification of internal and external risks specifically faced by the Company, in particular including financial, operational, sectoral, sustainability (particularly, environmental, social and governance-related [ESG] related risks), information, cyber security risks or any other risk as may be determined by the Committee;
 - II. Measure for risk mitigation including systems and processes for internal control of identified risks.
 - III. Business continuity plan.
- c. To ensure that appropriate methodology, processes and systems are in place to monitor



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- and evaluate risks associated with the business of the Company;
- d. To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;
 - e. To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;
 - f. To keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken;
 - g. The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee;
 - h. Mitigating various risks associated with functioning of the Company through Integrated Risk Management Systems, Strategies and Mechanisms;
 - i. To deal with issues relating to credit policies and procedure and manage the credit risk, operational risk, management of policies and process;
 - j. To assist in developing the Policies and verifying the Models that are used for risk measurement to have oversight over implementation of risk and related policies;
 - k. Promoting an enterprise risk management competence throughout the organisation, including facilitating development of IT-related enterprise risk management expertise;
 - l. Establishing a common risk management language that includes measures around likelihood and impact and risk categories;
 - m. To evaluate the effectiveness in the made in placing a progressive risk management system and strategy followed by the Company;
 - n. to evaluate the overall risks faced by the Company including liquidity risk and report to the Board; and
 - o. Evaluating the risks and materiality of all existing and prospective outsourcing activities.

v. Stakeholders' Relationship Committee

Composition, Meetings and Attendance

The Stakeholders' Relationship Committee comprises of four Directors namely Mr. Sunil Phatarphekar (Independent Director and Chairperson), Mr. Gautam Chatterjee (Independent Director), Ms. Priyadeep Chopra (Non-Executive Director) and Mr. Rajat Avasthi (Managing Director & CEO). The Committee's composition and terms of reference are in compliance with provisions of the Act and the SEBI Listing Regulations.

During F. Y. 2025-26, the Committee met two times on April 29, 2025 and November 04, 2025. The requisite quorum was present in all the meetings. The attendance of members was as follows:



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Name of Member	Category	Designation	No. of Meeting(s)	
			Held#	Attended
Mr. Sunil Phatarphekar	Chairperson	Independent Director	2	2
Mr. Gautam Chatterjee	Member	Independent Director	2	2
Ms. Shama Asnani^	Member	Non-Executive Director	1	1
Ms. Priyadeep Chopra^^	Member	Non-Executive Director	1	1
Mr. Rajat Avasthi	Member	Managing Director & CEO	2	2

No of meetings held during the tenure of the Member in the Committee in F.Y. 2025-26.

^Ms. Shama Asnani ceased to be the Member of Committee w.e.f. May 31, 2025.

^^ Ms. Priyadeep Chopra was appointed as member of the committee w.e.f. July 16, 2025.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- Considering and resolving the grievances of the customers, security holders, including complaints related to transfer/transmission of securities including review of cases for refusal of transfer/transmission of securities, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings, etc.
- Review of measures taken for effective exercise of voting rights by shareholders.
- Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent.
- Review of the various measures and initiatives taken by the listed entity for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the company.
- Redressing of shareholders, customers and investor complaints, transfer of Equity Shares and issue of duplicate/split/consolidated share certificates, non-receipt of balance sheet, etc.;
- Monitoring transfers, transmissions, dematerialization, re-materialization, splitting and consolidation of Equity Shares and other securities issued by the Company, including review of cases for refusal of transfer/transmission of securities;
- Reference to statutory and regulatory authorities regarding investor grievances;
- Ensure proper and timely attendance and redressal of investor queries and grievances;



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- i. To do all such acts, things or deeds as may be necessary or incidental to the exercise of the above powers;
- j. To review and approve such activities as may be stipulated under various statutes /laws/regulations including amendments thereof from time to time, to be performed by the Committee; and
- k. Resolving grievances of debenture holders related to creation of charge, payment of interest/principal, maintenance of security cover and any other covenants."

Redressal of Investor Grievances

The Company receives investor complaints from Stock Exchanges viz. BSE and NSE, SEBI Complaints Redress System (SCORES), Registrar of Companies, Mumbai, through the Bank's Registrar and Transfer Agents and also directly from investors' correspondence. The Company addresses all complaints, grievances and other correspondence expeditiously and replies generally within 7-10 days except in the case of legal impediments and non-availability of documents. The Company endeavours to implement suggestions as and when received from investors. The Company has designated email ID namely investorgrievances@nidohomefin.com for reporting complaints/ grievances. The email ID is also displayed on the website of the Company. No complaints were received from the Shareholders during F.Y. 2025-26. There were 144 investor complaints (from Non- Convertible Debentures Holders) which were received during F.Y. 2025-26 and all were resolved to the satisfaction of the Debenture holders. There were no pending complaints at the end of the financial year.

Compliance Officer

Ms. Pooja Bhandari, Company Secretary acts as the Compliance Officer of the Company under the SEBI Listing Regulations.

vi. IT Strategy Committee

Composition, Meetings and Attendance

IT Strategy Committee comprises of four Directors namely, Mr. Gautam Chatterjee (Chairperson and Independent Director), Dr. Vinod Juneja (Independent Director), Ms. Priyadeep Chopra (Non-Executive Director) and Mr. Rajat Avasthi (Managing Director & CEO). The Committee's composition and terms of reference are in compliance with the provisions of the RBI guidelines.



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During F.Y. 2025-26, the Committee met four times on April 28, 2025, July 24, 2025, November 04, 2025 and February 02, 2026. The requisite quorum was present in all the meetings. The attendance of members was as follows:

Name of Member	Category	Designation	No. of Meeting(s)	
			Held#	Attended
Mr. Gautam Chatterjee	Chairperson	Independent Director	4	4
Dr. Vinod Juneja	Member	Independent Director	4	4
Mr. Rajat Avasthi	Member	Managing Director & CEO	4	4
Ms. Priyadeep Chopra [^]	Member	Non-Executive Director	3	2

No of meetings held during the tenure of the Member in the Committee in FY 2025-26.

[^] Ms. Priyadeep Chopra was appointed as member of the Committee w.e.f. July 16, 2025.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- Approving IT strategy and policy documents, within the framework approved by the Board, and ensuring that the management has put an effective strategic planning process in place;
- Ascertaining that management has implemented processes and practices that ensure that the IT delivers value to the business;
- Ensuring IT investments represent a balance of risks and benefits and that budgets are acceptable;
- Monitoring the method that management uses to determine the IT resources needed to achieve strategic goals and provide high level direction for sourcing and use of IT resources;
- Ensuring proper balance of IT investments for sustaining the Company's growth and becoming aware about exposure towards IT risks and controls;
- Review the functioning of the IT Steering Committee;
- The Committee should appraise/ report to the Board periodically and also report on particular matters to Audit Committee or Risk Management Committee, as required;
- With respect to outsourced operations, the Committee shall have the following functions:
 - Instituting an appropriate governance mechanism for outsourced processes, comprising of risk-based policies and procedures, to effectively identify, measure, monitor and control risks associated with outsourcing in an end to end manner;



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

- Defining approval authorities for outsourcing depending on nature of risks and materiality of outsourcing;
- Developing sound and responsive outsourcing risk management policies and procedures commensurate with the nature, scope, and complexity of outsourcing arrangements;
- Undertaking a periodic review of outsourcing strategies and all existing material outsourcing arrangements;
- Evaluating the risks and materiality of all prospective outsourcing based on the framework developed by the Board;
- Periodically reviewing the effectiveness of policies and procedures;
- Communicating significant risks in outsourcing to the Board on a periodic basis;
- Ensuring an independent review and audit in accordance with approved policies and procedures;
- Ensuring that contingency plans have been developed and tested adequately; and
- Ensuring business continuity preparedness is not adversely compromised because of outsourcing.

vii. Asset Liability Management Committee (ALCO)

Composition, Meetings and Attendance

The Asset Liability Management Committee (ALCO) comprises of three Directors and two executives namely Mr. Rajat Avasthi (Chairperson of the Committee and Managing Director & CEO), Mr. Gautam Chatterjee (Independent Director), Mr. Ankit Aditya (Non-Executive Director), Mr. Ajeet Lodha (Chief Risk Officer), Ms. Kiran Agarwal Todi (Chief Financial Officer), Mr. Vikash Duggar (National Credit Head) and Mr. Neeraj Malpani (Treasury Operations Head) . The Committee's composition and terms of reference are in compliance with provisions of the RBI Guidelines.

During F. Y. 2025-26, the Committee met four times on April 29, 2025, July 24, 2025, November 03, 2025 and February 02, 2026. The requisite quorum was present in all the meetings. The attendance of members was as follows:

Name of Member	Category	Position	No. of Meeting(s)	
			Held#	Attended
Mr. Rajat Avasthi	Chairperson	Managing Director & CEO	4	4
Mr. Gautam Chatterjee	Member	Independent Director	4	4



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Mr. Ankit Aditya [^]	Member	Non-Executive Director	3	3
Ms. Kiran Agarwal Todi	Member	Chief Financial Officer	4	4
Mr. Ajeet Lodha	Member	Chief Risk Officer	4	4
Mr. Vikash Duggar ^{^^}	Member	National Credit Head	0	0
Mr. Neeraj Malpani ^{^^^}	Member	Treasury Operations Head	0	0

No of meetings held during the tenure of the Member in the Committee in FY 2025-26.

[^] Mr. Ankit Aditya was appointed as the member of the committee w.e.f. July 16, 2025.

^{^^} Mr. Vikash Duggar was appointed as member of Committee w.e.f February 03, 2026.

^{^^^} Mr. Neeraj Malpani was appointed as member of Committee w.e.f February 03, 2026.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- review of macro-economic scenario, impact of industry and regulatory changes monitoring the asset liability gap.
- Strategizing action to mitigate liquidity and other risks associated with the asset liability gap. Review and suggest corrective actions on liquidity mismatch, negative gaps and interest rate sensitivities. Formulate a contingency funding plan (CFP) for responding to severe disruptions and develop alternate strategies as deemed appropriate, which take into account changes in:
 - Interest rate levels and trends
 - Loan products and related markets
 - Monetary and fiscal policy
- Articulating and monitoring liquidity risk tolerance that is appropriate for its business strategy and its role in the financial system, and verifying adherence to various risk parameters and prudential limits.
- Implementation of liquidity risk management strategy of the Company and reviewing the risk monitoring system.
- Ensure that credit exposure to any one group does not exceed the internally set limits as well as statutory limits set by RBI.
- Decide the strategy on the source, tenor and mix of assets & liabilities, in line with its business plans, taking into account the future direction of interest rates. Establish a funding strategy that provides effective diversification in the sources and tenor of funding. Consider product pricing for advances, desired maturity profile and mix of the incremental assets and liabilities, prevailing interest rates offered by peer NBFCs for



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similar services/products, etc. Discuss and report on the impact of major funding shifts and changes in overall investment and lending strategies.

- g. Endeavour to develop a process to quantify liquidity costs, benefits & risk in the internal product pricing.
- h. Review behavioural assumptions and validate models for study of assets & liabilities in preparation of Liquidity and Interest Rate Sensitivity Statements and ALM analysis.
- i. Review stress test scenarios including the assumptions and results.
- j. Review and approve the capital allocation methodology.
- k. Analyse and deliberate at meetings, issues involving interest rate and liquidity risk, including capital allocation, liquidity cost, off balance sheet exposures, contingent liabilities, management of collateral position and intra-group transfers.
- l. Review the results of and progress in implementation of the decisions made in the previous meetings. Report the minutes of its meeting to the Board of Directors on quarterly basis.
- m. Formulate ALM policy for the Company;
- n. In respect of liquidity risk oversight would include, inter alia, decision on desired maturity profile and mix of incremental assets and liabilities, sale of assets as a source of funding, the structure, responsibilities and controls for managing liquidity risk, and overseeing the liquidity positions of the Company;
- o. Should ensure that an independent party regularly reviews and evaluates the various components of the Company liquidity risk management process.

viii. **Securities Committee**

The Securities Committee comprises of three Directors namely Mr. Rajat Avasthi (Chairperson of the Committee and Managing Director & CEO), Ms. Priyadeep Chopra (Non-Executive Director) and Ms. Manisha Khadye (Legal Head).

During F. Y. 2025-26, the Committee met once on February 02, 2026. The requisite quorum was present in this meeting. The attendance of members was as follows:

Name of Member	Category	Position	No. of Meeting(s)	
			Held#	Attended
Mr. Rajat Avasthi	Member	Managing Director & CEO	1	1
Ms. Shama Asnani	Member	Non-Executive Director	0	0
Ms. Priyadeep Chopra^^	Member	Non-Executive Director	1	1
Ms. Manisha Khadye	Member	Legal Head	1	1

No of meetings held during the tenure of the Member in the Committee in F.Y. 2025-26.



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[^]Ms. Shama Asnani ceased to be member of committee w.e.f May 31, 2025.

^{^ ^}Ms. Priyadeep Chopra was appointed as member of the Committee w.e.f. July 16, 2025.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- a. Finalising the basis of allocation, allotment of securities to the successful allottees; from time to time and to undertake all ancillary actions;
- b. to decide on the timing, size, pricing and terms and conditions of the Issue/Offer of securities;
- c. to approve the preliminary as well as the Shelf Information Memorandum/ Information Memorandum/ Private Placement Offer cum Application Letter / Offer Document / Term Sheet / Supplementary Information Memorandum / draft Prospectus, Prospectus/ Rights issue offer letter/ other agreements / deeds and documents (by whatever name called), and to approve all other matters relating to the issue, to approve notices, advertisement, corrigendum (if required) as may be required or desirable for the proposed issue of Securities whether in India or overseas and execute and deliver the same to with the Stock Exchange(s), Securities Exchange Board of India ("the SEBI"), Registrar of Companies and any other appropriate authorities, as and when required;
- d. Monitor the maximum limit of investors as required under the Act and Reserve Bank of India (RBI) regulations, identify investors for offering securities on private placement basis and keep record of the same;
- e. to decide all the terms and conditions of the Debentures including secured, unsecured, convertible, non-convertible Debentures and the Debentures in the form of structured products, Debentures including the security, rate of interest, tenure and such other terms and conditions and to accept any amendments, modifications, variations or alterations thereto, to make the allotment of the Debentures and the redemption of the Debentures on maturity or early redemption or conditional redemption, if any, conversion of loan availed by the Company to Debentures and to accept any amendments, modifications, variations or alterations in the terms and conditions of the Debentures, if any;
- f. to decide conversion ratio of the Debentures in case of Convertible Debentures, appointment of Registered Valuer for valuation of securities, approval of valuation report, payment of fees to the Registered Valuer;
- g. to approve the Re-formatted Financial Statements of the Company for the purpose of incorporating in the Offer Documents;
- h. to decide the property or other assets of the Company to be charged for securing the issue of Debentures, make purchase of the property for the purpose of offering the same



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as security for Debentures, create a charge or any other security interest over such assets of the Company as considered expedient, in connection with the NCDs to be offered, issued and allotted pursuant to such Issue and to do all acts, deeds, matters and things, as may be necessary for securing the Debentures including but not limited to sign and execute the necessary deeds, purchase agreements, other agreements and other papers and documents;

- i. to appoint and enter into arrangements with the one or more Book Running Lead Managers (BRLMs), Underwriters, Debenture Trustees, Credit Rating Agency(ies), brokers, Registrar and Transfer Agents, if any, and other agencies or persons or intermediaries required for the issue of Securities and to negotiate and finalise the terms of their appointment, including but not limited to changing and/or substituting any one or more of the above agencies, execution of the Mandate Letters, negotiation, finalisation and execution of the Debenture Trust Deed, Deed of Hypothecation or such other security documents as may be deemed expedient, Memorandum of Understanding with various intermediaries;
- j. admission of the Securities in dematerialised mode with depositories and to sign agreements and/or such other documents, as may be required with depositories and such other agencies, authorities or bodies, as may be required in this connection;
- k. to carry out and/or approve all such ancillary/ incidental matters related to the securities including transfers, dematerialisation, rematerialisation, transmission, transposition, subdivision, split, endorsements, name deletion, consolidation, renewal, exchanges, issuance of duplicates thereof or any other purpose, dispensation of any required documents or any other requirements for such purposes etc
- l. to make applications to Stock Exchange(s) for listing of Securities, decide Designated Stock Exchange, accepting any alterations/modifications in the said applications and to execute and to deliver or arrange the delivery of necessary documentation to the concerned Stock Exchange(s) and to file the Master Creation Form(s), Corporate Action Form(s) and such other Forms, Deeds and Documents with the Depositories or such other Authorities or Agencies as may be required in this regard;
- m. to authorise any Director and Key Managerial Personnel of the Company or any executives of the Company to sign and execute the above documents, Debenture Trust Deed, Deed of Hypothecation or such other security documents as may be deemed expedient, agreements, deeds, documents and other necessary papers to be executed with aforesaid agencies, parties, etc., for and on behalf of the Company together with the authority to vary, amend or modify the same as such authorised person may consider necessary, desirable or expedient in the interest of the Company and for the aforesaid purpose, to give such declarations, affidavits, certificates, etc. as such authorised person deem fit and to do all acts, deeds, matters and things, as may be necessary;



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- n. to remunerate aforesaid agencies including the payment of commissions, brokerage, fees, or the likes;
- o. to open and operate the bank accounts, as may be required in connection with the issue of the Securities and to authorise persons to operate such Accounts;
- p. to issue Security Certificate(s) including duplicate/split Security Certificate(s), credit the Securities to the beneficiary accounts;
- q. to settle all questions, difficulties or doubts that may arise in regard to such issues or allotment as it may, in its absolute discretion deem fit;
- r. to file application, appeal, affidavit, addendum, corrigendum or such other documents with Central Government/ Regional Director or such other Statutory/ Regulatory Authorities as may be required for condonation with regard creation, filing, perfection of security documents and also to authorise the various persons for the said purposes;
- s. Creation of "Recovery Expense Fund" or such other contribution in relation to issuance of listed or proposed to be listed debt securities;
- t. to affix the Common Seal of the Company, if required on any agreement, undertaking, deed or other document, be affixed in the presence of anyone or more of the Directors of the Company or more of the officers of the Company as may be authorised by the Board in this regard, accordance with the Articles of Association of the Company.

For issuance of Offshore Bond/Medium Term Note Programme:

- u. decide on the timing, size, pricing, cost, security and other terms and conditions including but not limited to deciding materiality threshold for various disclosures to be made in offering document/ memorandum/circular (by whatever name called), the listing on offshore stock exchanges;
- v. appoint such global coordinators and joint lead managers, arrangers, underwriters, guarantors, depositories, custodians, trustees, security trustee, paying agents, transfer agents, registrar, calculation agents, bankers, solicitors, lawyers, and any other agencies and intermediaries (both domestic and overseas) as may be involved or concerned in such offerings of Notes (collectively, the "Intermediaries") and to remunerate all such agencies by way of commission, brokerage, fees or the like, and to enter into or execute agreements/ arrangements/ memorandum of understanding with any such agency or intermediary and also to seek the listing of the Notes in one or more offshore stock exchanges and the admission of the Notes in depositories outside India;
- w. approve, negotiate and execute the programme agreement, agency agreement, trust deed, operating and administrative procedures memorandum, offer document/offering memorandum/offering circular, subscription agreement, pricing supplement (each as applicable), security documents/agreements, global certificates and other related documents, marketing/ distribution materials and make changes as may be required and to approve all other matters relating to the Notes, to approve notices, advertisement, corrigendum (if required) and do all such



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acts, deeds, matters, and things including execution of all such deeds, documents, instruments, applications and writings as it may, at its discretion, deem necessary and desirable for such purpose including without limitations, the utilization of the proceeds from the Notes;

- x. authorise persons to do all such acts, deeds as may be necessary including the power to sign, execute documents and appear before the appropriate authorities;
- y. approve the financial statements including financial statements drawn in accordance with Ind-AS in accordance with applicable laws or such other similar statements/ formats as may be required, for the purpose of incorporating in the offering memorandum and pricing supplement (as applicable);
- z. open and operate the bank accounts (in India and abroad) to be opened in connection with the Notes and to authorize the persons to operate such account;
- aa. authorize and approve the payment of fees and other related expenditures to the Intermediaries and other agencies and other persons in connection with the Notes;
- bb. allot the Notes pursuant to this resolution in accordance with the terms of offering;
- cc. decide on the offshore stock exchanges where the Notes will be listed, to execute and to file the offering circular and pricing supplement (as applicable) and other related documents with the stock exchanges, and other appropriate authorities (whether in India or offshore) and to accept changes as may be suggested by such authorities;
- dd. authorise the affixation of common seal on all such documents as may be required;
- ee. seek if required, any approval, consent or waiver from the Company's lenders, and/or the parties with whom the Company has entered into various commercial and other agreements, and/or any/all concerned government and regulatory authorities (including RBI) in India, or abroad, and/or any other approvals, consents or waivers that may be required in connection with the issuance, offer and allotment of the Notes;
- ff. take all actions that may be necessary in connection with the depositories, obtaining ISIN, allotment including execution of any documents and payment of any fees in relation thereto;
- gg. accept and appropriate the proceeds of the Notes;
- hh. to resolve and settle all questions and difficulties that may arise in connection with the Notes, and do all other acts, deeds and things in connection therewith and incidental thereto as the Committee in its absolute discretion deems fit without the said Committee being required to seek consent or approval of the Board of Directors of the Company or otherwise to the end and intent that the Board of Directors of the Company shall be deemed to have given its approval thereto expressly by the authority of this resolution."

ix. Wilful Defaulter Review Committee:

The Wilful Defaulter Review Committee comprises of three Directors namely Mr. Rajat Avasthi (Managing Director & CEO and Chairperson of the Committee), Mr. Gautam Chatterjee (Independent Director) and Mr. Ankit Aditya (Non-Executive Director). The



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terms of reference of the Committee are in compliance with provisions of the RBI Master Directions.

During F.Y. 2025-26, the Committee met once on February 03, 2026. There have been no wilful defaulters reported in current financial year 2025-26. The requisite quorum was present in the meeting. The attendance of members was as follows:

Name of Member	Category	Position	No. of Meeting(s)	
			Held#	Attended
Mr. Rajat Avasthi	Chairperson	Managing Director & CEO	1	1
Mr. Gautam Chatterjee	Member	Independent Director	1	1
Mr. Ankit Aditya ^	Member	Non-Executive Director	1	1

No. of meetings held during the tenure of the Member in the Committee in F.Y. 2025-26.

^ Mr. Ankit Aditya was appointed as member of the Committee w.e.f. July 16, 2025.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- to examine the evidence of a wilful default as prescribed in the RBI Master Directions on Treatment of Wilful Defaulters and Large Defaulters;
- to issue a show cause notice to concerned borrower and call for their submission; and
- to issue an order recording the fact of wilful default and reason for the same.

x. Lending Committee

The Lending Committee comprises of three Directors namely Mr. Gautam Chatterjee (Independent Director), Mr. Ankit Aditya (Non-Executive Director) and Mr. Rajat Avasthi (Non-Executive Director). The Lending Committee was constituted pursuant to RBI Circular on Regulatory restrictions on Loans & Advances given by NBFCs dated April 19, 2022 to approve sanction of Loans and Advances to Directors/Senior Officers and their concerned or interested parties. Any two Directors (excluding the Director in respect of whom the proposal for grant of loans & advances is being considered) shall jointly approve the sanction of such loans and advances and that all the decisions taken by the Committee shall be reported to the Board of the Company. The Committee's composition and terms of reference are in compliance with provisions of the RBI Guidelines.



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During F. Y. 2025-26, the Committee met once on July 24, 2025. The resolutions passed by Circulation on April 03, 2025 and July 04, 2025 by the Lending Committee were reported to the Board at the next meeting.

Name of Member	Category	Position	No. of Meeting(s)	
			Held#	Attended
Mr. Gautam Chatterjee	Member	Independent Director	1	1
Ms. Shama Asnani ^	Member	Non-Executive Director	0	0
Mr. Ankit Aditya ^^	Member	Non-Executive Director	1	1
Mr. Rajat Avasthi	Member	Managing Director & CEO	1	1

^Ms. Shama Asnani ceased to be member of committee w.e.f. May 31, 2025.

^^ Mr. Ankit Aditya was appointed as member of the Committee w.e.f. July 16, 2025.

Terms of Reference

Terms of Reference of the Committee *inter alia* include:

- To sanction Loans & Advances to Directors and their related entities, if the loan amount is more than Rupees Five Crores;
- To sanction Loans & Advances to Directors and their related entities, if the loan amount is Rupees Five Crores or less but such Director is a member of Credit Committee, or any other Committee or Authority which has power to sanction credit facilities;
- To sanction Loans & advances to Senior Officers and their relatives, if such Senior Officer is a member of Credit Committee, or any other Committee or Authority which has power to sanction credit facilities;
- To review and approve such activities as may be stipulated under various statutes /laws/regulations including amendments thereof from time to time, to be performed by the Committee; and
- Any other terms of reference as may be specified by the Board from time to time."

Meeting of Independent Directors

During F. Y. 2025-26, the Independent Directors met once on April 29, 2025. The requisite quorum was present in the meeting. The attendance of members was as follows:

Name of Directors	Position	No. of Meeting(s)
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		Held #	Attended
Mr. Sunil Phatarphekar	Independent Director	1	1
Mr. Gautam Chatterjee	Independent Director	1	1
Dr. Vinod Juneja**	Independent Director	1	1

No of meetings held during the tenure of the Member in the Committee in F.Y. 2025-26.

The Independent Directors of the Company met without the presence of Executive Directors under the Chairmanship of Mr. Sunil Phatarphekar, Independent Director, inter-alia for:

- Reviewing the performance of Non-independent Directors and the Board as a whole;
- Reviewing the performance of the Chairperson of the Company taking into account the views of Executive and Non-executive Directors;
- Assessing the quality, content and timeliness of flow of information between the management and the Board that is necessary for the Board to effectively and reasonably perform its duties.

Senior Management

Particulars of senior management personnel as at the end of the financial year (including the changes therein since the close of the previous financial year)

Sr. No.	Name of the Senior Management Personnel	Designation	Date of Cessation, if any
1.	Mr. Rajat Avasthi	Managing Director & CEO	-
2.	Ms. Kiran Agarwal Todi	Chief Financial Officer	-
3.	Ms. Archana Nadgouda	Company Secretary	September 19, 2025
4.	Ms. Pooja Bhandari (joined w.e.f. December 16, 2025)	Company Secretary	
5.	Mr. Ajeet Lodha	Chief Risk Officer	-
6.	Mr. Rohan Charles	Business Head	-
7.	Ms. Manisha N Khadye	Legal Head	-
8.	Mr. Vikash Duggar	National Credit Head	
9.	Mr. Umesh Wadhwa	Executive Vice President	-
10.	Mr. Vinay Yadav	Chief Compliance Officer	-



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11.	Mr. Dinesh Singh	Chief Information Security Officer	-
12.	Mr. Mahesh Dubey	Chief Operating Officer	-

Directors' Remuneration

i) Executive Directors

The Company pays remuneration as per the Board approved Remuneration/ Compensation Policy.

The remuneration paid to the Executive Directors for F.Y. 2025-26 was as follows:

(in ₹)

Name	Remuneration (Fixed and performance bonus)	Other Perquisites & benefits	Commission	Contribution to Provident & Superannuation Fund/ allowances/ Pension	Total (in Rs.)	Stock/ Shadow Options granted	Term up to
Mr. Rajat Avasthi	3,20,63,108/-	14,59,624 /-	-	12,72,000/-	3,47,94,732/-	-	September 22, 2026

Note :

- Salary Considered post deduction u/s 10/17 of Income Tax Act, 1961 as per Form 16
- The annual increments of the Managing Director & CEO is linked to the performance and is decided by the Nomination and Remuneration Committee.
- The service contract, notice period, retrial benefits, severance pay, etc. are applicable as per the terms and conditions of appointment of the above Directors.

ii) Non-Executive Directors

The Non-Executive Independent Directors were entitled to a sitting fee of ₹50,000 for attending each Board and Committee meeting. No sitting fees was paid to Non- Executive Non-Independent Directors during F.Y. 2025-26.



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The Company also reimburses out-of-pocket expenses incurred by the Directors for attending the meetings. The service contract, notice period, severance fee etc. are not applicable to the Non-Executive Directors.

The remuneration paid to the Independent Directors for F. Y. 2025-26 was as follows:
(In ₹)

Name	Sitting Fees	Commission	Total
Mr. Biswamohan Mahapatra (resigned w.e.f. 9 th August, 2024)	-	5,00,000	5,00,000
Mr. Sunil Phatarphekar	13,00,000	10,00,000	23,00,000
Mr. Gautam Chatterjee	18,50,000	10,00,000	28,50,000
Dr. Vinod Juneja	12,00,000	5,00,000	17,00,000
Total	43,50,000	30,00,000	73,50,000

No stock options were granted to any Independent Director.

The Company has in place Directors' & Officers' Liability Insurance Policy.

Directors' Shareholding

No Director holds equity shares of the Company as on March 31, 2026.

General Meetings (AGMs/EGMs)

Particulars of General Meetings held during the last three financial years:

Year	Location	Date & Time	Special Resolutions passed
Annual General Meeting			
2022-23	TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI - 400070	16.06.2023 04:30 P.M	i) Amendments to the overall borrowing limits of the Company. ii) Issue of Non-Convertible Debentures.
2023-24	TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI - 400070	26.06.2024 11:00 A.M	i) Amendments to the overall borrowing limits of the Company. ii) Modification/ creation of charge on assets of the Company as security towards borrowing.



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			iii) Issue of Non-Convertible Debentures on private placement basis. iv) Re-appointment of Mr. Gautam Chatterjee as Independent Director of the Company. v) Re-appointment of Mr. Sunil Phatarphekar as Independent Director of the Company. vi) Payment of Commission to Independent Director of the Company.
2024-25	TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI - 400070	02.07.2025 11:00 A.M	i) Issue of Non-Convertible Debentures on private placement basis.
Extra-ordinary General Meeting			
2023-24	TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI - 400070	28-06.2023 04:30 P.M	To alter Memorandum of Association (MOA) of the Company.
	TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI - 400070	25.08.2023 04:30 P.M	1. Approval of Revised Remuneration of MD 2. Re-appointment of Mr. Rajat Avasthi (DIN 07969623) as Managing Director of the Company
2024-25	TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI - 400070	16.01.2025 11:00 A.M	1. Appointment of Dr. Vinod Juneja as Independent Director. 2. Continuation of Dr. Vinod Juneja as Independent Director.
2025-26	TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI - 400070	29.05.2025 07:00 P.M.	1. Approval of Employee Stock Option Plan viz 'NIDO Employee Stock Option Plan 2025' 2. Approval for grant of employee stock options to the employees of holding company of the Company under NIDO



Nido Home Finance Limited

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			Employee Stock Option Plan 2025' ("ESOP 2025/ Plan") 3. Approval for grant of employee stock options equal to or more than 1% of the issued capital to identified employees.
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During F. Y. 2025-26, the Company did not pass any resolution through postal ballot. No special resolution is proposed to be passed through postal ballot in the ensuing AGM.

General Shareholder information

1	Annual General Meeting	Please refer to the Notice of the ensuing Annual General Meeting
2	Financial Year (2025-26)	April 1, 2025 to March 31, 2026
		- Results for the quarter ended June 30, 2025 – within 45 days from the end of the quarter.
		- Results for the quarter ended September 30, 2025 – within 45 days from the end of the quarter.
		- Results for the quarter ended December 31, 2025 – within 45 days from the end of the quarter.
		- Results for the quarter and year ended March 31, 2026 – within 60 days from the end of the quarter.
3	Book closure date	Not applicable as equity shares of the Company are not listed on any Stock Exchange.
4	Dividend payment date	The Company has paid Final Dividend of Re.0.35 per equity share of Rs.10/- each for the financial year 2024-25 during F.Y. 2025-26 as approved by the shareholders at the 17 th Annual General Meeting of the Company held on July 02, 2025.
5	Listing of Non Convertible Debentures	The Publicly issued Non-Convertible Debentures (NCDs) and privately placed NCDs are listed on BSE and NSE. The Listing fees as applicable have been duly paid to stock exchanges. The addresses of the Exchanges are provided in the Annual Report.
6	Stock Code	Not applicable



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7	Stock Market Data	Not applicable; as Equity Shares of the Company are not listed on any Stock Exchange.
8	Registrar and transfer agent	MUFG Intime India Private Ltd. (formerly Link Intime India Private Ltd.) (Registrar to the equity shares of the Company and Registrar to the Issue-NCD Private Placement) KFin Technologies Limited (Registrar to the Issue-NCD-Public Issue)
9	Security transfer system	Equity shares are in dematerialized form, transfer and transmission of such shares is outsourced to Registrar and transfer agent. NCDs are in dematerialized form, transfer and transmission of NCDs is outsourced to Registrar and transfer agent.
10	Distribution of shareholding and Dematerialization of shares	The Company is wholly owned subsidiary of Edelweiss Financial Services Limited (EFSL) and shares are held by EFSL, Edelweiss Rural and Corporate Services Limited (ERC SL) and Edel Finance Company Limited and by Nominee shareholders on behalf of EFSL, in dematerialized form.
11	Correspondence for dematerialization, transfer of shares, non -receipt of dividend on shares and any other query relating to NCDs of the Company.	MUFG Intime India Private Ltd. (formerly Link Intime India Private Ltd.) C-101, Embassy 247, L.B.S. Marg, Vikhroli West, Mumbai, Maharashtra 400083 KFIN Technologies Limited Selenium Tower B, Plot no. 31 and 32, Financial District, Nanakramguda, Serilingampally, Hyderabad, Rangareddy - 500 032, Telangana.
12	Address for Correspondence	Ms. Pooja Bhandari, Company Secretary & Compliance Officer Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (west), Mumbai - 400070



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13	Outstanding GDR/ADR/Warrants or any convertible instruments, conversion date and likely impact on equity	Not applicable
14	Credit Ratings	The details are provided in the Corporate Governance Report.
15	Details on Whistleblower Complaints and Complaints received under The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH)	No whistleblower and POSH complaints were received during F.Y. 2025-26.
16	Details of Material Subsidiaries	The Company does not have any Subsidiaries.

Disclosures

a) Material Related Party Transactions

None of the materially significant transactions with any of the related parties was in conflict with the interest of the Company at large.

Attention of the members is drawn to the disclosure of transactions with related parties set out in Notes to the Standalone financial statement forming part of the Annual Report.

The Board of Directors has laid down a Policy on Related Party Transactions, setting-out the manner in which the Company will address related party transactions, including the material transactions based on the threshold limit applicable to such transactions in accordance with the requirements of the Companies Act, 2013 and the SEBI Listing Regulations. The said Policy is available on <https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Policy%20on%20Related%20Party%20Transactions.pdf>

The Board of Directors reviews the said Policy at least once every three years for any updation.

b) Strictures and Penalties by statutory authorities for last three financial years 2023-24 2024-25 and 2025-26 on matters related to capital markets:

- i) The company has received letters dated February 9, 2024 from the Securities Exchange Board of India ("SEBI Letter") in connection with incentives provided to certain category of investors of the non-convertible debentures issued by company in accordance with the terms stipulated under certain public issuances



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of debentures between August 9, 2021 until November 30, 2023. SEBI pursuant to its notice dated June 14, 2024 addressed to the company, has issued a notice for summary settlement of the probable proceedings under the SEBI (Settlement Proceedings) Regulations, 2018 as provided in the SEBI Letter. The Company has filed a settlement application dated July 12, 2024, paying the corresponding processing fees for the settlement application and remitted the settlement amount of ₹ 0.75 million. Pursuant to a personal hearing by SEBI, the Company has made an application to SEBI by way of an email dated October 17, 2025, to file a normal settlement application under Regulation 3 of SEBI (Settlement Proceedings) Regulations, 2018. The said application is pending before SEBI.

- ii) The Reserve Bank of India (RBI), in exercise of its powers conferred under provisions of clause (b) of sub-section (1) of Section 52A read with clause (aa) of sub-section (3) of Section 49 of the National Housing Bank Act, 1987 has, by an order dated September 15, 2023, imposed a monetary penalty of ₹1.55 lakh (Rupees One lakh fifty-five thousand only) on Nido Home Finance Limited (~~formerly known as Edelweiss Housing Finance Limited~~) (the company) for non-compliance of Para 45 of the Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021.
- iii) The Company has received an order dated August 12, 2024, from the Reserve Bank of India (RBI) imposing a penalty of Rs. 5 lakhs on the Company for non-compliance with Paragraph II (3) and (4) of Annex of the RBI Directions on 'Co-Lending by Banks and NBFCs to Priority Sector' with respect to its financial position as on March 31, 2022.

c) Compliances

All Returns/ Reports were generally filed within the stipulated time with the Stock Exchanges/ other authorities.

d) Code of Conduct for Directors and Senior Management

The Code of Conduct (Code) is applicable to all Directors and Senior Management of the Company. The Code is comprehensive and ensures good governance and provides for ethical standards of conduct on matters including conflict of interest, acceptance of positions of responsibility, treatment of business opportunities and the like. A copy of the of policy can be found on <https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Code%20Of%20Conduct%20for%20Directors%20and%20Senior%20Management.pdf>

All the Board Members and Senior Management Personnel have affirmed compliance to the Code for the year ended March 31, 2026.



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e) Whistle Blower Policy/ Vigil Mechanism

Details of the vigil mechanism are provided in the Directors' Report.

f) Code of Conduct to Regulate, Monitor and Report Trading by Insiders

With a view to prevent trading of securities of the Company by an Insider on the basis of Unpublished Price Sensitive Information and pursuant to the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended, the Company put in place a code on the dealings of Unpublished Price Sensitive Information. The Copy of the code can be found on https://www.nidohomefin.com/static/doc/grievance_redressal/Other_Policies/Code%20for%20UPSI.pdf

Means of Communication

The quarterly/ half yearly / annual financial results and media releases on significant developments in the Company including presentations that have been made from time to time to the media, institutional investors & analysts are posted on the Company's website <https://www.nidohomefin.com/> and are submitted to the stock exchanges on which the Company's debentures are listed, to enable them to host on their respective websites.

All stock exchange disclosures and periodical compliance filings like shareholding pattern, corporate governance report, media releases, statement of investor grievance settlement among others are filed electronically on NSE Electronic Application Processing System (NEAPS) & BSE Listing Centre.

The financial results are generally published in one English national daily newspaper i.e. Financial Express.

Annual Report: In accordance with the provisions of the Companies (Management and Administration) Rules, 2014, the Company will provide Annual Report containing inter-alia, Audited standalone financial statements, Auditors' Report, Board Report including Management Discussion & Analysis Report, Corporate Governance Report including information for the Shareholders, other important information and Notice of the ensuing Annual General Meeting electronically.

Annual Report is also available on the Company's website <https://www.nidohomefin.com/>

Exclusive Designated e-mail id

The Company has designated a dedicated e-mail id i.e. investorgrievances@nidohomefin.com exclusively for investors' servicing for faster registration of their queries and/ or grievances. All investors are requested to avail this facility.



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General Shareholders' Information

The Company's registered office is situated in Mumbai, Maharashtra. The Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is U65922MH2008PLC182906.

a) Annual General Meeting

Date: July 21, 2026

Time: 11.00 a.m.

Venue: Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall,
Kohinoor City, Kiroli Road, Kurla (West),
Mumbai- 400070

b) Listing on stock exchanges

(i) Debentures

The Debentures of the Company are listed on the following Stock Exchanges:

- a) BSE Limited (BSE)
P.J. Tower, Dalal Street
Mumbai - 400 001; and
- b) National Stock Exchange of India Limited (NSE)
Exchange Plaza,
Plot no. C/1, G Block,
Bandra-Kurla Complex
Bandra (E)
Mumbai - 400 051.

Issuer Code

The issuer code of the Company is 530L

The Company has paid the listing fees to BSE & NSE for financial year 2025-26.

The International Securities Identification Number (ISIN) allotted to Company's shares under the Depository System INE530L01015.

Outstanding Stock Options/ Compulsorily Convertible Debentures/ Warrants

As of 31 March 2026, the Company does not have any outstanding stock options/ compulsorily convertible debentures/ warrants or other convertible instruments.



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(ii) Debt Instruments

Debenture Trustees

IDBI Trusteeship Services Limited Universal Insurance Building, Ground Floor, Sir P.M. Road, Fort, Mumbai 400 001, Maharashtra, India Tel: +91 22 4080 7000 Fax: +91 22 6631 1776 E-mail: itsl@idbitrustee.com Website: www.idbitrustee.com Contact Person: Mr. Hardik Shah CIN: U65991MH2001GOI131154	Beacon Trusteeship Limited 5W, 5th Floor, Metropolitan Building, E Block, Bandra Kurla Complex (BKC), Bandra (East) Mumbai 400 051, India Tel: +91 95554 49955 Email: compliance@beacontrustee.co.in Website: www.beacontrustee.co.in Contact Person: Mr. Kaustubh Kulkarni
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h) Registrar and Share Transfer Agent (RTA) for Debentures

KFin Technologies Limited, Selenium Tower B, Plot No. 31-32, Financial District, Nanakramguda, Serilingampally Mandal, Hyderabad - 500 032, Telangana, Toll Free No. 1-800-309-4001; e-mail: inward.ris@kfintech.com;

Contact Person: Mr. Chandra Shekhar Chejarla, Deputy Manager – Corporate Registry; (Website: www.kfintech.com and / or <https://ris.kfintech.com/>) is the Registrar and Share Transfer Agent (RTA).

KFin is also the depository interface of the Company with both National Securities Depository Limited and Central Depository Services (India) Limited.

i) Share Ownership Pattern

The Company is a wholly owned subsidiary of Edelweiss Financial Services Limited and the entire shareholding of 6,93,50,000 Equity Shares is held by the Promoter Group. The Promoters of the Company are Edelweiss Financial Services Limited, Edelweiss Rural & Corporate Services Limited and Edel Finance Company Limited. Edelweiss Rural & Corporate Services Limited is the immediate holding company and holds 38,300,000 Equity Shares representing 55.23% shareholding.

j) Dividend History

The Company has paid Final Dividend of Re.0.35 per equity share of Rs.10/- each for the financial year 2024-25 during F.Y. 2025-26 as approved by the shareholders at the 17th Annual General Meeting held on July 02, 2025.



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The Company had declared a final dividend of Re.0.35 per equity share of face value of Rs.10/- each for the financial year 2024-25. The Company had declared dividend of Re. 0.75 during F.Y. 2023-24 and no dividend was declared during F.Y. 2022-23.

k) Transfer of Unpaid/ Unclaimed Dividend Amount/ Shares to Investor Education and Protection Fund (IEPF) Authority

As per the provisions of Section 124 and 125 of the Companies Act, 2013 read with the Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended, an amount of Rs. 4,35,830/- was transferred to Investor Education and Protection Fund.

l) Outstanding GDRs/ ADRs/ Warrants or any Convertible instruments

The Company has not issued any GDRs/ ADRs and no convertible instrument is pending for conversion at the end of the financial year March 31, 2026.

m) Plant Locations

The Company does not have any manufacturing or processing plants. The Registered Office of the Company is situated at Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai – 400070.

n) Address for Correspondence

Investor Correspondence

- (i) For transmission/ transposition/ dematerialisation of securities, non-receipt of interest and any other queries relating to the securities, Investors may write to:

KFin Technologies Private Limited

Selenium Tower B

Plot No.31 - 32,

Financial District, Nanakramguda

Serilingampally Mandal,

Hyderabad – 500 032, Telangana.

Toll Free No. 1- 800-309-4001

E-mail: einward.ris@kfintech.com

Website: www.kfintech.com and/ or <https://ris.kfintech.com/>

Contact Person: Chandra Shekhar Chejarla

MUFG Intime India Private Limited (Formerly known as Link Intime India Private Ltd)

C 101, 247 Park, L B S Marg,



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Vikhroli West, Mumbai-400 083, India

Call us : +91 22 4918 6000

Fax No : +91 22 4918 6060

Email: www.linkintime.co.in

Contact Person: Ganesh Jadhav

(ii) Ms. Pooja Bhandari, Company Secretary

Address: Registered Office: Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall,
Kohinoor City, Kirol Road, Kurla (West), Mumbai- 400070

Tel: +912242722200

Email: secretarial.team@nidohomefin.com

(o) Credit ratings

The credit ratings enjoyed by the Company from various rating agencies as on 31st March, 2026 are detailed below:

CRA	Current credit rating / Outlook
CRISIL	CRISIL A+ / Rating Watch with developing implication
CARE	CARE A / Stable
ICRA	ICRA A+ / Stable
ACUITE	Acuite A+ / Rating Watch with developing implication
BWR	BWR A+ / Stable

Adoption of Mandatory and Non-mandatory Requirements

Apart from complying with all the mandatory requirements, the Company has adopted following non-mandatory requirements as specified in the SEBI Listing Regulations:

(a) Modified opinion(s) in audit report: The financial statements of the Company for F.Y. 2025-26 on standalone basis, are with unmodified audit opinion.

(b) Separate Post of Chairperson and Managing Director or Chief Executive Officer: The Company has appointed separate persons to the post of the Chairperson and the Managing Director and CEO. Further, the Chairperson of the Bank is Non - Executive Director and not related to the Managing Director and CEO of the Bank as per the definition of the term "relative" defined under the Companies Act, 2013.

(c) Reporting of Internal Auditor: The Internal Auditors of the Company directly report to the Audit Committee.

Certificate from CEO and CFO



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In terms of Regulation 62D (14) of the SEBI Listing Regulations, Compliance Certificate issued by Chief Executive Officer(s) and Chief Financial Officer is annexed to this Report.

Fee to Statutory Auditors

The Company has paid fees of Rs. 5.75 million, plus applicable tax to the Statutory Auditors M/s. MGB & Co. LLP.

Investors

The website of the Company <https://www.nidohomefin.com/> carries information on Financial Results, Corporate Announcements, Presentations and Credit Rating, in addition to other relevant information for investors.

Other Disclosures:

Related Party Disclosure:-

The Company's Policy on Materiality of Related Party Transactions and dealing with Related Party Transactions is available on its website at: <https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Policy%20on%20Related%20Party%20Transactions.pdf>

The disclosure of Related Party Transactions forms part of the Financial Statements for F.Y. 2025-26



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Independent Auditors' Report on the Audit of Financial Statements

To the Members of **Nido Home Finance Limited**

1. Opinion

We have audited the accompanying financial statements of Nido Home Finance Limited ("hereinafter referred as the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss including Other Comprehensive loss, the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as the "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ("Ind AS"), and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, its profit including other comprehensive loss, its cash flows and the changes in equity for the year ended on that date.

2. Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the financial statements 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 (ICAI) 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 ICAI Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

3. Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.



Key Audit Matters	How our audit addressed the key audit matter
Expected Credit Loss-Impairment of carrying value of loans and advances (Refer Note 46.1 of the Financial Statement) Ind AS 109: Financial Instruments ("Ind AS 109") requires the Company to provide for impairment of its financial instruments using the expected credit loss ('ECL') approach involving an estimation of probability of loss on the financial instruments over their life, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Company's loans and advances. As at March 31, 2026, the carrying value of loan assets measured at amortized cost, aggregated to Rs. 34,671.89 Millions (net of allowance of ECL of Rs. 365.32 Millions) In the process, a significant degree of judgement has been applied by the management in respect of following matters: - Defining qualitative/ quantitative thresholds for significant increase in credit risk' ("SICR") and 'default'. - Estimation of losses in respect of loans or groups of loans which had no/ minimal defaults in the past. - Grouping of borrowers based on homogeneity by using appropriate statistical techniques. - Staging of loans and estimation of behavioral life. - Determining macro-economic factors impacting credit quality of receivables. The Company has developed models that derive key assumptions used within the provision calculation such as probability of default (PD) and loss given default (LGD). The output of these models is then applied to the provision calculation with other information including the exposure at default (EAD).	Our Audit Approach: Our audit approach was a combination of test of internal controls and substantive procedures which included the following: - Evaluated the Company's policy, as approved by the Board of Directors, for impairment of carrying value of loans and advances and assessing appropriateness of the Company's impairment methodologies as required under Ind AS 109. - Obtained and reviewed reports relating to the independent "Back testing" and Model refresh exercise annually carried out by the Management. - Tested the operating effectiveness of the controls for staging of loans based on their past-due status. Tested a sample of performing (stage 1) loans to assess whether any SICR or loss indicators were present requiring them to be classified under stage 2 or 3. - Assessed the additional considerations applied by the management for staging of loans as SICR. - Tested the ECL model, including assumptions and underlying computation. Tested the input data used for determining the PD and LGD rates and matched the data with the underlying books of accounts and records. - Enquired Management on assumptions used in determining the overlay for macro-economic factors. - Tested the arithmetical accuracy of computation of ECL provision performed by the Company in spreadsheets. - Test checked the basis of collateral valuation in the determination of ECL provision. - Compared the disclosures made in the Financial Statements in respect of expected credit losses with the requirements of applicable Ind AS.

Given the high degree of management's judgement involved in estimation of ECL, this has been identified as key audit matter.	
De-recognition of financial assets (Assignment Sale) The Company has, during the year ended March 31, 2026, derecognised loans amounting to Rs. 7,452.04 Millions and recorded net income of Rs. 616.61 Millions in the Statement of Profit and Loss. In accordance with Ind AS 109, de-recognition of financial assets (loans) transferred by the Company through assignment is based on the 'risk and reward' model and a 'control' model. In case de-recognition criteria is met, the financial assets assigned are de-recognized and difference between carrying value and consideration including the present value of interest payments that it would not give up (excess interest spread ('EIS') receivable) is recognized as income in the Statement of Profit and Loss for the year. The assessment of derecognition criteria being met involves significant judgements and furthermore the measurement of the related EIS receivable income, servicing asset and liability requires significant estimates to be made with respect to the discount rate, expected portfolio life, prepayment and foreclosures. Given the complexity and the volume of such transactions, the same has been considered a key audit matter.	Our Audit Approach: - We have tested the design and operating effectiveness of key controls related to assignment agreements, significant estimates, judgments, including the discount rate and expected remaining life of the portfolio transferred used by the Company for computation of excess interest spread receivable. - Tested the arithmetical accuracy of computation of the excess interest spread receivable, servicing asset and servicing liability. - Assessed the disclosures made in the financial statements with respect to derecognition in accordance with the requirements of Ind AS 109 and Ind AS 107.

4. Information other than the Financial Statements and Auditors' report thereon

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report but does not include the financial statements and our auditors' report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.



In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

5. Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive loss, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian accounting standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and directions issued by the Reserve Bank of India ("the RBI") from time to time ("RBI guidelines").

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 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors and management 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

6. Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are 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 Standards on Auditing 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 these financial statements.

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



- Identify and assess the risks of material misstatement of the financial statements, 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 financial controls 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 system 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 management.
- Conclude on the appropriateness of the Board of Directors and management's 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 statements 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 financial statements, including the disclosures, and whether the financial statements represent 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the financial year ended March 31, 2026 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



7. Report on Other Legal and Regulatory Requirements

1. As required by the Companies ('Auditor's Report') Order, 2020 ('the Order'), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report to the extent applicable that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of accounts as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) the balance sheet, the statement of profit and loss including other comprehensive loss, the statement of cash flow and the statement of changes in equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2026, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) With respect to the adequacy of the internal financial controls with reference to the financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B" to this report;
 - (g) In our opinion, the managerial remuneration for the year ended March 31, 2026 has been paid/ provided by the Company to its directors in accordance with the provisions of section 197 read with schedule V to the Act; and
 - (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations as at March 31, 2026 on its financial position in its financial statements – Refer note 39 to the financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;



- iv. a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any other person(s) or entity(ies) including foreign entities (funding parties) with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide any guarantee, security or the like on behalf of the ultimate beneficiaries;
- c) Based on audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided in clause iv(a) and iv(b) above contain any material misstatement.
- v. The final dividend proposed in the previous year, declared and paid by the Company during the year, is in accordance with Section 123 of the Act, as applicable.
- vi. Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. Also, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For **MGB & Co. LLP**

Chartered Accountants

Firm Registration Number 101169W/W-100035

Amit Kothari

Amit Kumar Kothari

Partner

Membership Number - 222726

UDIN: 26222726SDZMJN2563

Date: April 27, 2026

Place: Mumbai



Annexure - A to the Independent Auditor's Report

The Annexure referred to in para 7(1) of "Report on Other Legal and Regulatory Requirements" of our Independent Auditors Report of even date to the members of Nido Home Finance Limited ("the Company") for the year ended March 31, 2026.

- (i) (a)(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of Right-of-use Assets.
- (B) The Company has maintained proper records showing full particulars of Intangible Assets recognized in the financial statements.
- (b) The Company has a regular programme of physical verification of its property, plant and equipment by which property, plant and equipment are verified once in three years, which in our opinion, is reasonable having regard to the size of the Company and nature of its property, plant and equipment. In accordance with this programme, property, plant and equipment were not physically verified during the year.
- (c) According to the information and explanations given by the management and on the basis of our examination of the records of the Company, the title deeds of immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements is held in the name of the Company.
- (d) According to the information and explanations given to us, the Company has not revalued its property, plant and equipment (including Right-of-use Assets) and intangible assets during the year and hence, the requirement to report on paragraph 3(i)(d) of the Order is not applicable to the Company.
- (e) According to the information and explanations given to us and based on the examination of the records of the Company, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (ii) (a) The Company is a Housing Finance Company whose principal business is to give loans and it does not hold any inventories. Hence, the requirement to report on paragraph 3(iii)(a) of the Order is not applicable to the Company.
- (b) As disclosed in Note 20(ii) to the financial statements, the Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks during the year on the basis of security of current assets of the Company. In our opinion and according to the information and explanations given to us, the Company has filed quarterly returns or statements with such banks and financial institutions which are in agreement with the unaudited books of account.



- (iii) (a) In our opinion and according to the information and explanations given to us, Company being a non-banking financial company the provisions of clause 3(iii)(a) of the Order are not applicable to the Company.
- (b) According to the information and explanations given to us, and on the basis of our examination of the records of the Company, the investments made and the terms and conditions of the grant of all loans and advances in the nature of loans during the year are prima facie, not prejudicial to the interests of the Company. According to the information and explanations given to us, the Company has not provided any guarantees and securities during the year.
- (c) In respect of loans and advances in the nature of loans granted by the Company in the ordinary course of its business, the terms of repayment of principal and payment of interest have been duly stipulated. Considering the voluminous nature of such loan transactions, it is not practicable to provide entity-wise details of amounts, due dates for repayment or receipt, and the extent of delays, (as suggested in the Guidance Note on CARO 2020, issued by the Institute of Chartered Accountants of India for reporting under this clause) within this report for cases where repayments were not made on due dates or were made with delays in the normal course of lending business. Further, except for certain instances observed during the year, borrowers have generally been regular in the repayment of principal amounts as stipulated and in the payment of interest, as applicable. Additionally, except for those instances where delays or defaults in repayment of principal and/or interest exist as at the balance sheet date details of which have been appropriately reflected through asset classification/staging in Note 9.1(a) to the financial statements in accordance with applicable Indian Accounting Standards (Ind AS) and the guidelines issued by the Reserve Bank of India- the borrowers are regular in servicing their obligations towards principal and interest.
- (d) In respect of loans and advances in the nature of loans, as disclosed in note 9.1.(a) to the financial statements, the total amount outstanding of loans classified as credit impaired ('stage 3') (which includes more than ninety days) as at March 31, 2026 is as stated below. In such instances, in our opinion, the Company has taken reasonable steps for recovery of the overdue amount of principal and interest.

(Rs. In Millions)			
Number of Cases	Principal Amount Overdue	Interest Amount Overdue	Total Amount Overdue
494	17.47	120.34	137.81

- (e) The provisions of paragraph 3(iii)(e) of the Order is not applicable to the Company as its principal business is to give loans.
- (f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, reporting under the provisions of clause 3(iii)(f) of the Order is not applicable to the Company.



- (iv) According to the information and explanations given to us and the records of the Company examined by us, the Company has complied with the provisions of Section 185 and Section 186 of the Act in respect of loans granted and investments made to the extent applicable. The Company is has not provided guarantees and securities during the year.
- (v) According to the information and explanations given to us, the Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Act and the rules made thereunder, to the extent applicable. Hence, reporting under clause 3(v) of the Order is not applicable to the Company.
- (vi) ~~The maintenance of cost records has not been specified by the Central Government under Section 148(1) of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause 3(vi) of the Order is not applicable to the Company.~~
- (vii) (a) Undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues as applicable to the Company have generally been regularly deposited with the appropriate authorities except for delays in few cases. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.
- (b) Details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2026 on account of disputes are given below:

Name of the statute	Nature of dues	Amount In Millions	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	58.92	AY 2019-2020	Commissioner of Income Tax (Appeals)
		268.55	AY 2020-2021	
		11.48	AY 2023-2024	
		0.21	AY 2024-2025	
Central Goods and Service Tax Act, 2017	Goods and Services Tax (Including interest and penalty)	0.24	FY 2017-2018	Appellate Authority (Delhi)
		15.21	FY 2018-2019	
		8.57	FY 2020-2021	
		2.24	FY 2017-2018 to 2021-2022	Appellate Authority (Telangana)
		554.24	FY 2018-2019 to 2020-2021	Office of Principal Commissioner of CGST, Mumbai, Maharashtra



- (viii) According to the information and explanations given to us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- (ix) (a) According to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings or in the repayment of interest thereon to any lender during the year.
- (b) According to the information and explanation given to us, the Company has not been declared a willful defaulter by any bank or financial institution or other lender during the year.
- (c) According to the information and explanations given to us term loans taken during the year have been applied for the purpose for which they were raised other than temporary deployment pending application of proceeds.
- (d) In our opinion and on an overall examination of the financial statements of the Company, funds raised on short-term basis have not been used for long-term purposes by the Company.
- (e) The Company does not have any subsidiary, associate or joint venture. Hence, reporting under clauses 3(ix)(e) and 3(ix)(f) of the Order is not applicable to the Company.
- (x) (a) The Company has raised funds during the year by way of issue of Non-convertible debentures (NCDs). In our opinion, funds raised by the Company were applied for the purpose for which these were obtained.
- (b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partially or optionally convertible) during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) To the best of our knowledge and according to the information and explanations given to us, there have been instances of fraud on the Company amounting to Rs.3.27 Millions as included in note 54(ii) to the financial statements. No fraud by the Company has been noticed or reported during the year, nor have been informed of any such instances by the Management.
- (b) No report under section 143(12) of the Act has been filed during the year by the auditors in Form ADT-4 as prescribed under rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.



- (xii) The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Hence, reporting under clause 3(xii)(a) to 3(xii)(c) of the Order is not applicable to the Company.
- (xiii) According to the information and explanations given to us, transactions with the related parties are in compliance with section 177 and 188 of the Act, where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable Indian Accounting Standards.
- (xiv) (a) In our opinion and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence, reporting under on clause 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause 3(xvi)(a) of the Order is not applicable to the Company.
- (b) The Company has conducted housing finance activities in accordance with valid Certificate of Registration issued by National Housing Bank.
- (c) The Company is not a Core Investment Company as defined in the regulations made by the Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.
- (d) According to the information and explanations given to us and as represented by the management, the Group has one Core Investment Company as part of the Group.
- (xvii) According to the information and explanations given to us and based on our examination of records of the Company, the Company has incurred cash losses of Rs.187.60 Millions in the current year and the Company has not incurred any cash losses in the preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly reporting under Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios disclosed in Note53 (iii), ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of Balance Sheet as and when they fall due within a period of one year from



the Balance Sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the Balance Sheet date, will get discharged by the Company as and when they fall due.

- (xx) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no unspent amounts in respect of other than ongoing projects, that are required to be transferred to a fund specified in schedule VII of the Companies Act 2013 (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in Note 35.2 to the financial statements.
- (b) According to the information and explanations given to us, there are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance with provisions of sub section (6) of section 135 of the Act. This matter has been disclosed in Note 35.2 to the financial statement.
- (xxi) According to the information and explanations given to us and based on our examination of the records of the Company, there are no subsidiaries / associates / joint ventures of the Company and hence reporting for clause 3 (xxi) of the Order is not applicable to the Company.

For **MGB & Co LLP**
Chartered Accountants
Firm Registration Number: 101169W/W-100035


Amit Kumar Kothari
Partner
Membership Number: 222726
UDIN: 26222726SDZMJN2563
Date: April 27, 2026
Place: Mumbai



Annexure - B to the Independent Auditor's Report

Report on the Internal Financial Controls over financial reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

Annexure B referred to in paragraph 7(2)(f) under the headings "Reports on other legal and Regulatory Requirement" of our Independent Auditor's report of even date on the Financial Statements of Nido Home Finance Limited ("the Company")

We have audited the internal financial controls over financial reporting with reference to financial statements of Nido Home Finance Limited ("the Company") as at March 31, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on "Audit of Internal Financial Controls over Financial Reporting" (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting with reference to these financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk.



The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting with reference to these financial statements.

Meaning of internal financial controls over financial reporting with reference to these Financial Statements

A Company's internal financial control over financial reporting with reference to these financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting with reference to these financial statements includes those policies and procedures that:

- (i) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (ii) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- (iii) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent limitations of internal financial controls over financial reporting with reference to these Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting with reference to these financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting with reference to these financial statements to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.



Opinion

According to the information and explanations given to us and based on our audit, the Company has in all material respects, adequate internal financial controls over financial reporting with reference to the financial statements and such internal financial controls over financial reporting with reference to the financial statements were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **MGB & Co LLP**

Chartered Accountants

Firm Registration Number 101169W/W-100035

Amit Kothari

Amit Kumar Kothari

Partner

Membership Number 222726

UDIN: 26222726SDZMJN2563

Date: April 27, 2026

Place: Mumbai



1. Corporate Information:

Nido Home Finance Limited ('Nido' or 'the Company') is a public limited company domiciled and incorporated on May 30, 2008 under the provisions of the Companies Act applicable in India. The Company is subsidiary of Edelweiss Rural & Corporate Services Limited. The Company is registered as Housing finance institution (without accepting public deposit) with the National Housing Bank (NHB) under section 29A of the NHB Act, 1987, registration no. is 03.0081.10.

The Company's primary business is providing loan to Retail customers for construction or purchase of residential property, loan against property and loans to real estate developers.

2. Basis of preparation:

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) read with section 133 of the Companies Act, 2013 (the Act) and relevant amendments, rules issued thereafter, and guidance given by RBI through its Master Directions and other relevant guidelines/circulars.

These financial statements have been prepared on a historical cost basis, except for certain financial instruments such as derivative financial instruments, other financial instruments held for trading, plan assets for defined benefit plans and share based payments which have been measured at fair value. The financial statements have been prepared on a going concern basis. The financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest million, except when otherwise indicated.

2.1 Presentation of financial statements:

The Company presents its balance sheet, Statement of Profit and Loss and statement of changes in equity in the format prescribed in the Division III of the schedule III of the Act applicable for preparation and presentation of the financial statements. The statement of cashflows has been prepared and presented as per the requirements of Ind AS 7 'Statement of Cash Flows'. The Company presents its balance sheet in order of liquidity. An analysis regarding expected recovery or settlement within 12 months after the reporting date (current) and more than 12 months after the reporting date (non-current) is presented in "Note 41-Maturity Analysis of assets and liabilities".

Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis in all of the following circumstances:

- The normal course of business
- The event of default
- The event of insolvency or bankruptcy of the Company and or its counterparties

2.2 Functional and Presentation Currency

The financial statements are presented in Indian Rupees which is the functional and the presentation currency of the Company and all values are rounded to the nearest Million, except when otherwise indicated.

3. Material accounting policies

3.1 Recognition of Income and Expenses

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured and there exists reasonable certainty of its recovery.



3.1.1 Effective Interest Rate (EIR):

Under Ind AS 109 interest income is recorded using the effective interest rate (EIR) method for all financial instruments measured at amortised cost. The EIR is the rate that exactly discounts estimated future cash flows through the expected life of the financial instrument or, when appropriate a shorter period to the gross carrying amount of financial instrument.

The EIR is calculated by taking into account any discount or premium on acquisition, fees and costs that are an integral part of the EIR. The Company recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected life of the loan. Hence, it recognises the effect of potentially different interest rates charged at various stages, and other characteristics of the product life cycle including prepayments penalty interest and charges.

If expectations regarding the cash flows on the financial asset are revised for reasons other than credit risk, the adjustment is booked as a positive or negative adjustment to the carrying amount of the asset in the balance sheet with an increase or reduction in interest income.

3.1.2 Interest Income:

The company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets.

When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates interest income by applying the EIR to the amortised cost (net of expected credit loss) of the financial asset. If the financial assets cure and is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

Penal interest income on delayed EMI or pre EMI is recognised on receipt basis.

Interest on bank deposits are recognised on a time proportionate basis.

3.1.3 Income from Direct assignment and Co-lending:

Gains arising out of direct assignment transactions comprise the difference between the interest on the loan portfolio and the applicable rate at which the direct assignment is entered into with the assignee, also known as the right of Excess Interest Spread (EIS). The future EIS based on the expected cash flows on the execution of the transaction, discounted at the applicable rate entered into with the assignee is recorded upfront in the Statement of Profit and Loss. The EIS is reassessed at each reporting date and any subsequent increase or decrease in the fair value of future EIS is recognised in the Statement of Profit and Loss.

3.1.4 Fee and Commission Income

Fee and commission income include fees other than those that are an integral part of EIR. The Company recognises the fee and commission income in accordance with the terms of the relevant contracts / agreements and basis the probability of consideration collection. Transactional charges in the nature of bounce charges, penal charges and foreclosure charges are recognised on realisation basis.

3.1.5 Dividend Income

Dividend income is recognised when the Company's right to receive dividend is established on the reporting date.

3.1.6 Other Income

Other Income represents income earned from activities incidental to the business and is recognised when the right to receive income is established as per the terms of the contract. Other ancillary charges are recognized on realisation.



3.1.7 Borrowing Cost:

Borrowing costs include interest expense calculated using the EIR on respective financial liabilities subsequently measured at amortised cost and finance charges in respect of assets acquired on finance lease.

3.2 Financial Instruments:

3.2.1 Date of recognition:

Financial assets and liabilities except for loans and borrowings are initially recognised on the trade date, i.e. the date when Company becomes a party to the contractual provisions of the instrument. This includes regular way trades: purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place. Loans are recognised when the fund transfer is initiated or disbursement cheque is handed over to the customer. The Company recognises borrowings when funds are available for utilisation to the Company.

3.2.2 Initial measurement of financial instruments:

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

3.2.3 Classification and Measurement categories of financial assets and liabilities:

The Company classifies all of its financial assets based on the business model for managing the assets and the asset's contractual terms, measured at either:

- Amortised cost
- Fair value through other comprehensive income [FVOCI]
- Fair value through profit or loss [FVTPL]

The Company measures debt financial assets at amortised cost basis the following conditions:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the financial asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling the financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

By default, all other financial assets are subsequently measured at FVTPL.



Financial assets carried at amortised cost (AC)

A financial asset is measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The changes in carrying value of financial assets is recognised in Statement of Profit and Loss account.

Financial assets at fair value through other comprehensive income (FVTOCI)

A financial asset is measured at FVTOCI if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The changes in fair value of financial assets is recognised in Other Comprehensive Income.

Financial assets at fair value through profit or loss (FVTPL)

A financial asset which is not classified in any of the above categories are measured at FVTPL. The Company measures all financial assets classified as FVTPL at fair value at each reporting date. The changes in fair value of financial assets is recognised in the Statement of Profit and Loss.

3.3 Financial Assets and Liabilities:

3.3.1 Financial assets held for trading:

The Company classifies financial assets as held for trading when they have been purchased primarily for short-term profit making through trading activities or form part of a portfolio of financial instruments that are managed together, for which evidence of a recent pattern of short-term profit is taking. Held-for-trading assets are recorded and measured in the balance sheet at fair value. Changes in fair value are recognised in net gain on fair value changes.

3.3.2 Debt securities and other borrowed funds:

The Company measures debt issued and other borrowed funds at Amortised cost at each reporting date. Amortised cost is calculated by taking into account any discount or premium on issue funds, and costs that are an integral part of the EIR.

3.3.3 Financial liabilities:

All financial liabilities are measured at amortised cost.

3.3.4 Loan Commitments:

Undrawn loan commitments are commitments under which, the Company is required to provide a loan with pre-specified terms to the customer over the duration of the commitment. Un-Cancellable loan commitments are in the scope of the ECL requirements.

3.4 Reclassification of Financial assets and liabilities

The Company does not reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line. The Company has not reclassified any of its financial assets or liabilities in current year and previous year.



3.5 Derecognition of financial Instruments:

3.5.1 Derecognition of financial asset

A financial asset (or, where applicable a part of a financial asset or a part of a group of similar financial assets) is derecognised when the rights to receive contractual cash flows from the financial asset have expired. The Company also derecognises the financial asset if it has both transferred the financial asset and the transfer qualifies for derecognition.

The Company has transferred the financial asset if, and only if, either

- The Company has transferred the rights to receive cash flows from the financial asset or
- It retains the contractual rights to receive the cash flows of the financial asset, but assumed a contractual obligation to pay the cash flows in full without material delay to third party under pass through arrangement.

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following conditions are met:

- The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates.
- The Company cannot sell or pledge the original asset other than as security to the eventual recipients.

The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay. In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Company has transferred substantially all the risks and rewards of the asset; or
- The Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

The Company also derecognises a financial asset, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new financial asset, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded.

If the modification does not result in cash flows that are substantially different, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Company records a modification gain or loss, to the extent that an impairment loss has not already been recorded.

The Company, on de-recognition of financial assets under the direct assignment transactions, recognises the right of excess interest spread (EIS) which is difference between interest on the loan portfolio assigned and the applicable rate at which the direct assignment is entered into with the assignee. The Company records the discounted value of behaviour cash flow of the future EIS, entered into with the assignee, upfront in the Statement of Profit and Loss. The embedded interest component in the future EIS is recognised as interest income in line with Ind AS 109 'Financial instruments'.



3.5.2 Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid, including modified contractual cash flow recognised as new financial liability, is recognised in the statement of profit and loss.

3.6 Impairment of financial assets:

The Company records provisions based on expected credit loss model ("ECL") on all loans, other financial assets not measured at FVTPL, undrawn loan commitments and financial guarantee contracts, in this section all referred to as "Financial instrument". Equity instruments are not subject to impairment.

ECL is a probability-weighted estimate of credit losses. A credit loss is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive discounted at the original effective interest rate. As ECL considers the amount and timing of payments, a credit loss arises even if the entity expects to be paid in full but later than when contractually due.

Simplified Approach

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. The Company uses a provision matrix to determine impairment loss allowance on portfolio of its receivables. The provision matrix is based on its historically observed default rates over the expected life of the receivables. However, if receivables contain a significant financing component, the Company chooses as its accounting policy to measure the loss allowance by applying general approach to measure ECL.

General Approach

For all other financial instruments, the Company recognises lifetime ECL when there has been a significant increase in credit risk (SICR) since initial recognition. If, on the other hand, the credit risk on the financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses (12m ECL). The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition instead of an evidence of a financial asset being credit-impaired at the reporting date or an actual default occurring.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12m ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

The measurement of expected credit losses is a function of the probability of default (PD), loss given default (LGD) (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information. As for the exposure at default (EAD), for financial assets, this is represented by the assets' gross carrying amount at the reporting date; for loan commitments and financial guarantee contracts, the exposure includes the amount drawn down as at the reporting date, together with any additional amounts expected to be drawn down in the future by default date determined based on historical trend, the Company's understanding of the specific future financing needs of the debtors, and other relevant forward-looking information.



Company categorises its financial assets as follows:

Stage 1 Assets:

Stage 1 assets includes financial instruments that did not have a significant increase in credit risk since initial recognition or that have low credit risk at the reporting date. For these assets, 12-month ECL (resulting from default events possible within 12 months from reporting date) are recognised.

Stage 2 Assets:

Stage 2 Assets includes financial instruments that have a significant increase in credit risk since initial recognition. For these assets lifetime ECL (resulting from default events possible within 12 months from reporting date) are recognised.

Stage 3 Assets:

Stage 3 Assets are considered credit-impaired the Company recognises the lifetime ECL for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

Company recognises an impairment gain or loss in Statement of Profit and Loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

The expected credit loss on the uncancellable loan commitment is recognised together with the loss allowance for the financial asset.

The Company's product offering includes working capital facilities with a right to Company to cancel and/or reduce the facilities with one day's notice. The Company does not limit its exposure to credit losses to the contractual notice period, but, instead calculates ECL over a period that reflects the Company's expectations of the customer behaviour, its likelihood of default and the Company's future risk mitigation procedures, which could include reducing or cancelling the facilities.



3.7 Collateral Valuation:

To mitigate its credit risks on financial assets, the Company seeks to use collateral, where possible. The collateral comes in various forms, such as cash, securities, letters of credit /guarantees, real estate, receivables, inventories, other non-financial assets and credit enhancements such as netting agreements. Collateral, unless repossessed, is not recorded on the Company's balance sheet. However, the fair value of collateral affects the calculation of ECL. It is generally assessed, at a minimum, at inception and re-assessed on a periodic basis. However, some collateral, for example, securities relating to margin requirements, is assessed on a daily basis.

To the extent possible, the Company uses active market data for valuing financial assets held as collateral. Other financial assets which do not have readily determinable market value are valued using models.

3.8 Collateral Repossessed:

The Company's policy is to determine whether a repossessed asset can be best used for its internal operations or should it be sold. Assets determined to be useful for the internal operations are transferred to their relevant asset category at the lower of their repossessed value or the carrying value of the original secured asset. Assets for which selling is determined to be a better option are transferred to assets held for sale at their fair value (if financial assets) and fair value less cost to sell for non-financial assets at the repossession date, in line with the Company's policy.

In its normal course of business, the Company does not physically repossess properties or other assets in its retail portfolio, but engages external agents to recover funds, generally at auction, to settle outstanding debt. Any surplus funds are returned to the customers/obligors. As a result of this practice, the residential properties under legal repossession processes are not recorded on the balance sheet.

3.9 Write-Offs:

Financial assets are written off either partially or in their entirety only when the Company has no reasonable expectation of recovery besides technical write off as per relevant policy.

3.10 Forborne and modified loan:

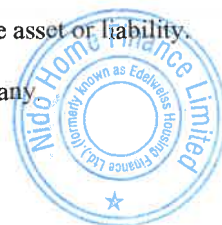
The Company sometimes makes concessions or modifications to the original terms of loans as a response to the borrower's financial difficulties, rather than taking possession or to otherwise enforce collection of collateral. The Company considers a loan forborne when such concessions or modifications are provided as a result of the borrower's present or expected financial difficulties and the Company would not have agreed to them if the borrower had been financially healthy. Indicators of financial difficulties include defaults on covenants, or significant concerns raised by the Credit Risk Department. Forbearance may involve extending the payment arrangements and the agreement of new loan conditions. Once the terms have been renegotiated, any impairment is measured using the original EIR as calculated before the modification of terms. It is the Company's policy to monitor forborne loans to help ensure that future payments continue to be likely to occur. Derecognition decisions and classification between Stage 2 and Stage 3 are determined on a case-by-case basis. If these procedures identify a loss in relation to a loan, it is disclosed and managed as an impaired Stage 3 forborne asset, until it is collected or written off.

3.11 Determination of Fair Value:

The Company measures financial instruments, such as, derivatives at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either;

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.



The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

Level 1 Financial Instruments:

Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

Level 2 Financial Instruments:

Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

Level 3 Financial Instruments:

Those that include one or more unobservable input that is significant to the measurement as whole. For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period. The Company periodically reviews its valuation techniques including the adopted methodologies and model calibrations.

Therefore, the Company applies various techniques to estimate the credit risk associated with its financial instruments measured at fair value, which include a portfolio-based approach that estimates the expected net exposure per counterparty over the full lifetime of the individual assets, in order to reflect the credit risk of the individual counterparties for non-collateralised financial instruments.

The Company evaluates the levelling at each reporting period on an instrument-by-instrument basis and reclassifies instruments when necessary based on the facts at the end of the reporting period.

3.12 Leases:

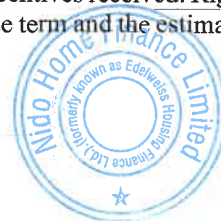
Company as a lessee:

The Company has applied Ind AS 116 using the partial retrospective approach.

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right of Use Assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.



Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short term lease

The Company has elected not to recognise right of use assets and lease liabilities for short term leases of property that has lease term of 12 months or less. The Company recognises lease payment associated with these leases as an expense on a straight line basis over lease term.

Company as lessor:

The Company's accounting policy under Ind AS 116 has not changed from the comparative period. As a lessor the Company classifies its leases as either operating or finance leases. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the underlying asset and classified as an operating lease if it does not.

3.13 Earnings Per Share:

Basic earnings per share is computed by dividing the net profit after tax attributable to the equity shareholders for the year by the weighted average number of equity shares outstanding for the year.

Diluted earnings per share reflect the potential dilution that could occur if securities or other contracts to issue equity shares were exercised or converted during the year. Diluted earnings per share is computed by dividing the net profit after tax attributable to the equity shareholders for the year by weighted average number of equity shares considered for deriving basic earnings per share and weighted average number of equity shares that could have been issued upon conversion of all potential equity shares.

3.14 Retirement and other employee benefits:

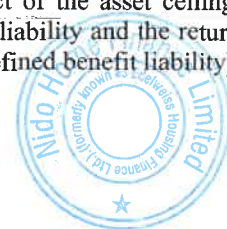
3.14.1 Provident fund and National Pension Scheme:

The Company contributes to a recognised provident fund and national pension scheme which is a defined contribution scheme. The contributions are accounted for on an accrual basis and recognised in the Statement of Profit and Loss.

3.14.2 Gratuity:

The Company's gratuity scheme is a defined benefit plan. The Company's net obligation in respect of the gratuity benefit scheme is calculated by estimating the amount of future benefit that the employees have earned in return for their service in the current and prior periods, that benefit is discounted to determine its present value, and the fair value of any plan assets, if any, is deducted. The present value of the obligation under such benefit plan is determined based on independent actuarial valuation using the Projected Unit Credit Method.

Re-measurement, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability),



are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur.

Remeasurement are not reclassified to Statement of Profit and Loss in subsequent periods.

3.14.3 Compensated Absences:

The eligible employees of the Company are permitted to carry forward certain number of their annual leave entitlement to subsequent years, subject to a ceiling. The Company recognises the charge in the Statement of Profit and Loss and corresponding liability on such non-vesting accumulated leave entitlement based on a valuation by an independent actuary. The cost of providing annual leave benefits is determined using the projected unit credit method.

3.14.4 Equity-settled share-based payments:

ESOP given by ultimate parent Company:

Equity-settled share-based payments to employees are granted by the ultimate parent Company. These are measured by reference to the fair value of the equity instruments at the grant date. These includes Stock Appreciation Rights (SARs) where the right to receive the difference between the SAR price and the market price of equity shares of the ultimate parent Company on the date of exercise, either by way of cash or issuance of equity shares of the ultimate parent Company, is at the discretion of the ultimate parent Company. These are classified as equity settled share based transaction.

The fair value determined at the grant date of the equity-settled share-based payments is expensed over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the 'ESOP reserve'. In cases where the share options granted vest in instalments over the vesting period, the Group treats each instalment as a separate grant, because each instalment has a different vesting period, and hence the fair value of each instalment differs.

ESOP given by the Company:

Equity-settled share-based payments to employees that are granted by the Company are measured by reference to the fair value of the equity instruments at the grant date. In order to arrive at the fair value of the options, the Black-Scholes Option Pricing formula is used.

The fair value determined at the grant date of the equity-settled share-based payments is expensed over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the Employee Stock Option Reserve. In cases where the share options granted vest in tranche over the vesting period, the Company treats each tranche as a separate grant, because each tranche has a different vesting period, and hence the fair value of each tranche differs.

3.15 Property, Plant and Equipment (PPE):

Property plant and equipment is stated at cost excluding the costs of day-to-day servicing, less accumulated depreciation and accumulated impairment in value. PPE is recognised when it is probable that future economic benefits associated with the item is expected to flow to the Company and the cost of the item can be measured reliably. Changes in the expected useful life are accounted for by changing the amortisation period or methodology, as appropriate, and treated as changes in accounting estimates.

Subsequent costs incurred on an item of property, plant and equipment is recognised in the carrying amount thereof when those costs meet the recognition criteria as mentioned above. Repairs and maintenance are recognised in Statement of Profit and Loss as incurred.



Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives. Depreciation is provided on a written down value basis from the date the asset is ready for its intended use or put to use whichever is earlier. In respect of assets sold, depreciation is provided upto the date of disposal.

As per the requirement of Schedule II of the Companies Act, 2013, the Company has evaluated the useful lives of the respective Property, Plant and Equipments which are as per the provisions of Part C of the Schedule II for calculating the depreciation. The estimated useful lives of the Property, Plant and Equipments are as follows:

Nature of assets	Estimated useful lives
Furniture and fixtures	10 years
Vehicles	8 years
Office Equipment	5 years
Computers - Servers and networks	6 years
Computers - End user devices, such as desktops, laptops, etc.	3 years

Leasehold improvements are amortised on a straight-line basis over the estimated useful lives of the assets or the period of lease whichever is earlier.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. The carrying amount of those components which have been separately recognised as assets is derecognised at the time of replacement thereof. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the Statement of profit or loss.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

3.16 Intangible Assets:

Intangible assets are recorded at the consideration paid for the acquisition of such assets and are carried at cost less accumulated amortization and impairment, if any. Intangibles such as software are amortised over a period of 3 to 5 years based on its estimated useful life.

Intangible assets not ready for intended use as on the balance sheet date are disclosed as Intangible Asset Under Development.

3.17 Impairment of non-financial assets:

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired based on internal/external factors. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of cash generating unit which the asset belongs to is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the Statement of Profit and Loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the assets is reflected at the recoverable amount subject to a maximum of the depreciable historical cost.

3.18 Provisions, contingent liabilities and contingent assets:

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows to net present value using an appropriate pre-tax discount rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.



A present obligation that arises from past events, where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. Claims against the Company, where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.

Contingent assets are not recognised in the financial statements since this may result in the recognition of income that may never be realised. However, when the realisation of income is virtually certain, then the related asset is not a contingent asset and is recognised.

3.19 Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise of cash at banks and in hand, short-term deposits with an original maturity of three months or less and highly liquid investments that are readily convertible into cash and which are subject to an insignificant risk of change in value.

3.20 Income tax expenses:

Income tax expense represents the sum of the tax currently payable and deferred tax.

3.20.1 Current tax:

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the Statement of Profit and Loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

3.20.2 Deferred tax:

Deferred tax is recognised on temporary differences arising between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.



3.20.3 Current and Deferred tax for the year:

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

3.21 Investment Properties;

Properties, including those under construction, held to earn rentals and/or capital appreciation are classified as investment property and are measured and reported at cost, including transaction costs. Depreciation is recognised using straight line method so as to write off the cost of the investment property less their residual values over their useful lives specified in Schedule II to the Companies Act, 2013 or in the case of assets where the useful life was determined by technical evaluation, over the useful life so determined. Depreciation method is reviewed at each financial year end to reflect the expected pattern of consumption of the future benefits embodied in the investment property.

The estimated useful life and residual values are also reviewed at each financial year end and the effect of any change in the estimates of useful life/residual value is accounted on prospective basis.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of property is recognised in the Statement of Profit and Loss in the same period.

3.22 Exceptional items:

An item of income or expense which its size, type or incidence requires disclosure in order to improve an understanding of the performance of the Company is treated as an exceptional item and the same is disclosed in the notes to accounts.

4. Significant accounting judgements, estimates and assumptions:

The preparation of these financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements are included are given below:

4.1 Business model assessment:

The Company determines the business model at a level that reflects how the financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those instruments.

4.2 Significant increase in credit risk:

As explained in note 4.1, ECL is measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased



significantly since initial recognition. Ind AS 109 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased the Company takes into account qualitative and quantitative reasonable and supportable forward-looking information. Refer to note 46.1 for more details.

4.3 Key sources of estimation uncertainty:

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, as described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

4.4 Fair value of financial instruments:

~~The Fair value of financial instruments that are not traded in an active market is determined using~~ valuation techniques. The Company uses its judgement to select a variety of methods and make assumptions based on market conditions existing at the end of each reporting period. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk, funding value adjustments, correlation and volatility.

4.5 Effective Interest Rate (EIR) Method:

The Company's EIR methodology, as explained in Note 3.1.1, recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle including prepayments and penalty interest and charges.

This estimation, by nature requires an element of judgement regarding the expected behaviour and life cycle of the instrument, as well expected changes India's base rate and other fee income, expenses that are integral part of the instrument

4.6 Impairment of Financial assets:

The impairment provisions for the financial assets except assets valued at fair value through Profit & Loss account (FVTPL) are based on assumptions about estimation of the amount and timing of future cash flows, collateral values, assessment of a significant increase in credit risk, probability of default (PD) and Loss given default (LGD) rates. The Company uses judgements in making these assumptions and selecting the inputs for impairment calculations based on its past history, existing market conditions and forward looking estimates at the end of each period. These estimates are driven by number of factors, change in which can result in different level of allowance.

The Company's expected credit loss (ECL) calculations are output of complex model with number of underlying assumptions regarding choice of variable inputs and their interdependencies Elements of the ECL models that are considered accounting judgements and estimates include:

- The Company's internal credit grading model, which assigns PDs to the individual grades based on ageing.
- The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a life time ECL basis and the qualitative assessment.
- The segmentation of financial assets when their ECL is assessed on a collective basis.



- Development of ECL models, including the various formulas and the choice of inputs
Determination of associations between macroeconomic scenarios and, economic inputs, such as unemployment levels and collateral values, and the effect on PDs, EADs and LGDs.
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

It has been the Company's policy to regularly review its models in the context of actual loss experience and adjust when necessary.

4.7 Accounting for deferred taxes:

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

4.8 Share-based payments:

Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

5. Recent pronouncements:

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

In May 2025, MCA notified amendments to Ind AS 21 - The Effects of Changes in Foreign Exchange Rates, applicable w.e.f. April 1, 2025. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements.

In August 2025, MCA notified the following amendments to:

1. Ind AS 1, Presentation of Financial Statements, applicable w.e.f. April 1, 2025 – The amendment relates to classification of liabilities as current or non-current and non-current liabilities with covenants. In the context of classifying a liability as current, it removes the requirement of existence of a right to defer settlement for at least 12 months after the reporting date and instead requires that the said right should exist on the reporting date and have substance. The amendment also introduces guidance on classification of liabilities with covenants. The Company has no impact of these amendments in its classification criteria of current and non-current liabilities.

2. Ind AS 7, Statement of Cash Flows and Ind AS 107, Financial Instruments: Disclosures, applicable w.e.f. April 1, 2025 – The amendment in Ind AS 7 requires to inform users of financial statements of the existence of supplier finance arrangements and explain the nature of the arrangements, the carrying amount of liabilities and the range of payment due dates. Ind AS 107 has been amended to add supplier finance arrangements as a factor that may cause concentration of liquidity risk. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements.

3. Ind AS 12, International Tax Reform – Pillar Two Model Rules applicable immediately - The amendments provide a temporary mandatory relief from deferred tax accounting for top-up tax and require companies to disclose that they have applied the relief. This relief is immediate and applies retrospectively. The amendments also require companies to provide new disclosures to compensate for potential loss of information resulting from the relief. Such disclosures are to be provided for annual reporting periods beginning on or after April 1, 2025. The Company has reviewed the amendment and based on its evaluation has determined that it does not have any significant impact in its financial statements.



Nido Home Finance Limited
Balance Sheet as at March 31, 2026
(Currency : Indian rupees in millions)

	Note	As at March 31, 2026	As at March 31, 2025
ASSETS			
Financial assets			
Cash and cash equivalents	6	928.91	2,550.59
Bank balances other than cash and cash equivalents	7	1,762.61	1,723.98
Receivables	8	584.09	619.89
Loans	9	34,688.20	32,088.42
Investments	10	965.48	1,522.21
Other financial assets	11	1,436.16	1,331.90
		40,365.45	39,836.99
Non-financial assets			
Current tax assets (net)	12	342.06	181.79
Investment property	14	-	21.61
Property, plant and equipment	15	12.32	12.52
Right to use (ROU) assets	15	189.71	277.20
Intangible assets under development	16 (a)	-	9.55
Other intangible assets	16	29.13	42.60
Other non- financial assets	17	164.66	133.92
		737.88	679.19
TOTAL ASSETS		41,103.33	40,516.18
LIABILITIES AND EQUITY			
Liabilities			
Financial liabilities			
Trade payables	18		
(i) total outstanding dues of micro and small enterprises		25.95	11.64
(ii) total outstanding dues of creditors other than micro and small enterprises		108.45	152.64
Debt securities	19	14,500.29	11,288.61
Borrowings (other than debt securities)	20	7,476.32	8,829.14
Subordinated liabilities	21	-	508.63
Lease liabilities	44	219.19	306.94
Other financial liabilities	22	9,970.56	10,914.02
		32,300.76	32,011.62
Non-financial liabilities			
Current tax liabilities (net)	23	13.84	31.17
Provisions	24	84.90	49.17
Deferred tax liabilities (net)	13	121.12	75.83
Other non-financial liabilities	25	49.91	66.39
		269.77	222.56
Equity			
Equity share capital	26	693.50	693.50
Other equity	27	7,839.30	7,588.50
		8,532.80	8,282.00
TOTAL LIABILITIES AND EQUITY		41,103.33	40,516.18

The accompanying notes are an integral part of the financial statements.

1 to 55

As per our report of even date attached.

For MGB & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 101169W/W-100035

Amit Kumar Kothari
Partner
Membership No. 222726

For and on behalf of the Board of Directors
Nido Home Finance Limited

Rajat Avasthi
MD & CEO
DIN: 07969523

Gautam Chatterjee
Director
DIN: 02464197

Place : Mumbai
Date : April 27, 2026

Kiran Agarwal Todi
Chief Financial Officer

Pooja Bhandari
Company Secretary
Membership No. A73944

Nido Home Finance Limited
Statement of Profit and Loss for the year ended March 31, 2026
(Currency : Indian rupees in millions)

	Note	For the year ended March 31, 2026	For the year ended March 31, 2025
I. Revenue from operations			
Interest income	28	4,504.15	4,208.97
Dividend income		7.56	11.08
Fees and commission income	29	506.74	457.17
Net gain on fair value changes	30	199.19	200.09
Net gain on de-recognition of financial instruments under amortised cost category		616.61	243.69
Total Revenue from operations		5,834.25	5,121.00
II. Other income	31	92.28	85.26
III. Total Income		5,926.53	5,206.26
IV. Expenses			
Finance costs	32	3,480.27	3,204.78
Impairment on financial instruments (including write-offs)	33	177.12	106.81
Employee benefits expense	34	959.24	874.61
Depreciation and amortisation expense	14, 15 & 16	87.86	77.04
Other expenses	35	948.50	748.19
Total expenses		5,652.99	5,011.43
V. Profit before exceptional items and tax		273.54	194.83
VI. Exceptional item	40	22.98	-
VII. Profit before tax		250.56	194.83
VIII. Tax expenses:			
Current tax	36.1 & 36.2	(22.85)	(18.56)
Current tax		-	22.85
Short / (Excess) provision for earlier years		(22.85)	(41.41)
Deferred tax	36.3	45.43	27.06
IX. Profit for the year		227.98	186.33
X. Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
Remeasurement (loss) on defined benefit plans	40	(0.59)	(2.75)
Less: Income tax relating to items stated above	36.3	0.15	0.69
Other Comprehensive (loss)		(0.44)	(2.06)
XI. Total Comprehensive Income		227.54	184.27
XII. Earnings per equity share (In Rs) (Face value of Rs. 10 each):			
(a) Basic	38	3.29	2.69
(b) Diluted		3.23	2.69

The accompanying notes are an integral part of the financial statements.

1 to 55

As per our report of even date attached.

For MGB & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 101169W/W-100035

Amit Kumar Kothari
Partner
Membership No. 222726



For and on behalf of the Board of Directors
Nido Home Finance Limited

Rajat Avasthi
MD & CEO
DIN: 07969423

Kiran Agarwal Todi
Chief Financial Officer

Gautam Chatterjee
Director
DIN: 02464197

Pooja Bhandari
Company Secretary
Membership No. A73944



Place : Mumbai
Date : April 27, 2026

Nido Home Finance Limited
Statement of Cash flows for the year ended March 31, 2026
(Currency : Indian rupees in millions)

	For the year ended March 31, 2026	For the year ended March 31, 2025
A Cash flow from operating activities		
Profit before tax	250.56	194.83
Adjustments for		
Depreciation, amortisation and impairment	87.86	77.04
Impairment on financial instruments (including write offs)	177.12	106.81
Interest on lease liabilities	26.43	23.92
Profit on Lease Modification/Cancellation	(4.33)	(1.11)
Expenses of share based payment to employees	47.60	0.10
Net Loss /(Gain) on sale of Property, Plant and Equipment	5.61	0.34
Net gain on de-recognition of financial instruments under amortised cost category	(624.70)	(120.54)
Interest expense on borrowings	3,453.84	3,180.88
Interest income on loans	(4,267.87)	(3,947.33)
	(847.88)	(485.06)
Interest expense on borrowings paid	(3,679.58)	(3,414.30)
Interest income received on loans	4,288.13	3,889.45
Operating cash flow before working capital changes	(239.33)	(9.91)
<i>Add / (Less): Adjustments for working capital changes</i>		
Decrease/(Increase) in Receivables	43.33	(235.86)
Decrease/(Increase) in Receivables from Loans	(2,179.98)	(1,315.83)
Decrease/(Increase) in Other financial assets	(142.73)	(225.89)
Decrease/(Increase) in Investments	556.73	245.08
Decrease/(Increase) in Other-non financial assets—	(30.73)	(47.92)
Increase / (Decrease) in Trade payables	(29.88)	(25.72)
Increase / (Decrease) in Non financial liabilities and provisions	18.80	23.61
Increase / (Decrease) in Other financial liabilities	590.76	151.56
Cash flow from operations	(1,413.03)	(1,440.88)
Income taxes paid (Net)	(154.76)	139.50
Net cash (used in) / generated from operating activities - A	(1,567.79)	(1,301.38)
B Cash flow from investing activities		
Purchase of Property, Plant and Equipment and Intangible assets	(4.03)	(4.60)
Decrease/(Increase) in Capital Work-in-progress and Intangibles under development	-	(4.04)
Sale of Property, Plant and Equipment	0.03	0.29
Sale of Investment Property	24.70	-
Net cash (used in) / generated from investing activities - B	20.70	(8.35)
C Cash flow from financing activities		
Proceeds from Debt securities ¹	4,685.75	3,216.48
Repayment of Debt securities ¹	(1,347.88)	(1,484.05)
Proceeds from Borrowings other than debt securities ¹	1,253.00	4,697.00
Repayment of Borrowings other than debt securities ¹	(2,609.38)	(2,548.15)
Repayment of Subordinate debt	(500.00)	-
Proceeds from Securitization	1,743.92	2,473.94
Repayment of Securitization liability	(3,188.03)	(3,561.62)
Payment of Dividend	(24.27)	(52.01)
Repayment of lease obligations	(87.70)	(76.48)
Net cash (used in) / generated from financing activities - C	(74.59)	2,665.11
Net increase in cash and cash equivalents (A+B+C)	(1,621.68)	1,355.38
Cash and cash equivalent as at the beginning of the year (refer note 6)	2,550.59	1,195.21
Cash and cash equivalent as at the end of the year (refer note 6)	928.91	2,550.59

Notes:

1. Cash receipts and payments for transaction in which the turnover is quick, the amounts are large, and the maturities are short are presented on net basis in accordance with Ind AS-7 Statement of Cash Flows.
2. For disclosure relating to changes in liabilities arising from financing activities, refer note 37
3. Cash flow statement has been prepared under indirect method as set out in Ind AS 7 prescribed under the Companies (Indian Accounting Standards) Rules, 2015 under the Companies Act, 2013.

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached.

For MGB & Co. LLP

Chartered Accountants

ICAI Firm Registration Number: 101169W/M-100035

Amit Kumar Kothari

Partner

Membership No. 222726



For and on behalf of the Board of Directors

Nido Home Finance Limited

Rajat Avasthi

MD & CEO

DIN: 07961623

Kiran Agarwal Todi

Chief Financial Officer

Gautam Chatterjee

Director

DIN: 02464197

Pooja Bhandari

Company Secretary

Membership No. A73944

Place : Mumbai

Date : April 27, 2026

Nido Home Finance Limited
Statement of Changes in Equity for the year ended March 31, 2026
(Currency : Indian rupees in millions)

(a) Equity share capital		Outstanding as on April 01, 2024	Issued during the year 2024-25	Outstanding as on March 31, 2025	Issued during the year 2025-26	Outstanding as on March 31, 2026
Issued, Subscribed and Paid up (Equity shares of Rs.10 each, fully paid-up)		693.50	-	693.50	-	693.50
		693.50	-	693.50	-	693.50

(b) Other Equity		Securities Premium	Deemed capital contribution - Equity shares	Reserve under section 29C of the National Housing Bank Act, 1987	Debt redemption reserve	Employee Stock Options Plan (ESOP) reserve	Retained earnings	Total
Balance at April 01, 2024		4,075.18	33.46	646.15	256.25	-	2,443.34	7,454.38
Profit for the year		-	-	-	-	-	186.33	186.33
Remeasurement gain / (loss) on defined benefit plans		-	-	-	-	-	(2.06)	(2.06)
Total Comprehensive Income for the year		-	-	-	-	-	184.27	184.27
Transfer from retained earnings		-	-	38.76	-	-	(38.76)	-
Dividend to Equity Shareholders		-	-	-	-	-	(52.01)	(52.01)
Reversal of ESOPs charges on cancellation		-	-	-	-	-	1.86	1.86
Balance at March 31, 2025		4,075.18	33.46	684.91	256.25	-	2,538.70	7,588.50
Profit for the year		-	-	-	-	-	227.98	227.98
Remeasurement gain / (loss) on defined benefit plans		-	-	-	-	-	(0.44)	(0.44)
Total Comprehensive Income for the year		-	-	-	-	-	227.54	227.54
Transfer from retained earnings		-	-	45.61	-	-	(45.61)	-
Share based payments		-	-	-	-	47.38	-	47.38
Dividend to Equity Shareholders		-	-	-	-	-	(24.27)	(24.27)
Reversal of ESOPs charges on cancellation		-	-	-	-	-	0.15	0.15
Balance at March 31, 2026		4,075.18	33.46	730.52	256.25	47.38	2,696.51	7,839.30

Note:-

I. The accompanying notes are an integral part of the financial statements.

For MCB & Co. LLP
Chartered Accountants

ICAI Firm Registration Number: 101169W/W-100035

Amit Kothari
Amit Kumar Kothari
Partner
Membership No. 222726

For and on behalf of the Board of Directors
Nido Home Finance Limited

Rajat Avasthi
Rajat Avasthi
MD & CEO
DIN: 07969623

Kiran Agarwal
Kiran Agarwal
Todi
Chief Financial Officer

Gautam Chatterjee
Gautam Chatterjee
Director
DIN: 02464197



Pooja Bhandari
Pooja Bhandari
Company Secretary
Membership No. A73944

Place : Mumbai
Date : April 27, 2026

Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)
(Currency : Indian rupees in millions)

	As at March 31, 2026	As at March 31, 2025
6 Cash and cash equivalents		
Cash on hand	4.78	-
Balance with banks		
- in current accounts	924.13	990.59
- in fixed deposits with original maturity less than three months	-	1,560.00
	<u>928.91</u>	<u>2,550.59</u>
7 Bank balances other than cash and cash equivalents		
Fixed deposits with original maturity more than three months and less than 12 months	977.17	798.73
Fixed deposits with original maturity more than 12 months	778.06	919.43
Balances with bank - Unclaimed interest on NCD	7.38	5.82
	<u>1,762.61</u>	<u>1,723.98</u>
7-A—Encumbrances on fixed deposits with bank held by the Company		
Given as credit enhancements towards securitisation/ assignment under partial credit guarantee scheme and as security for bank guarantee and overdraft.	1,729.98	1,700.16
8 Receivables	March 31, 2026	March 31, 2025
(i) Trade receivables (Unsecured)		
Receivables considered good - non-related party	21.37	39.62
Receivables considered good - related party (refer note 43)	16.18	114.13
Receivables which have significant increase in credit risk - non-related party	10.79	10.79
Receivables which have significant increase in credit risk - related party	1.79	-
	<u>50.13</u>	<u>164.54</u>
Less : Allowance for expected credit losses	<u>(14.10)</u>	<u>(11.63)</u>
	<u>36.03</u>	<u>152.91</u>
(ii) Other receivables (Unsecured)		
Receivables considered good - related party (refer note 43)	548.06	476.98
Less : Allowance for expected credit losses	-	(10.00)
	<u>548.06</u>	<u>466.98</u>
Total Receivables	<u>584.09</u>	<u>619.89</u>



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

8(a) Receivables Ageing
As at March 31, 2026

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 Months #	6 Months - 1 Year	1-2 Years	2-3 years	More than 3 years	
(i) Undisputed receivables – considered good	582.95	2.66	-	-	-	585.61
(ii) Undisputed receivables – which have significant increase in credit risk	-	-	1.79	1.95	8.84	12.58
(iii) Undisputed receivables – credit impaired	-	-	-	-	-	-
(iv) Disputed receivables– considered good	-	-	-	-	-	-
(v) Disputed receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed receivables – credit impaired	-	-	-	-	-	-
Receivable (A)	582.95	2.66	1.79	1.95	8.84	598.19
(i) Undisputed receivables – considered good	1.12	0.40	-	-	-	1.52
(ii) Undisputed receivables – which have significant increase in credit risk	-	-	1.79	1.95	8.84	12.58
(iii) Undisputed receivables – credit impaired	-	-	-	-	-	-
(iv) Disputed receivables– considered good	-	-	-	-	-	-
(v) Disputed receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed receivables – credit impaired	-	-	-	-	-	-
ECL Provision on receivables (B)	1.12	0.40	1.79	1.95	8.84	14.10
Receivables net of provision = (A)-(B)	581.83	2.26	-	-	-	584.09

Includes unbilled Rs. 564.52 million

As at March 31, 2025

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 Months #	6 Months - 1 Year	1-2 Years	2-3 years	More than 3 years	
(i) Undisputed receivables – considered good	630.64	0.09	-	-	-	630.73
(ii) Undisputed receivables – which have significant increase in credit risk	-	-	1.95	2.32	6.52	10.79
(iii) Undisputed receivables – credit impaired	-	-	-	-	-	-
(iv) Disputed receivables– considered good	-	-	-	-	-	-
(v) Disputed receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed receivables – credit impaired	-	-	-	-	-	-
Receivable (A)	630.64	0.09	1.95	2.32	6.52	641.52
(i) Undisputed receivables – considered good	10.82	0.02	-	-	-	10.84
(ii) Undisputed receivables – which have significant increase in credit risk	-	-	1.95	2.32	6.52	10.78
(iii) Undisputed receivables – credit impaired	-	-	-	-	-	-
(iv) Disputed receivables– considered good	-	-	-	-	-	-
(v) Disputed receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed receivables – credit impaired	-	-	-	-	-	-
ECL Provision on receivables (B)	10.82	0.02	1.95	2.32	6.52	21.63
Receivables net of provision = (A)-(B)	619.82	0.07	-	-	-	619.89

Includes unbilled Rs. 484.87 million

No trade or other receivables are due from directors or other officers of the Company either severally or jointly with any other person. Nor any trade or other receivables are due from firms or private companies respectively in which any director is a partner, a director or a member.

Reconciliation of impairment allowance on receivables:
For the year ended
March 31, 2026
For the year ended
March 31, 2025

Impairment allowance measured as per simplified approach

Impairment allowance - Opening Balance

(21.63)
(10.65)

(Add)/less: change due to receivable balance / bucketing (net)

7.53
(10.98)

Impairment allowance - Closing Balance

(14.10)
(21.63)

Note: For disclosure relating to provision matrix for receivables (Refer note 48)



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

	As at March 31, 2026	As at March 31, 2025
9 Loans		
A. Term Loans		
(I) Loans (at amortised cost)		
(i) Housing Loans	25,540.67	24,680.98
(ii) Non Housing Loans #	9,496.56	7,504.77
Total (I)	35,037.23	32,185.75
 (II) Loans (At Fair Value through Profit and Loss)		
(i) Housing Loans	-	-
(ii) Non Housing Loans	16.30	251.03
Total (II)	16.30	251.03
Total (I) + (II) - Gross	35,053.53	32,436.78
Less: Impairment loss allowance	(365.33)	(348.36)
Total (A) - Net	34,688.20	32,088.42
 B. Term Loans		
(i) Secured by tangible assets (Refer note 46.1.2)	35,053.53	32,414.18
(ii) Unsecured	-	22.60
Total (B) - Gross	35,053.53	32,436.78
Less: Impairment loss allowance	(365.33)	(348.36)
Total (B) - Net	34,688.20	32,088.42
 C. Term Loans		
C.I Loans in India		
(i) Public Sectors	-	-
(ii) Others	35,053.53	32,436.78
Total (C.I) - Gross	35,053.53	32,436.78
Less: Impairment loss allowance	(365.33)	(348.36)
Total (C.I) - Net	34,688.20	32,088.42
 C.II Loans outside India		
Less: Impairment loss allowance	-	-
Total (C.II) - Net	-	-
 Total: (C I and C II)	34,688.20	32,088.42

Notes:

(i) The non-housing loans referred in note 9(A)(I)(ii) includes an amount of Rs. 840.83 million (Previous year Rs. 794.89 million) being mortgage credit insurance premium payable by the obligor over tenure of loan on housing loan.

(ii) There were no loans given against the collateral of gold jewellery and hence the percentage of such loans to the total outstanding asset is Nil (Previous year Nil).

(iii) There are no loans which are repayable on demand or without specifying any terms or period of repayment are granted to promoters, directors, KMPs and the related parties (as defined under the Companies Act, 2013), either severally or jointly with any other person.

Includes excess interest spread (EIS) of Rs. 945.34 million (Previous year Rs. 319.80 million).



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

9.1. Credit Quality of Assets

The table below shows the credit quality and the maximum exposure to credit risk based on year-end stage classification. The amounts presented are gross of impairment allowances. Details of the Company's internal grading system are explained in Note 46.1(a) and policies on ECL allowances are set out in Note 3.6.

(a) Gross carrying amount of loan assets allocated to Stage 1, Stage 2 and Stage 3

Particulars	As at March 31, 2026				As at March 31, 2025			
	Stage I	Stage II	Stage III	Total	Stage I	Stage II	Stage III	Total
Loans (at amortised cost)								
Performing								
High grade	32,380.69	-	-	32,380.69	29,860.39	-	-	29,860.39
Standard grade	-	1,862.19	-	1,862.19	-	1,870.92	-	1,870.92
Non-performing								
Impaired	-	-	810.65	810.65	-	-	705.47	705.47
Total	32,380.69	1,862.19	810.65	35,053.53	29,860.39	1,870.92	705.47	32,436.78

(i) The Company has taken necessary steps to recover the amount of all overdue cases. All the recovery process are as per the terms mentioned in the agreement and are in compliant with RBI and NHB guidelines.

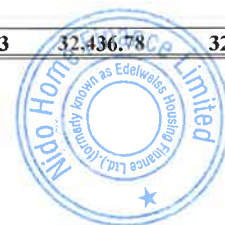
(ii) There are 494 loan accounts (Previous year 398) classified as stage 3 (including cases classified as non-performing asset (NPA) as per the RBI Guidelines) having overdue amount of Rs. 17.47 million (Previous year Rs. 19.68 million).

(b) Reconciliation of changes in gross carrying amount and the corresponding ECL in relation to loan assets are, as follows:
For the year ended March 31, 2026

For the year ended March 31, 2026		Non-credit impaired		Credit impaired		Total		
Particulars	Stage I	Stage II	Stage III	Gross carrying amount	Allowance for ECL	Gross carrying amount	Allowance for ECL	
	Gross carrying amount	Allowance for ECL	Gross carrying amount					Allowance for ECL
Opening Balance	29,860.39	55.04	1,870.92	131.53	705.47	133.93	32,436.78	320.50
Transfers:								
Transfers to 12 Month ECL (Stage 1)	821.26	63.99	(745.82)	(53.83)	(75.43)	(10.16)	-	-
Transfers to lifetime ECL (Stage 2)	(1,161.64)	(6.01)	1,206.47	11.87	(44.83)	(5.86)	-	-
Transfers to lifetime ECL- Credit impaired (Stage 3)	(372.94)	(2.48)	(235.99)	(23.71)	608.94	26.20	-	-
Net remeasurement of ECL arising from transfer of stage	-	(32.82)	-	37.67	-	64.45	-	69.30
Net new and further lending/ (repayments)	3,233.62	48.12	(233.37)	(15.13)	(213.15)	8.22	2,787.10	41.21
Amounts written off	-	-	-	-	(170.35)	(69.00)	(170.35)	(69.00)
Loans sold to assets reconstruction company	-	-	-	-	-	-	-	-
Closing balance	32,380.69	125.84	1,862.19	88.40	810.65	147.78	35,053.53	362.02

For the year ended March 31, 2025

Opening Balance	28,842.35	67.00	1,676.17	116.32	452.76	82.57	30,971.28	265.89
Transfers:								
Transfers to 12 Month ECL (Stage 1)	313.33	19.11	(272.91)	(13.91)	(40.43)	(5.21)	-	-
Transfers to lifetime ECL (Stage 2)	(746.86)	(3.47)	777.90	7.65	(31.05)	(4.18)	-	-
Transfers to lifetime ECL- Credit impaired (Stage 3)	(300.26)	(1.65)	(170.55)	(13.43)	470.80	15.10	-	-
Net remeasurement of ECL arising from transfer of stage	-	(20.22)	-	30.72	-	46.10	-	56.60
Net new and further lending/ (repayments)	1,751.82	(5.74)	(139.69)	4.19	(115.51)	23.37	1,496.61	21.83
Amounts written off	-	-	-	-	(31.11)	(23.81)	(31.11)	(23.81)
Loans sold to assets reconstruction company	-	-	-	-	-	-	-	-
Closing balance	29,860.39	55.04	1,870.92	131.53	705.47	133.93	32,436.78	320.50



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

9.2. Credit Quality of exposure (Loan Commitment)
(a) Gross carrying amount of loan commitment allocated to Stage 1, Stage 2 and Stage 3

Particulars	As at March 31, 2026				As at March 31, 2025			
	Stage I	Stage II	Stage III	Total	Stage I	Stage II	Stage III	Total
Loans (at amortised cost)								
Performing								
High grade	4,591.17	-	-	4,591.17	4,141.24	-	-	4,141.24
Standard grade	-	11.66	-	11.66	-	3.33	-	3.33
Non-performing								
Impaired	-	-	-	-	-	-	-	-
Total	4,591.17	11.66	-	4,602.83	4,141.24	3.33	-	4,144.57

(b) Reconciliation of changes in gross carrying amount and the corresponding ECL in relation to loan commitment are, as follows:
For the year ended March 31, 2026

Particulars	Non-credit impaired				Credit impaired		Total	
	Stage I	Stage II	Stage III	Stage III	Stage III	Stage III	Stage III	Stage III
	Gross carrying amount	Allowance for ECL	Gross carrying amount	Allowance for ECL	Gross carrying amount	Allowance for ECL	Gross carrying amount	Allowance for ECL
As at April 01, 2025	4,141.24	27.49	3.33	0.37	-	-	4,144.57	27.86
Transfers:								
Transfers to 12 Month ECL (Stage 1)	0.80	-	(0.80)	-	-	-	-	-
Transfers to lifetime ECL (Stage 2)	(29.38)	(0.01)	29.38	0.01	-	-	-	-
Transfers to lifetime ECL- Credit impaired (Stage 3)	(16.96)	(0.00)	(0.62)	-	17.58	0.00	-	-
Net remeasurement of ECL arising from transfer of stage	-	-	-	-	-	-	-	-
Net new sanctions and (disbursements)	495.46	(24.39)	(19.62)	(0.16)	(17.58)	(0.00)	458.26	(24.55)
Closing balance	4,591.16	3.09	11.67	0.22	-	-	4,602.83	3.31

For the year ended March 31, 2025

As at April 01, 2024	1,749.87	15.28	2.99	0.17	-	-	1,752.86	15.45
Transfers:								
Transfers to 12 Month ECL (Stage 1)	1.70	0.08	(1.70)	(0.08)	-	-	-	-
Transfers to lifetime ECL (Stage 2)	(8.40)	(0.08)	8.40	0.08	-	-	-	-
Transfers to lifetime ECL- Credit impaired (Stage 3)	(10.46)	(0.10)	(0.26)	(0.01)	10.72	0.12	-	-
Net remeasurement of ECL arising from transfer of stage	-	-	-	-	-	-	-	-
Net new sanctions and (disbursements)	2,408.53	12.31	(6.10)	0.22	(10.72)	(0.12)	2,391.71	12.41
Closing balance	4,141.24	27.49	3.33	0.37	-	-	4,144.57	27.86



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

10 Investments

As at March 31, 2026	At Amortised cost (1)	At fair value			Subtotal 5 = (2+3+4)	At cost (6)	Total (7)= (1+5+6)
		Through OCI (2)	Through P&L (3)	Designated at fair value through Profit or loss (4)			
Security receipts	-	-	630.79	-	630.79	-	630.79
Investment in Pass Through Certificate (PTC)	34.06	-	-	-	-	-	34.06
Investment in Mutual Fund	-	-	160.10	-	160.10	-	160.10
Investment in Equity Shares	-	-	-	-	-	0.10	0.10
Investment in Non-Convertible Debentures	-	-	140.43	-	140.43	-	140.43
Total - Gross (A)	34.06	-	931.32	-	931.32	0.10	965.48
(i) Investments outside India	-	-	-	-	-	-	-
(ii) Investment in India	34.06	-	931.32	-	931.32	0.10	965.48
Total (B)	34.06	-	931.32	-	931.32	0.10	965.48
Less: Allowance for impairment (net) (C)	-	-	-	-	-	-	-
Total Net (A-C)	34.06	-	931.32	-	931.32	0.10	965.48

As at March 31, 2025	At Amortised cost (1)	At fair value			Subtotal 5 = (2+3+4)	At cost (6)	Total (7)= (1+5+6)
		Through OCI (2)	Through P&L (3)	Designated at fair value through Profit or loss (4)			
Security receipts	-	-	885.89	-	885.89	-	885.89
Investment in Pass Through Certificate (PTC)	276.27	-	-	-	-	-	276.27
Investment in Mutual Fund	-	-	218.09	-	218.09	-	218.09
Investment in Equity Shares	-	-	-	-	-	0.10	0.10
Investment in Non-Convertible Debentures	-	-	141.86	-	141.86	-	141.86
Total Gross (A)	276.27	-	1,245.84	-	1,245.84	0.10	1,522.21
(i) Investments outside India	-	-	-	-	-	-	-
(ii) Investment in India	276.27	-	1,245.84	-	1,245.84	0.10	1,522.21
Total (B)	276.27	-	1,245.84	-	1,245.84	0.10	1,522.21
Less: Allowance for impairment (net) (C)	-	-	-	-	-	-	-
Total Net (A-C)	276.27	-	1,245.84	-	1,245.84	0.10	1,522.21



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

10.1 Investments

	As at March 31, 2026			As at March 31, 2025		
	Face value/ NAV	Quantity	Amount	Face value/ NAV	Quantity	Amount
Security Receipts						
Edelweiss Asset Reconstruction Company Trust						
EARC Trust SC 401	590.68	5,89,050	160.57	775.92	5,89,050	252.84
EARC Trust SC 418	467.29	1,36,595	34.77	739.97	1,36,595	73.79
EARC Trust SC 447	809.52	3,11,448	81.21	809.52	3,11,448	138.67
EARC Trust SC 451	703.92	1,17,776	23.21	703.92	1,17,776	41.45
EARC Trust SC 459	775.08	68,550	4.59	775.08	68,550	26.57
Omkara PS33/2020-21 Trust	548.99	1,59,018	39.75	548.99	1,59,018	39.75
CFMARC Trust - 112	1,000.00	89,267	66.95	1,000.00	1,02,000	76.50
CFMARC Trust - 117	1,000.00	1,16,407	116.41	1,000.00	1,31,758	131.76
ACRE-80-Trust	1,000.00	94,400	47.20	1,000.00	94,400	47.20
Prudent Trust 94 24	1,000.00	63,070	56.13	1,000.00	63,070	57.36
Pass Through Certificates (PTC)						
RF Trust -3	5,02,400.00	1,000	34.06	5,02,400.00	1,000	276.27
Mutual Fund						
Aditya Birla Sun Life Liquid Fund-Weekly IDCW-Direct Plan	100.34	6,61,576	66.38	100.23	12,70,504	127.41
Aditya Birla Sun Life Liquid Fund - Growth- Direct Plan	445.05	1,14,566	50.99	418.73	1,14,566	47.97
Aditya Birla Sun Life Liquid Fund-Weekly IDCW-Regular Plan	100.34	4,25,886	42.73	100.28	4,25,886	42.71
Non-Convertible Debentures						
Edel Finance Company Limited	10,00,000.00	129	140.43	10,00,000.00	129	141.86
Investment in Equity Shares						
AFCI Association	10.00	10,000	0.10	10.00	10,000	0.10
Total			965.48			1,522.21

For related party transactions, refer note 43.



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

	As at March 31, 2026	As at March 31, 2025
11 Other financial assets (unsecured, considered good)		
Security Deposits	33.76	58.01
Liquid Collateral with trust for Securitisation transactions	1,309.74	1,171.85
Advances to others	95.04	102.04
	<u>1,438.54</u>	<u>1,331.90</u>
Less : Allowance for expected credit losses	(2.38)	-
	<u>1,436.16</u>	<u>1,331.90</u>
For related party transactions, refer note 43.		
12 Current tax assets (net)		
Advance income taxes (net of provision for tax Rs. 288.21 million, previous year Rs. 241.93 million)	342.06	181.79
	<u>342.06</u>	<u>181.79</u>
13 — Deferred tax assets/ (liabilities) (net) —		
Deferred tax assets		
Provision for Expected credit loss	96.75	92.05
Difference between book and tax WDV (net) (including intangibles)	11.52	7.29
Provision for compensated absences	1.74	1.52
Employee benefit expenses	31.50	10.83
Gain / (Loss) on Fair value of Investments (net)	19.09	16.34
Carry forward of unused tax losses	86.73	-
Lease liabilities	55.17	77.25
	<u>302.50</u>	<u>205.28</u>
Deferred tax liabilities		
Unamortised excess interest spread on loan assignment	237.92	80.49
Effective interest rate on financial liabilities	0.72	3.07
Right-of-use Assets (ROU)	47.75	69.68
Special Reserve u/s 36(1) (viii)	112.50	112.50
Effective interest rate on financials assets	24.73	15.37
	<u>423.62</u>	<u>281.11</u>
	<u>(121.12)</u>	<u>(75.83)</u>

Note: For disclosure relating to movement of deferred tax assets/ liabilities, refer note 36.3

14 Investment Property

	As at March 31, 2026	As at March 31, 2025
Real Estate		
Gross Carrying amount		
Opening Gross carrying amount	23.88	23.88
Additions	-	-
Disposal	(23.88)	-
Closing gross carrying amount (a)	<u>-</u>	<u>23.88</u>
Accumulated Depreciation/Impairment		
Opening Accumulated depreciation/Impairment	(2.27)	(1.16)
Depreciation/Impairment charge	(0.89)	(1.11)
Depreciation on sale/Impairment reversal	3.16	-
Closing accumulated depreciation/Impairment (b)	<u>-</u>	<u>(2.27)</u>
Net Carrying value of Investment Property (a)-(b)	<u>-</u>	<u>21.61</u>

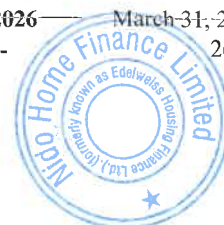
14.1 Fair Value
Particulars

Fair Value of Investment Property

The fair value of Company's investment property has been determined using independent valuer's report.

	As at March 31, 2026	As at March 31, 2025
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- 26.01



Nido Home Finance Limited

Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

15 Property, Plant and Equipment

Property, Plant and Equipment as at March 31, 2026

Description of Assets	Gross Block				Accumulated Depreciation, amortisation and Impairment				Net Block
	As at April 1, 2025	Additions during the year	Disposals during the year	As at March 31, 2026	As at April 1, 2025	Charge for the year	Disposals during the year	As at March 31, 2026	As at March 31, 2026
Land*	1.21	-	-	1.21	-	-	-	-	1.21
Leasehold improvements	20.36	0.98	-	21.34	18.42	0.91	-	19.33	2.01
Furniture and Fixtures	11.93	0.97	0.41	12.49	7.32	1.33	0.36	8.29	4.20
Office equipment	13.02	1.78	0.65	14.15	10.12	1.49	0.61	11.00	3.15
Computers	8.82	0.31	-	9.13	6.96	0.42	-	7.38	1.75
Right-of-use Asset (ROU) (refer note 44)	376.91	22.45	48.97	350.39	99.70	69.35	8.37	160.68	189.71
Total	432.25	26.49	50.03	408.71	142.52	73.50	9.34	206.68	202.03

Notes-

1. The Company has not done any revaluation of assets during the year.
2. Title deeds of all the immovable properties are held in the name of the Company.

*Charged against secured redeemable non-convertible debentures

Property, Plant and Equipment as at March 31, 2025

Description of Assets	Gross Block				Accumulated Depreciation, amortisation and Impairment				Net Block
	As at April 1, 2024	Additions during the year	Disposals during the year	As at March 31, 2025	As at April 1, 2024	Charge for the year	Disposals during the year	As at March 31, 2025	As at March 31, 2025
Land*	1.21	-	-	1.21	-	-	-	-	1.21
Leasehold improvements	20.74	-	0.38	20.36	17.82	0.83	0.23	18.42	1.94
Furniture and Fixtures	9.20	2.98	0.25	11.93	6.01	1.55	0.24	7.32	4.61
Office equipment	12.79	0.77	0.54	13.02	9.78	1.63	1.29	10.12	2.90
Computers	18.83	0.85	10.86	8.82	16.54	0.88	10.46	6.96	1.86
Right-of-use Asset (ROU) (refer note 44)	405.23	157.40	185.72	376.91	166.37	39.47	106.14	99.70	277.20
Total	468.00	162.00	197.75	432.25	216.52	44.36	118.36	142.52	289.72

Notes-

1. The Company has not done any revaluation of assets during the year.
2. Title deeds of all the immovable properties are held in the name of the Company.

*Charged against secured redeemable non-convertible debentures



Notes to the financial statements for the year ended March 31, 2026 (Continued)

16

Other Intangible Assets as at March 31, 2026

Other Intangible Assets as at March 31, 2025

16 (a) Intangible Assets Under Development

Intangible assets under development as at March 31, 2026

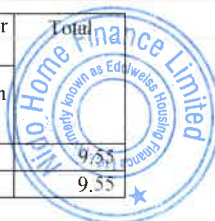
Intangible assets under development as at March 31, 2025

Intangible Assets Under Development Ageing as at March 31, 2026

—Intangible Assets Under Development Ageing as at March 31, 2025—



Logo of MGB 8000 Chartered Accountants, Firm Regn No: 107165WV.



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

	As at March 31, 2026	As at March 31, 2025
17 Other non-financial assets		
Input tax credit (Goods and Services Tax)	88.86	70.73
Prepaid expenses	74.77	47.80
Advance to vendors	9.36	13.38
Advances to employees	3.49	2.01
	<u>176.48</u>	<u>133.92</u>
Less : Allowance for expected credit losses	(11.82)	-
	<u>164.66</u>	<u>133.92</u>

18 Trade Payables

Trade payables to non-related parties	116.11	146.60
Trade payables to related parties (Refer note 43)	18.29	17.68
	<u>134.40</u>	<u>164.28</u>

18.1. The information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 (MSME Act) has been determined to the extent such parties have been identified on the basis of Information available with the Company. The amount of principal and interest outstanding during the year is given below:

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
(a) The principal amount remaining unpaid to any supplier as at the end of each accounting year	25.95	11.64
(b) The interest due thereon remaining unpaid to any supplier as at the end of each accounting year	-	-
(c) The amount of interest due and payable for the period of delay in making payment (which have been but beyond the appointed day during the year) but without adding the interest specified under this Act	-	-
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
(e) The amount of interest accrued and remaining unpaid at the year end	-	0.02
(f) The amount of further interest remaining due and payable even in the succeeding years, until such date the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-

18.2. Trade Payables Ageing

Particulars	Outstanding from March 31, 2026				Total
	Less than 1 Year#	1-2 Years	2-3 years	More than 3 years	
(i) MSME	25.95	-	-	-	25.95
(ii) Others	107.87	0.29	-	0.29	108.45
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	<u>133.82</u>	<u>0.29</u>	<u>-</u>	<u>0.29</u>	<u>134.40</u>

Unbilled amount is Rs 121.11 million.

Particulars	Outstanding from March 31, 2025				Total
	Less than 1 Year#	1-2 Years	2-3 years	More than 3 years	
(i) MSME	11.64	-	-	-	11.64
(ii) Others	150.60	1.61	0.18	0.25	152.64
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	<u>162.24</u>	<u>1.61</u>	<u>0.18</u>	<u>0.25</u>	<u>164.28</u>

Unbilled amount is Rs 152.67 million.

19 Debt securities

(At amortised cost)

	As at March 31, 2026	As at March 31, 2025
Non-convertible redeemable debentures (Secured) (Refer Note below)		
Privately Placed Non-convertible debentures	1,763.04	1,770.36
Publicly Placed Non-convertible debentures	12,737.25	9,518.25
Total	<u>14,500.29</u>	<u>11,288.61</u>
(i) Debt securities in India	14,500.29	11,288.61
(ii) Debt securities outside India	-	-
Total	<u>14,500.29</u>	<u>11,288.61</u>

(i) The Company has utilised the borrowings for the purpose for which it was availed.

(ii) Debt securities are secured by Pari-passu charge on the assets of the Company including Loans and Advances, Receivables, Investments, Current & Other Assets and immovable property / Property, Plant and Equipments held by the Company.

(iii) Includes unclaimed interest on NCD of Rs. 7.38 million (Previous year Rs. 5.82 million).

Notes: For disclosure relating to repayment and other terms (Refer note 50)

For related party transactions, refer note 43.



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

	As at March 31,2026	As at March 31,2025
20 Borrowings (other than debt securities)		
(At amortised cost)		
Term loans (secured)		
- From Banks	6,656.01	7,907.77
- From National Housing Bank	820.31	921.37
	<u>7,476.32</u>	<u>8,829.14</u>
Particulars		
(i) Borrowings in India	7,476.32	8,829.14
(ii) Borrowings outside India	-	-
Total	<u>7,476.32</u>	<u>8,829.14</u>

Note: For disclosure relating to repayment and other terms (Refer note 49)

Notes:-

- The Company has not been declared a wilful defaulter by any banks or financial Institutions or other lenders.
- All the quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.
- Borrowings are secured by Pari-passu charge on the assets of the Company including Loans and Advances, Receivables, Investments, Current & Other Assets and immovable property / Property, Plant and Equipments held by the Company.
- The Company has utilised the borrowings for the purpose for which it was availed.
- There has not been any default in repayment of borrowings and interest during the year ended March 31, 2026, (no default during the year ended March 31, 2025).

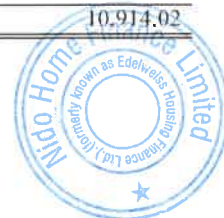
21 Subordinated liabilities
(At amortised cost)

Non-convertible subordinated debentures (Unsecured)	-	508.63
	<u>-</u>	<u>508.63</u>
Particulars		
(i) Subordinated liabilities in India	-	508.63
(ii) Subordinated liabilities outside India	-	-
Total	<u>-</u>	<u>508.63</u>

Note: For disclosure relating to repayment and other terms, refer note 51

22 Other financial liabilities

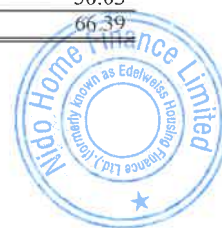
Payable on account of Securitisation	9,305.65	10,731.08
Investor payable on account of assigned loans	396.26	22.26
Other payables	44.01	108.98
Temporary overdrawn bank balances	169.69	-
Payable to employees	54.95	51.70
	<u>9,970.56</u>	<u>10,914.02</u>



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

	As at March 31, 2026	As at March 31, 2025
23 Current tax liabilities (net)		
Provision for taxation	13.84	31.17
(net of advance tax Rs. 1,200.47 million, previous year Rs. 1,404.98 million)		
	<u>13.84</u>	<u>31.17</u>
24 Provisions		
(a) Provision for employee benefits (refer note 40)		
Gratuity	77.79	43.05
Compensated leave absences	6.92	6.05
(b) Other provision		
Provision for Capital expenditure	0.19	0.07
	<u>84.90</u>	<u>49.17</u>
25 Other non-financial liabilities		
Revenue received in advance	2.75	1.63
Payable to others	5.64	8.73
Statutory dues payable	41.52	56.03
	<u>49.91</u>	<u>66.39</u>



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)
(Currency : Indian rupees in millions)

	As at March 31, 2026	As at March 31, 2025
26 Equity share capital		
Authorised :		
7,50,00,000 (Previous year: 7,50,00,000) equity shares of Rs.10 each	750.00	750.00
	<u>750.00</u>	<u>750.00</u>
Issued, Subscribed and Paid up:		
6,93,50,000 (Previous year: 6,93,50,000) Equity shares of Rs. 10, fully paid-up	693.50	693.50
	<u>693.50</u>	<u>693.50</u>

(a) Movement in share capital :

	As at March 31, 2026		As at March 31, 2025	
	No of shares	Amount	No of shares	Amount
Outstanding at the beginning of the year	6,93,50,000	693.50	6,93,50,000	693.50
Shares issued during the year	-	-	-	-
Outstanding at the end of the year	<u>6,93,50,000</u>	<u>693.50</u>	<u>6,93,50,000</u>	<u>693.50</u>

(b) Terms/rights attached to equity shares :

The Company has only one class of equity shares having a par value of Rs. 10. Each holder of equity shares is entitled to one vote. The final dividend is proposed by the Board of Directors and approved by the shareholders at the ensuing annual general meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts.

(c) Shares held by holding/ultimate holding company and/or their subsidiaries

	As at March 31, 2026		As at March 31, 2025	
	No of shares	%	No of shares	%
Ultimate Holding / Holding company				
Edelweiss Financial Services Limited (EFSL), the ultimate holding company*	34,69,775	5.00%	34,69,775	5.00%
Edelweiss Rural & Corporate Services Limited, the holding company	3,83,00,000	55.23%	3,83,00,000	55.23%
Fellow subsidiary				
Edel Finance Company Limited	2,75,80,225	39.77%	2,75,80,225	39.77%
Total	<u>6,93,50,000</u>	<u>100.00%</u>	<u>6,93,50,000</u>	<u>100.00%</u>

*Including six equity shares held by nominees of EFSL.

(d) There are no shares reserved for issue under options and contracts / commitments for the sale of shares/ disinvestment.

(e) Shares held by promoters at the end of the financial year March 31, 2026

	As at March 31, 2026		
Promoter Name	No. of Shares	% of total shares	%change during the year
Ultimate Holding / Holding company*			
Edelweiss Financial Services Limited, the ultimate holding company	34,69,775	5.00%	No change
Edelweiss Rural & Corporate Services Limited, the holding company	3,83,00,000	55.23%	No change
Fellow subsidiary			
Edel Finance Company Limited	2,75,80,225	39.77%	No change
Total	<u>6,93,50,000</u>	<u>100.00%</u>	

*Including six equity shares held by nominees of EFSL.

Shares held by promoters at the end of the financial year March 31, 2025

	As at March 31, 2025		
Promoter Name	No. of Shares	% of total shares	%change during the year
Ultimate Holding / Holding company*			
Edelweiss Financial Services Limited, the ultimate holding company	34,69,775	5.00%	No change
Edelweiss Rural & Corporate Services Limited, the holding company	3,83,00,000	55.23%	No change
Fellow subsidiary			
Edel Finance Company Limited	2,75,80,225	39.77%	No change
Total	<u>6,93,50,000</u>	<u>100.00%</u>	

*Including six equity shares held by nominees of EFSL.



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

- (f) No shares have been issued for consideration other than cash/ bonus shares by the Company during five years immediately preceding the Balance Sheet date.
- (g) No shares have been bought back by the Company during the five years immediately preceding the Balance Sheet date.
- (h) There are no securities that are convertible into Equity Shares.
- (i) For disclosure relating to Employee Stock Option Plan - refer note 40.
- (j) Pursuant to a definitive agreement dated 10 February 2026, Edelweiss Financial Services Limited and its wholly owned subsidiaries have entered into arrangements with CA Sardo Investments (an affiliate of The Carlyle Group) and Salisbury Investments Private Limited for an aggregate investment of approximately Rs. 21,000 million in the Company. The transaction involves acquisition of 45% of the existing equity and subscription to fresh equity shares and warrants instrument as per term of the agreement. Upon completion, including conversion of warrants, the Investors are expected to hold approximately 73% of the shareholding on a fully diluted basis, will result in a change in control. The transaction is subject to regulatory approvals and other conditions and is pending completion as at the reporting date; accordingly, no impact has been recognised in the financial statements.

27 Other Equity	As at March 31, 2026	As at March 31, 2025
Securities premium	4,075.18	4,075.18
Statutory reserve under section 29C of the National Housing Bank Act, 1987	730.52	684.91
Debenture redemption Reserve	256.25	256.25
Deemed capital contribution - Equity	33.46	33.46
Retained earnings	2,696.52	2,538.69
Employee Stock Options Plan (ESOP) reserve	47.38	-
	7,839.31	7,588.50

Note: For movement in Other Equity, refer 'Statement of Changes in Equity'

27.1 Nature and purpose of Reserves**(a) Securities Premium**

Securities premium is used to record the premium on issue of shares. Balance in Securities premium can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

(b) Statutory reserve under section 29C of the National Housing Bank Act, 1987

Reserve created under section 29C of National Housing Bank Act, 1987 a sum not less than twenty per cent of its net profit every year as disclosed in the Statement of Profit and Loss and before any dividend is declared.

(c) Debenture Redemption Reserve

The Companies Act 2013 requires companies that issue debentures to create a debenture redemption reserve from annual profits until such debentures are redeemed. Company being Housing Finance Company (HFC) has to maintain Debenture Redemption reserve upto 25% of the value of debentures issued through public issue. The amounts credited to the debenture redemption reserve may not be utilised except to redeem debentures. On redemption of debentures, the amount may be transferred from debenture redemption reserve to retained earnings. However, as per the amendment in the Companies Act 2013, debenture redemption reserve is not required for debentures issued by Non-Banking Finance Companies (including HFC) regulated by Reserve Bank of India for both public as well as privately placed debentures.

(d) Deemed capital contribution - Equity

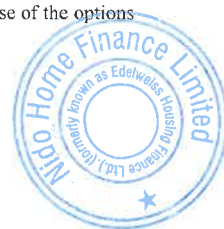
This reserve relates to Share options granted to eligible employees of the Company by the parent company under its employee share option plan.

(e) Retained Earnings

It represents surplus earned by the Company till date after appropriations/ transfers and cumulative actuarial gains/(losses) on defined employee benefit plans.

(f) Employee stock option plan (ESOP)

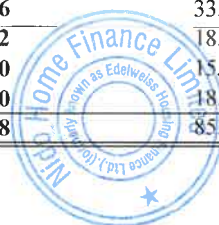
The reserve is created by debiting the Statement of Profit and Loss with the fair value of option granted to the employees. On exercise of the options granted, the amount is transferred to share capital and securities premium.



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

	For the year ended March 31,2026	For the year ended March 31,2025
28 Interest income (at amortised cost)		
Interest on Loans	4,267.86	3,947.32
Interest on term deposits with bank	121.51	119.89
Other interest income	80.90	77.34
Interest income -Pass through Certificates	20.75	31.65
(at fair value)		
Interest income from investments	13.13	32.77
	4,504.15	4,208.97
For related party transactions, refer note 43.		
29 Fees and commission income		
Fees and commission income*	506.74	457.17
	506.74	457.17
*The above includes accrual of insurance commission income of Rs.16.16 million (Previous year Rs. 7.89 million) under the corporate agency.		
Geographical markets		
- India	506.74	457.17
- Outside India	-	-
Total revenue from contract with customers	506.74	457.17
Below is the disaggregation of the revenue from contracts with customers and its reconciliation to amounts reported in statement of profit and loss:		
(i) Service transferred at a point in time	506.74	457.17
(ii) Service transferred over time	-	-
Total revenue from contract with customers	506.74	457.17
For related party transactions, refer note 43.		
30 Net gain on fair value changes		
(a) On trading portfolio - Investments		
Profit on sale of mutual fund units (FVTPL)	65.43	64.43
Profit on sale of equity shares (FVTPL)	141.38	134.83
(b) Investments		
Fair Value Gain / (Loss) on debt instruments (FVTPL)	1.66	2.69
Fair Value Gain / (Loss) on Security Receipts (FVTPL)	(9.28)	(0.71)
Others		
Fair Value Gain / (Loss) on Loans (FVTPL)	-	(1.15)
	199.19	200.09
Fair value changes:		
- Realised	206.81	222.73
- Unrealised	(7.62)	(22.64)
Total Net gain/loss on fair value changes	199.19	200.09
31 Other income		
Income on shared premises	31.86	33.38
Cheques bounce charges	25.12	18.05
Interest on income tax refund	14.00	15.74
Miscellaneous income	21.30	18.10
	92.28	85.26
For related party transactions, refer note 43.		

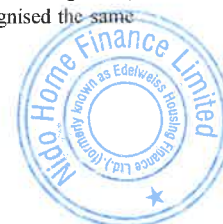


Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)
(Currency : Indian rupees in millions)

	For the year ended March 31, 2026	For the year ended March 31, 2025
32 Finance costs (at amortised cost)		
Interest on borrowings	899.88	842.08
Interest on Securitisation liabilities (Including loan assigned under PCG scheme)	1,031.85	1,201.82
Interest on debt securities	1,504.30	1,070.99
Interest on subordinated liabilities	4.93	55.94
Other interest expense (including bank charges)	12.88	10.03
Interest on lease liabilities	26.43	23.92
	3,480.27	3,204.78
For related party transactions, refer note 43.		
33 Impairment on financial instruments (including write-offs)		
Bad debts and advances written off (net of recovery)	168.41	30.31
Provision for expected credit loss (at amortised cost) (including on loan commitments)	8.71	76.50
	177.12	106.81
34 Employee benefits expense		
Salaries and wages	820.73	785.69
Contribution to provident and other funds	44.66	40.25
Gratuity expense (refer note 40)	15.01	8.19
Share based payment to employees (refer note below and note 40)	47.60	0.10
Staff welfare expenses	31.24	40.38
	959.24	874.61

Notes:

- The Company, has recognised share based payment expenses for the years ended March 31, 2026 based on fair value as on the grant date calculated as per option pricing model. The grants represent equity-settled options under the Employee Stock Option Plan.
- Edelweiss Financial Services Limited ("EFSL") the ultimate holding company has granted an Employee stock option plan to acquire equity shares of EFSL that would vest in a graded manner to Company's employees. Based on group policy / arrangement, EFSL has charged the fair value of such stock options /rights, Company has accepted such cross charge and recognised the same under the employee cost.



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

	For the year ended March 31, 2026	For the year ended March 31, 2025
35 Other expenses		
Advertisement and business promotion	9.10	4.32
Commission and brokerage	3.95	1.75
Communication	4.51	2.94
Directors' sitting fees	7.35	3.35
Insurance	3.29	4.53
Legal and professional fees	168.70	116.34
Printing and stationery	6.29	8.23
Loan origination costs amortised	225.17	158.48
Rent, rates and taxes	47.41	95.32
Repairs and maintenance	10.80	10.92
Electricity charges	13.59	15.14
Computer expenses	190.25	98.47
Corporate social responsibility (Refer note 35.2)	4.70	4.16
Rating support fees	19.17	17.52
Office expenses	59.29	52.82
Postage and courier	5.24	5.07
Goods and Service tax expenses	83.95	69.30
Stamp duty	13.39	10.83
Stock exchange expenses	2.61	3.35
Auditors' remuneration (Refer note 35.1)	5.76	5.19
Travelling and conveyance	50.02	49.77
Miscellaneous expenses	8.35	10.05
Loss on sale/ write off of investment property/ intangible assets (net)	5.61	0.34
	948.50	748.19
35.1 Auditors' remuneration:		
As an Auditor		
Statutory Audit	2.20	2.00
Limited Review	1.10	1.00
Certification	1.11	1.00
Other matters	1.19	1.13
Towards reimbursement of expenses	0.16	0.06
	5.76	5.19
35.2 Details of CSR Expenditure:		
As per the provisions of Section 135 of Companies Act 2013,		
a) Amount required to be spent by the Company	4.70	4.16
b) Amount of expenditure incurred		
(i) Construction/ Acquisition of any assets	-	-
(ii) on purpose other than (i) above	4.70	4.16
c) shortfall at the end of the year		
(i) Construction/ Acquisition of any assets	-	-
(ii) on purpose other than (i) above	-	-
d) Total of previous years shortfall,	-	-
e) Reason for shortfall,	Not Applicable	Not Applicable
f) Details of related party transactions (refer note 43)		
Name of Related Party	EdelGive Foundation	
Relationship	Fellow Subsidiary	
g) Where a provision is made with respect to a liability incurred by entering into a contractual obligation	-	-
h) Nature of CSR activities		

For the year ended March 31, 2026 and March 31, 2025

Education-Working to enhance child learning through work with system and community and support to the development of contextual literature for children.

For related party transactions, refer note 43.



Nido Home Finance Limited

Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

36 Income tax

36.1 The components of income tax expense:

	For the year ended March 31,2026	For the year ended March 31, 2025
Current tax	-	22.85
(Excess) provision for earlier years	(22.85)	(41.41)
Deferred tax relating of items between book and tax profits	45.43	27.06
Total tax charge	22.58	8.50
 Current tax	 (22.85)	 (18.56)
Deferred tax	45.43	27.06

36.2 Reconciliation of total tax charge

Accounting profit before tax as per financial statements	250.56	194.83
Tax rate (in percentage)	25.17%	25.17%
Income tax expense calculated based on this tax rate	63.06	49.03
Adjustment in respect of earlier years	(22.85)	(41.41)
Unabsorbed losses- current and earlier years	(12.72)	-
Effect of income not subject to tax:		
Income on closure/modification of leases	1.09	0.28
Contribution towards Corporate Social Responsibility	1.18	1.05
Effect of non-deductible expenses:		
Penalties	0.01	0.13
Others	(7.17)	(0.50)
Tax charge for the year recorded in P&L	22.58	8.50
 Effective tax rate	 18.13%	 25.62%



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

36 Income tax
36.3 Movement of Deferred Tax assets / (liabilities)
For the Year Ended March 31, 2026
Deferred taxes in relation to:
Deferred Tax Assets

	Deferred tax asset / (liability) (Opening)	In profit or loss	In OCI	Directly in equity	Total movement	Deferred tax asset / (liability) (Closing)
Provision for Expected credit loss	92.05	4.70	-	-	4.70	96.75
Employee benefits expense	12.35	20.75	0.15	-	20.90	33.25
Gain / (Loss) on Fair value of Investments (net)	16.34	2.75	-	-	2.75	19.09
Depreciation on Property, plant and equipment (including intangibles)	7.29	4.23	-	-	4.23	11.52
Carry forward of unused tax losses	-	86.73	-	-	86.73	86.73
Lease liabilities	77.25	(22.08)	-	-	(22.08)	55.17

Deferred Tax Liabilities

Unamortised excess interest spread on loan assignment	(80.49)	(157.43)	-	-	(157.43)	(237.92)
Effective interest rate on financial Liabilities	(3.07)	2.35	-	-	2.35	(0.72)
Right-of-use Assets (ROU)	(69.68)	21.93	-	-	21.93	(47.75)
Special Reserve u/s 36 (I) (viii)	(112.50)	-	-	-	-	(112.50)
Effective Interest Rate on financials assets	(15.37)	(9.36)	-	-	(9.36)	(24.73)
Total	(75.83)	(45.43)	0.15	-	(45.30)	(121.12)

For the Year Ended March 31, 2025
Deferred Tax Assets

Provision for expected credit loss	88.87	3.18	-	-	3.18	92.05
Employee benefits expense	10.29	1.38	0.69	-	2.07	12.35
Gain / (Loss) on Fair value of Investments (Net)	10.22	6.12	-	-	6.12	16.34
Depreciation on Property, plant and equipment (including intangibles)	5.65	1.64	-	-	1.64	7.29
Lease liability	67.08	10.17	-	-	10.17	77.25

Deferred Tax Liabilities

Unamortised excess interest spread on loan assignment	(50.15)	(30.34)	-	-	(30.34)	(80.49)
Effective interest rate on financial Liabilities	(5.34)	2.27	-	-	2.27	(3.07)
Right-of-use Assets (ROU)	(60.09)	(9.59)	-	-	(9.59)	(69.68)
Special Reserve u/s 36 (I) (viii)	(112.50)	-	-	-	-	(112.50)
Effective Interest Rate on financial assets	(3.49)	(11.88)	-	-	(11.88)	(15.37)
Total	(49.46)	(27.06)	0.69	-	(26.37)	(75.83)



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency: Indian rupees in million)

37 Cash Flow Disclosure**Change in Liabilities arising from financing activities**

Particulars	As at March 31, 2025	Cash Flows	Changes in Fair value	Others*	As at March 31, 2026
Debt securities	11,288.61	3,337.87	-	(126.19)	14,500.29
Borrowings other than debt securities	8,829.14	(1,356.38)	-	3.56	7,476.32
Subordinated liabilities	508.63	(500.00)	-	(8.63)	-
Securitization liability (including loan assigned under PCG scheme)	10,731.08	(1,444.11)	-	18.68	9,305.65
	31,357.46	37.38	-	(112.58)	31,282.26

Particulars	As at March 31, 2024	Cash Flows	Changes in Fair value	Others*	As at March 31, 2025
Debt securities	9,645.18	1,732.43	-	(89.00)	11,288.61
Borrowings other than debt securities	6,710.79	2,148.85	-	(30.50)	8,829.14
Subordinated liabilities	508.78	-	-	(0.15)	508.63
Securitization liability (including loan assigned under PCG scheme)	11,802.82	(1,087.68)	-	15.94	10,731.08
	28,667.57	2,793.59	-	(103.70)	31,357.46

*Others includes the net effect of interest paid, accrued but not paid on borrowings, amortisation of processing charges etc.



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

38. Earnings per Share

The following table sets forth, for the periods indicated, computation of the earnings per share.

	For the year ended March 31, 2026	For the year ended March 31, 2025
Net Profit attributable to equity holders of the Company - (A)	227.98	186.33
Weighted average number of shares		
- Number of equity shares outstanding at the beginning of the year	6,93,50,000	6,93,50,000
- Number of equity shares issued during the year	-	-
Total number of equity shares outstanding at the end of the year	6,93,50,000	6,93,50,000
- Weighted average number of equity shares outstanding during the year for the Basic EPS (based on the date of issue of shares) - (B)	6,93,50,000	6,93,50,000
- Number of dilutive potential equity shares	12,02,707	-
Weighted average number of shares outstanding at the end of the year for diluted EPS - (C)	7,05,52,707	6,93,50,000
Nominal value of equity shares (in rupees)	10.00	10.00
Basic earnings per share (in rupees) (A/B)	3.29	2.69
Diluted earnings per share (in rupees) (A/C)	3.23	2.69

39. Contingent Liability and Commitment:
(a) Contingent Liability

	As at March 31, 2026	As at March 31, 2025
Taxation matters		
- Direct tax	310.41	310.22
- Indirect tax	2.83	0.97
Litigation pending against the Company	Nil	Nil
Corporate guarantee not acknowledged as debt	Nil	Nil

i. The Company's pending litigations mainly comprise of claims against the Company pertaining to proceedings pending with Income Tax and other authorities. The Company has reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required and disclosed as contingent liabilities where applicable, in the financial statements. The Company believes that the outcome of these proceedings will not have a materially adverse effect on the Company's financial position and results of operations.

ii. The Income Tax Department ("the Department") conducted a Search under Section 132 of the Income Tax Act ('IT Act') ("the Search") on the Edelweiss Group during March 2023 and has subsequently raised a demand order for the AY 2019-20 to AY 2023-24. The company has filed appeal/s and is defending its position. Based on the favourable outcome in Appellate proceedings in the past and as advised by the tax advisors, company is reasonably certain about sustaining its position in the pending cases, hence the possibility of outflow of resources embodying economic benefits on this ground is remote. While the uncertainty exists regarding the outcomes of the legal proceedings, the management of the Company has evaluated the demand orders after considering all available records and facts known to it and based on an independent legal review and opinion from external legal counsels and believes that the Company can succeed in the appeals filed against the aforesaid demand orders and accordingly no adjustments to the current or prior period required in financial statements.

iii. During FY 2025-26, the Company received a GST order from the State of Maharashtra relating to FY 2018-19 to FY 2020-21. Based on management's assessment and supported by legal opinion obtained, the likelihood of any obligation arising from the said order is considered remote. Accordingly, no contingent liability has been recognised.

(b) Commitment:

	As at March 31, 2026	As at March 31, 2025
Estimated amount of contracts remaining to be executed on capital account (net of advances)	0.02	0.45
Loan sanctioned pending disbursements	4,602.83	4,144.57



40 Retirement and other employee benefits**(a) Defined contribution plan - Provident funds**

In accordance with Employees' Provident Fund and Miscellaneous Provisions Act, 1952, employees of the Company are entitled to receive benefits under the provident fund, a defined contribution plan, in which, both the employee and the Company contribute monthly at a determined rate. These contributions are made to a recognized provident fund administered by Regional Provident Fund Commissioner. The employees contribute 12% of their basic salary and the Company contributes an equal amount.

The Company recognised Rs.40.97 million (Previous year Rs Rs.40.25 million) for provident fund in the Statement of profit and loss.

(b) Defined benefit plan - Gratuity

The Government of India, vide notification dated November 21, 2025, has notified the new Labour Code, that has reassessed employee benefit obligations on the revised definition of wages and expanded eligibility criteria. The gratuity benefit is provided through unfunded plan and annual expense is charged to the statement of profit and loss on the basis of actuarial valuation.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation (DBO) for gratuity are carried out as at March 31, 2026. The present value of the defined benefit obligations and the related current service cost and past service cost, are measured using the Projected Unit Credit Method.

(c) The Government of India, vide notification dated November 21, 2025, has notified the new Labour Code, basis which the Company has reassessed its employee benefit obligations based on the revised definition of wages and expanded eligibility criteria. Accordingly, based on actuarial valuation and management estimates, the Company has recognized an incremental expense of Rs. 22.98 million during the year ended March 31, 2026 on account of past service cost in accordance with Ind AS 19 – Employee Benefits and disclosed as an exceptional item. The Company continues to monitor developments relating to the implementation of the New Labour Codes and will review its estimates and assumptions as further clarifications and Rules are notified.

(d) Based on the actuarial valuation obtained in this respect, the following table sets out the status of the gratuity plan and the amounts recognised in the Company's financial statements as at balance sheet date:

	As at March 31, 2026	As at March 31, 2025
Present value of defined benefit obligations (A)	77.79	43.05
Fair Value of plan assets (B)	-	-
Present value of defined benefit obligations (A-B)	77.79	43.05
Net deficit / (assets) are analysed as:		
Liabilities	77.79	43.05
Assets	-	-

Movement in net defined benefit (asset)/liability:

The following table shows a reconciliation from the opening balances to the closing balances for net defined benefit (asset)/liability and its components:

	Defined benefit obligation		Fair value of plan assets		Net defined benefit (asset)/liability	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Present value of defined benefit obligations						
(i) (Opening)	43.05	36.14	-	-	43.05	36.14
Current service cost	12.26	6.29	-	-	12.26	6.29
Past service cost	22.98	-	-	-	22.98	-
Interest cost	2.75	1.90	-	-	2.75	1.90
	81.04	44.33	-	-	81.04	44.33
(ii) Other comprehensive Income						
Remeasurement Actuarial loss (gain) arising from :						
Experience	(0.17)	2.07	-	-	(0.17)	2.07
Financial and demographic assumptions	0.76	0.68	-	-	0.76	0.68
Expected return from plan assets	-	-	-	-	-	-
	0.59	2.75	-	-	0.59	2.75
(iii) Others						
Transfer In/ (Out)	-	0.50	-	-	-	0.50
Contributions by Employer	-	-	-	-	-	-
Benefits paid	(3.84)	(4.53)	-	-	(3.84)	(4.53)
	(3.84)	(4.03)	-	-	(3.84)	(4.03)
(iv) Closing Balance (i) + (ii) + (iii)	77.79	43.05	-	-	77.79	43.05
Represented by:						
Net defined benefit asset						
Net defined benefit liability					77.79	43.05



40 Retirement and other employee benefits

Components of defined benefit plan cost:

	For the year ended March 31, 2026	For the year ended March 31, 2025
(i) Recognised in Statement of profit or loss		
Current service cost	12.26	6.29
Interest cost	2.75	1.90
Expected return on plan assets	-	-
Past service cost (Refer note c above)	22.98	-
	<u>37.99</u>	<u>8.19</u>
(ii) Recognised in other comprehensive income		
Remeasurement of net defined benefit liability/(asset)	0.59	2.75
Return on plan assets excluding net interest	-	-
	<u>0.59</u>	<u>2.75</u>
Total (i) + (ii)	38.58	10.94

Actuarial assumptions:

The following were the principal actuarial assumptions at the reporting date:—

	As at March 31, 2026	As at March 31, 2025
Discount Rate	6.10%	6.40%
Salary Growth Rate	7.00%	7.00%
Withdrawal/Attrition Rate (based on categories)	31.00%	31.00%
Interest Rate on Net DBO/ (Asset)	6.40%	6.90%
Mortality Rate	IALM 2012-14 (Ult.)	IALM 2012-14 (Ult.)
Expected weighted average remaining working lives of employees	2 Years	2 Years

Sensitivity analysis:

	As at March 31, 2026		As at March 31, 2025	
	Increase	Decrease	Increase	Decrease
Salary Growth Rate (+/- 1%)	2.18	(2.09)	1.19	(1.15)
Discount Rate (+/- 1%)	(2.09)	2.22	(1.14)	1.21
Withdrawal Rate (+/- 1%)	(0.49)	0.51	(0.25)	0.25
Mortality (increase in expected lifetime by 1 year)	1		Negligible Change	
Mortality (increase in expected lifetime by 3 years)	4		1	

The sensitivity is performed on the DBO at the respective valuation date by modifying one parameter whilst retaining other parameters constant. There are no changes from the previous period to the methods and assumptions underlying the sensitivity analysis.

Asset liability comparisons:

	As at March 31, 2026	As at March 31, 2025
Present value of DBO	77.79	43.05
Fair Value of Plan assets	-	-
Net (Assets)/Liability	77.79	43.05

(e) Compensated absences :

The Company provides for accumulated compensated absences as at the balance sheet date using projected unit credit method based on actuarial valuation.

(f) Share Based Payments: Employee Stock Option Plan

The Company has recognised share based payment expenses for the year ended 31 March 2026 based on fair value as on the grant date calculated as per option pricing model. The grants represent equity-settled options under the Employee Stock Option Plans (hereafter referred to as, "ESOP 2025").

During the year the Company has granted 25,45,000 options under "ESOP 2025" at a exercise price of Rs. 125 per option. The options shall vest within 2-5 years from the original date of grant. The options vested would be exercisable at any time within a period of 1 year from the date of vesting. No options has been exercised during the year.

The Company has granted stock options to employees on an equity-settled basis as tabulated below.

Particulars

ESOP 2025

Date of grant	06-Jun-25
Option type	Equity Settled
No. of outstanding options at March 31, 2026	25,40,000
No. of outstanding options at March 31, 2025	-
No. of Equity shares represented by an option	1 share for 1 option
Fair value per option (Rs.)	237.42
Exercise Price (Rs.)	125.00
Vesting Period	2 - 5 years
Vesting conditions	Service



40 Retirement and other employee benefits

The vesting of options is subject to the employee's continued employment with the Company. The ESOPs shall vest as follows:

Particulars	ESOP 2025			
	% options vesting - I	% options vesting - II	% option vesting - III	% options vesting - IV
12 months from the grant date	-	-	-	-
24 months from the grant date	10%	-	-	-
36 months from the grant date	-	10%	-	-
48 months from the grant date	-	-	20%	-
60 months from the grant date	-	-	-	60%
Total	10%	10%	20%	60%

Plan description	Grant Date	Vesting Conditions	Term of Options	Payout
ESOP Plan 2025	06-Jun-25	As specified in above table	3 - 6 years	Equity Settled

- Movement of number of Options for FY 2025-26 and 2024-2025

Number of options	31-Mar-26	31-Mar-25
Outstanding at the start of the year	-	-
Granted during the year	25,45,000	-
Exercised during the year	-	-
Lapsed/ Cancelled during the year	(5000)	-
Outstanding at the end of the year	25,40,000	-
Exercisable at the end of the year	-	-

- Outstanding options as on March 31, 2026 and March 31, 2025

Particulars	31-Mar-26	31-Mar-25
Number of options outstanding	25,40,000	-
Weighted average Strike Price (Rs.)	125.00	-
Weighted average remaining lifetime of options (in years)	4.48	-
Number of employees covered under the scheme	43	-

- Options granted during FY 2025-26 and FY 2024-25

Particulars	31-Mar-26	31-Mar-25
Number of options granted	25,45,000	-
Weighted average strike price (in Rs.)	125.00	NA
Weighted average remaining lifetime of options (in years)	4.48	NA
Number of employees covered under the scheme	43	NA
Weighted average fair value per option (in Rs.)	151.05	NA
Weighted average intrinsic value per option (in Rs.)	112.42	NA

- Assumptions for fair value for FY 2025-26 and FY 2024-25 as per Black-Scholes Model

Particulars	31-Mar-26	31-Mar-25
Weighted average share price (in Rs.)	151.05	-
Weighted average strike price (in Rs.)	125.00	-
Weighted average remaining lifetime of options (in years)	4.48	-
Expected volatility (% p.a.)	38%	-
Risk-free discount rate (% p.a.)	5.5% -5.7%	-
Expected dividend yield (% p.a.)	0.20%	-

- Other Disclosure

Particulars	31-Mar-26	31-Mar-25
Charge during the year due to share based payments	47.38	-
Changes in fair value of share based payments due to any modifications made during the year	-	-
Liability due for share based payments	47.38	-
Intrinsic value of liability above	36.21	-



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

41. Maturity Analysis of assets and liabilities

Particulars	As at March 31, 2026			As at March 31, 2025		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Financial Assets						
Cash and cash equivalents	928.91	-	928.91	2,550.59	-	2,550.59
Bank balances other than cash and cash equivalents	1,437.86	324.75	1,762.61	1,568.90	155.08	1,723.98
Receivables	584.09	-	584.09	153.13	466.76	619.89
Loans	7,071.65	27,616.55	34,688.20	6,428.47	25,659.95	32,088.42
Investments	159.87	805.61	965.48	82.42	1,439.79	1,522.21
Other financial assets	100.31	1,335.85	1,436.16	87.35	1,244.55	1,331.90
Non-financial assets						
Current tax assets (net)	-	342.06	342.06	-	181.79	181.79
Investment property	-	-	-	-	21.61	21.61
Property, plant and equipment	-	12.32	12.32	-	12.52	12.52
Right to use (ROU) assets	-	189.71	189.71	-	277.20	277.20
Intangible assets under development	-	-	-	-	9.55	9.55
Other intangible assets	-	29.13	29.13	-	42.60	42.60
Other non- financial assets	164.66	-	164.66	133.92	-	133.92
Total Assets	10,447.35	30,655.98	41,103.33	11,004.78	29,511.40	40,516.18
Financial Liabilities						
Trade payables	134.40	-	134.40	164.28	-	164.28
Debt securities	4,954.20	9,546.09	14,500.29	1,907.93	9,380.68	11,288.61
Borrowings (other than debt securities)	2,582.29	4,894.03	7,476.32	2,363.74	6,465.40	8,829.14
Subordinated liabilities	-	-	-	508.63	-	508.63
Lease liabilities	63.22	155.97	219.19	66.27	240.67	306.94
Other financial liabilities	2,858.48	7,112.08	9,970.56	2,590.23	8,323.79	10,914.02
Non-financial liabilities						
Current tax liabilities (net)	13.84	-	13.84	31.17	-	31.17
Provisions	84.90	-	84.90	49.17	-	49.17
Deferred tax liabilities (net)	-	121.12	121.12	-	75.83	75.83
Other non-financial liabilities	49.91	-	49.91	66.39	-	66.39
Total Liabilities	10,741.24	21,829.29	32,570.53	7,747.81	24,486.37	32,234.18
Net	(293.89)	8,826.70	8,532.80	3,256.97	5,025.02	8,282.00



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

42 Segment Information

The Company is operating under single business segment i.e. to provide loans for purchase or construction of residential houses, loan against properties and loans to real estate developers. Accordingly, there is no separate reportable segment and hence no disclosure is made under Ind AS 108 - 'Operating Segment Reporting'. Further, segmentation based on geography has not been presented as the Company operates only in India.

43 Related Party Disclosures
i. List of related parties and relationship:

Name of related parties by whom control is exercised :

Ultimate Holding Company
Holding Company

Edelweiss Financial Services Limited
Edelweiss Rural & Corporate Services Limited

Fellow Subsidiaries
(with whom transactions have taken place)

ECap Securities & Investments Limited
ECL Finance Limited
Edelweiss Asset-Reconstruction Company Limited
Edelweiss Asset Reconstruction Company Limited Trust
EARC Trust SC 401
EARC Trust SC 418
EARC Trust SC 447
EARC Trust SC 451
EARC Trust SC 445
EARC Trust SC 459
ECap Equities Limited
Edelweiss Retail Finance Limited
Zuno General Insurance Limited
EdelGive Foundation
Edel Investments Limited
Edelweiss Life Insurance Company Limited
Edel Finance Company Limited

Independent Directors

Mr. Gautam Chatterjee
Mr. Sunil Phatarphekar
Mr. Vinod Juneja (w.e.f October 22, 2024)
Mr. Biswamohan Mahapatra (Resigned w.e.f August 09, 2024)

Non- Executive Directors

Ms. Priyadeep Chopra (w.e.f June 27, 2025)
Mr. Ankit Aditya (w.e.f June 27, 2025)
Ms. Shama Asnani (Resigned w.e.f May 31, 2025)
Mr. Deepak Mittal (Resigned w.e.f January 30, 2025)

Key Management Personnel (with whom transactions have taken place)

Mr. Rajat Avasthi (MD & CEO)
Ms Kiran Agarwal Todi (Chief Financial Officer)
Ms Archana Nadgouda (Company Secretary) (Resigned w.e.f September 19, 2025)
Ms Pooja Bhandari (Company Secretary) (w.e.f December 16, 2025)

ii. Transactions with related parties :

Nature of Transactions	Related Party Name	For the year ended March 31, 2026	For the year ended March 31, 2025
Capital Account Transactions:			
Short term loans given to	Sum of transactions during the year		
	ECap Equities Limited	-	4,950.00
	Edelweiss Rural & Corporate Services Limited	1,650.00	5,000.00
	ECap Securities And Investments Limited	1,750.00	1,100.00
Short term loans repaid by	Sum of transactions during the year		
	ECap Equities Limited	-	4,950.00
	Edelweiss Rural & Corporate Services Limited	1,650.00	5,000.00
	ECap Securities And Investments Limited	1,750.00	1,100.00
Short term loans taken from	ECap Equities Limited	-	1,000.00
Short term loans repaid to	ECap Equities Limited	-	1,000.00



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)
(Currency : Indian rupees in millions)

Nature of Transactions	Related Party Name	For the year ended March 31, 2026	For the year ended March 31, 2025
Sale of Loan Portfolio	Edelweiss Retail Finance Limited	-	420.00
Current Account Transactions:			
Interest Income on loan to	ECap Equities Limited	-	129.01
	Edelweiss Rural & Corporate Services Limited	15.78	56.26
	ECap Securities And Investments Limited	45.21	63.70
Interest Income on Bonds of	Edel Finance Company Limited	13.13	13.12
Interest Expenses on Non convertible Debentures	Edelweiss Retail Finance Limited	0.18	0.18
	Edelweiss Life Insurance Company Limited	-	6.20
	Zuno General Insurance Limited	38.41	24.12
	ECap Equities Limited	6.11	5.94
Interest Expense on Loan from	ECap Equities Limited	-	5.39
Cost reimbursement paid (net)	Edelweiss Rural & Corporate Services Limited	2.11	5.27
	ECL Finance Limited	41.44	5.29
	ECap Equities Limited	7.84	2.14
	Edelweiss Financial Services Limited	-	0.32
Cost reimbursement received from (net)	Edelweiss Retail Finance Limited	0.10	0.31
Cost reimbursement of technology cost	Edelweiss Financial Services Limited	-	0.30
	Edelweiss Rural & Corporate Services Limited	53.52	56.66
Reimbursement of ESOP cost	Edelweiss Financial Services Limited	0.22	0.10
Corporate Guarantee fee paid	ECap Equities Limited	3.33	3.36
	Edelweiss Rural & Corporate Services Limited	3.44	3.47
Security Receipt Upside Fees	Edelweiss Asset Reconstruction Company Limited	1.41	-
Reimbursement of ARC management fee to	Edelweiss Financial Services Limited	-	75.91
Service fee received from	Edelweiss Retail Finance Limited	0.00	0.00
	ECL Finance Limited	0.05	0.05
Service charges paid	Edelweiss Retail Finance Limited	0.12	0.29
	ECL Finance Limited	0.47	0.53
Shared Premises Cost paid (net)	ECap Equities Limited	17.99	18.44
	Edelweiss Life Insurance Company Limited	13.06	13.62
Shared Premises Cost received (net)	Edelweiss Retail Finance Limited	5.40	12.02
	ECL Finance Limited	24.54	15.91



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)
(Currency : Indian rupees in millions)

Nature of Transactions	Related Party Name	For the year ended March 31, 2026	For the year ended March 31, 2025
Director Sitting fees & Commission	Director Sitting fees and Commission of Independent Directors	7.35	3.35
Remuneration to	Remuneration payable to Key Managerial Personnel (MD & CEO, CFO & CS)	51.05	52.60
Expenses Paid (Brokerage and Commission)	Edel Investments Limited	0.10	0.07
Advisory fees earned from	ECL Finance Limited	3.57	3.47
	Edelweiss Retail Finance Limited	0.32	1.55
	Edelweiss Life Insurance Company Limited	-	18.20
	Edelweiss Financial Services Limited	-	62.84
Corporate Agency - Commission Income	Zuno General Insurance Limited	58.67	83.20
CSR expenses paid to	EdelGive Foundation	4.70	4.00

	Related Party Name	As at March 31, 2026	As at March 31, 2025
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Balances with related parties

Non convertible debentures held by (Face value)	ECL Finance Limited	1.80	1.80
	Zuno General Insurance Limited	380.00	302.50
	ECap Equities Limited	17.55	78.35
Non convertible debentures held in	Edel Finance Company Limited	140.43	141.86
Interest Income accrued on loan to	Edelweiss Rural & Corporate Services Limited	-	11.30
	ECap Equities Limited	-	11.30
Interest accrued but not due on Non convertible debentures held by	ECL Finance Limited	0.13	0.13
	Zuno General Insurance Limited	18.63	14.94
	ECap Equities Limited	1.23	2.26
Interest accrued but not due on Non convertible debentures held in	Edel Finance Company Limited	10.00	10.00
Trade Payables to	Edelweiss Financial Services Limited	1.84	0.78
	ECL Finance Limited	7.80	0.94
	Edelweiss Retail Finance Limited	-	0.19
	Edelweiss Rural & Corporate Services Limited	5.01	13.61
	ECap Equities Limited	3.63	2.15
Receivables from	ECL Finance Limited	5.86	4.87
	Edelweiss Financial Services Limited	548.06	531.51
	Edelweiss Retail Finance Limited	-	2.42
	Zuno General Insurance Limited	12.12	52.31



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)
(Currency : Indian rupees in millions)

	Related Party Name	As at March 31, 2026	As at March 31, 2025
Security Deposit Placed (Rental)	ECap Equities Limited	7.92	21.59
	Edelweiss Life Insurance Company Limited	6.12	6.23
Other Receivables from	Edelweiss Rural & Corporate Services Limited	-	0.04
	Edelweiss Financial Services Limited	-	1.21
Investment in Security Receipts (Books value) issued by	Edelweiss Asset Reconstruction Company Limited Trust		
	EARC Trust SC 401	347.94	457.06
	EARC Trust SC 418	63.83	101.08
	EARC Trust SC 447	252.12	252.13
	EARC Trust SC 451	82.90	82.90
	EARC Trust SC 459	53.13	53.13
Non-fund-Based			
Corporate Guarantee taken from #	Edelweiss Financial Services Limited	820.23	920.91
	Edelweiss Rural & Corporate Services Limited	557.60	682.22
	ECap Equities Limited	336.56	339.92
Risk and Rewards sharing arrangement	Edelweiss Financial Services Limited	1,062.82	1,211.20

Notes:

- Information relating to remuneration paid to key managerial person mentioned above excludes provision made for gratuity, leave encashment, bonus and deferred bonus which are provided for group of employees on an overall basis. These are included on cash basis. The variable compensation included herein is on cash basis.
- The above list contains name of only those related parties with whom the Company has undertaken transactions for the year ended March 31, 2026.
- The proposed scheme of amalgamation between ECL Finance Limited and Edelweiss Retail Finance Limited has been approved vide Order of Hon'ble National Company Law Tribunal ("NCLT"), Mumbai Bench, dated September 12, 2025. The Scheme of Amalgamation ("Scheme") is effective from September 30, 2025.

Amount shown is to the extent of loan outstanding and there is no change in the corporate guarantee given.



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

44 Leases
44.1. Set out below are the carrying amounts of right-of-use assets recognised and the movements

	As at March 31, 2026	As at March 31, 2025
Balance as at April 1	277.20	238.86
Addition	22.45	157.40
Lease pre-closure (Net)	(40.59)	(79.59)
Amortisation for the year	(69.35)	(39.47)
Balance as at March 31	189.71	277.20

44.2. Set out below are the carrying amounts of lease liabilities and the movements

Balance as at April 1	306.94	266.52
Additions/ reversal (net)	22.45	157.40
Interest on lease liabilities	26.43	23.92
Lease pre-closure (Net)	(48.93)	(64.42)
Repayment of lease obligation	(87.70)	(76.48)
Balance as at March 31	219.19	306.94

44.3. Amounts recognised in profit or loss:

	For the year ended March 31, 2026	For the year ended March 31, 2025
Amortization of right-of-use assets	69.35	39.47
Interest expense on lease liabilities	26.43	23.92
Reversal of lease pre-closure (Net)	(8.34)	15.17
Total	87.44	78.56

44.4. Total Cash outflow for leases:

Cash outflow of long term leases	87.22	76.00
Cash outflow of short term leases	0.48	0.48
Total	87.70	76.48

44.5. Details regarding the contractual maturities of lease liabilities, on an undiscounted basis:

	As at March 31, 2026	As at March 31, 2025
Less than 1 year	63.22	72.79
1-3 years	81.75	121.19
3-5 years	38.74	66.12
More than 5 years	35.48	46.84
Total	219.19	306.94

45 Cost sharing

Edelweiss Financial Services Limited, being the ultimate holding company along with fellow subsidiaries incurs expenditure like, Group Medclaim, insurance, rent, electricity charges etc. which is for the common benefit of itself and its certain subsidiaries, fellow subsidiaries including the Company. This cost so expended is reimbursed by the Company on the basis of number of employees, time spent by employees of other Companies, actual identifications etc. On the same lines, employees' costs expended (if any) by the company for the benefit of fellow subsidiaries is recovered by the Company. Accordingly, and as identified by the management, the expenditure heads in note 34 and 35 include reimbursements paid and are net of reimbursements received (Refer note 43).



46. Risk Management

(a) Introduction and risk profile

Risk is an inherent part of Company's business activities. When the Company extends a corporate or retail loan, buys or sells securities in market, or offers other products and services, it takes on some degree of risk. The Company's overall objective is to manage its business and associated risks in a manner that balances serving the interests of its customers and investors and protects while protecting the safety and soundness of the Company.

The Company believes that effective risk management requires:

- 1) Acceptance of responsibility, including identification and escalation of risk issues, by all individuals within the Company;
- 2) Ownership of risk identification, assessment, data and management within each of the lines of business; and
- 3) Firmwide structures for risk governance.

The Company strives for continual improvement through efforts to enhance controls, ongoing employee training and development, and other measures.

(b) Risk Management Structure

The Company have a well-defined risk management framework for risk identification, assessment and control to effectively manage risks associated with its various business activities.

The Company's risk management policy ensures that the margin requirements are conservative to withstand market volatility and scenarios of sharply declining prices. As a result, the Company follows conservative lending norms. The Company centralises its risk monitoring systems to monitor its client's credit exposure, which is in addition to the monitoring undertaken by the respective businesses.

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board has established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The Committee holds regular meetings and report to Board on its activities.

The Audit Committee oversees how management monitors compliance with the Company's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The Audit Committee is assisted in its oversight role by Internal Audit. Internal Audit provides independent assurance to the Audit Committee that key risks are effectively managed, and controls are functioning as intended.

(c) Risk Mitigation and Risk Culture

The Company's business processes ensure complete independence of functions and a segregation of responsibilities. Credit appraisal and credit control processes, a centralised operations unit, an independent audit unit for checking compliance with the prescribed policies and approving loans at the transaction level, as well as the Company's risk management processes and policies, allow for multiple layers of checks and verifications. The Company's key business processes are regularly monitored by the business and/or operation heads. The Company's loan approval and administration procedures, collection and enforcement procedures are designed to minimise delinquencies and maximise recoveries.

It is the Company's policy that a quarterly briefing is given to the Board of Directors and all other relevant stakeholder on the utilisation of market limits, proprietary investments and liquidity, along with any other risk developments.

It is the Company's policy to ensure that a robust risk awareness is embedded in its organisational risk culture. Employees are expected to take ownership of and be accountable for the risks the Company is exposed to and that they decide to take on. The Company's continuous training and development programme ensures that employees are made aware of the Company's risk appetite and are supported in their roles and responsibilities to monitor and keep their exposure to risk within its risk appetite limits. Compliance breaches and internal audit findings are important elements of employees' annual ratings and remuneration reviews.



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

(d) Types of Risks

The Company's risks are generally categorized in the following risk types:

Risk	Exposure Arising from	Measurement	Management of risk
Credit Risk	Cash equivalents, trade receivables, financial assets measured at amortised cost.	Aging Analysis, Credit Ratings	Credit limits and regular monitoring.
Liquidity Risk	Borrowings and other liabilities	Rolling cash flow forecasts	Availability of surplus cash, committed credit lines and borrowing facilities
Market Risk	Investments in Government Securities, Treasury Bills, Equity Shares, Futures & Options	Cash flow forecasting Sensitivity analysis	Regular monitoring to keep the exposure at an acceptable level, with option of taking Interest Rate Swaps/Futures if deemed necessary.
Operational & Process Risk	Absence of defined process, Miscommunication/lack of clear ownership, Incomplete/missing documentation, 3rd party/service provider errors, Absence of backup / checkers	Losses from failed transactions processing on account of gaps/absence of defined processes	Regular monitoring to keep the losses at an acceptable level, process monitoring at regular intervals, internal and external audit
Business risk	Change in competition/political/or regulatory environments	Impact analysis of the change in macro economic conditions and align the extant appetite with the changed environment	Periodic review of change in macro-economic environment
Fraud risk	Employee/ customer/ 3rd party or vendor fraud	Measurement of loss arising from a single fraud instance and cumulative fraud instance , any incidents arising from employee fraud , outsourcing vendors assessment	Regular monitoring of fraud incidents and resolution plans, periodic review of outsourcing vendors
Technology risk	Data leakage, non availability of systems, application security, IT infra compromise	Measurement of any incident pertaining to tech service availability , cyber security, breach of confidential data or any other nature	Workshops, emailers (mentioning Do's and Dont's), reporting to the senior management, periodic IT-vulnerability assessments/ development, Periodic BCP and DR drills
Regulatory risk	Compliance and governance risk	Measurement of incidents pertaining to delay in submitting regulatory returns/communication, filing of ROC forms and other submissions, filing of disclosures / intimations with Stock Exchanges, Regulatory penalties in monetary form imposed (if	Regular monitoring through RAS, review of internal policies and corporate governance principles
People risk	Organizational talent availability, Ethics and culture of employees	% Attrition rate, any incident pertaining to sexual harassment and fraud or corruption	Regular monitoring through RAS, review of internal policies, POSH policy, code of conduct and HR processes
Reputational Risk	Unethical practices, non-compliance of regulatory requirements,	Impact on Business Customer relationship Regulatory Action	Regular monitoring and adherence to policies
Physical & Infra Risk	Safety of Employees Damage to physical assets	Threat to employee safety arising from acts inconsistent with employment, health, or safety laws / guideline	Regular checks & updates of the assets and the wellbeing of the employees



46.1. Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's loans and trade receivables. The Company has a policy of dealing with creditworthy counterparties and obtains sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults. In case the loans are to be restructured, similar credit assessment process is followed by the Company.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk of the industry and country in which customers operate.

The Company manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties/Groups (Single Borrowing Limit/Group Borrowing Limit) and for industry concentrations, and by monitoring exposures in relation to such limits.

Credit quality of a customer is assessed based on its credit worthiness and historical dealings with the Company and market intelligence. Outstanding customer-receivables-are-regularly-monitored. The credit quality review process aims to allow the Company to assess the potential loss as a result of the risks to which it is exposed and take corrective actions.

(a) Impairment Assessment:

The Company applies the expected credit loss model for recognising impairment loss. The expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

The expected credit loss is a product of exposure at default, probability of default and loss given default. The Company has devised an internal model to evaluate the probability of default and loss given default based on the parameters set out in Ind AS. Accordingly, the loans are classified into various stages as follows:

<u>Internal rating grade</u>	<u>Internal grading description</u>	<u>Stages</u>
Performing		
High grade	0 dpd and 1 to 30 dpd*	Stage I
Standard grade	31 to 90 days dpd*	Stage II
Credit Impaired		
Individually impaired	NPA**	Stage III

*Excluding non performing asset (NPA)

**Represent loan assets classified as NPA as per the extant RBI guidelines

(b) Expected Credit Loss

Credit loss is the difference between all contractual cash flows that are due to an entity in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. Expected Credit Loss (ECL) computation is not driven by any single methodology, however methodology and approach used must reflect the following:

- An unbiased and probability weighted amount that evaluates a range of possible outcomes
- Reasonable and supportable information that is available without undue cost and effort at the reporting date about past events, current conditions and forecasts of future economic conditions;
- Time value of money

While the time value of money element is currently being factored into ECL measurement while discounting cash flows by the Effective Interest Rate (EIR), the objective of developing a macroeconomic model using exogenous macroeconomic variables (MEVs) is to address the first two requirements. This has been achieved by using the model output to adjust the PD risk component in order to make it forward looking and probability-weighted.

(c) Significant increase in credit risk (SICR)

Company considers a financial instrument defaulted, classified as Stage 3 (credit-impaired) for ECL calculations, in all cases when the borrower becomes more than 90 days past due or classified as non performing asset (NPA) as per RBI guidelines. Classification of assets from stage 1 to stage 2 has been carried out based on SICR criterion. Accounts which are more than 30 days past due have been identified as accounts where significant increase in credit risk has been observed. These accounts have been classified as Stage 2 assets. When such events occur, the Company carefully considers whether the event should result in treating the customer as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate.



(d) Probability of Default

Probability of default (PD) is an estimate of the likelihood of default over a given time horizon. PD estimation process is done based on historical internal data available with the Company. While arriving at the PD, the Company also ensures that the factors that affects the macro economic trends are considered to a reasonable extent, wherever necessary. Company calculates the 12 month PD by taking into account the past historical trends of the Loans/portfolio and its credit performance. In case of assets where there is a significant increase in credit risk / credit impaired assets, lifetime PD has been applied.

(e) Loss Given Default (LGD)

The LGD represents expected losses on the EAD given the event of default, taking into account, among other attributes, the mitigating effect of collateral value at the time it is expected to be realised and the time value of money. The Loss Given Default (LGD) has been computed with workout methodology. Along with actual recoveries, value of the underlying collateral has been factored in to estimate future recoveries in LGD computation. Workout LGD computation involves the actual recoveries as well as future recoveries (as a part of the workout process) on a particular facility, as a percentage of balance outstanding at the time of Default/Restructuring. The assessment of workout LGD was then performed. Principal outstanding each loan was assessed, which went into the denominator of the LGD calculation. LGD computation has been done for each segment and sub-segment separately.

(f) Exposure at Default (EAD)

The amount which the borrower will owe to the portfolio at the time of default is defined as Exposure at Default (EAD). While the drawn credit line reflects the explicit exposure for the Company, there might be variable exposure that may increase the EAD. These exposures are of the nature where the Company provides future commitments, in addition to the current credit. Therefore, the exposure will contain both on and off balance sheet values. The value of exposure is given by the following formula:

$$\text{EAD} = \text{Drawn Credit Line} + \text{Credit Conversion Factor} * \text{Undrawn Credit Line}$$

Where,

Drawn Credit Line = Current outstanding amount

Credit Conversion Factor (CCF) = Expected future drawdown as a proportion of undrawn amount

Undrawn Credit Line = Difference between the total amount which the Company has committed and the drawn credit line While the drawn exposure and limits for the customer are available, the modelling of CCF is required for computing the EAD

(g) Forward looking adjustments

“A measure of ECL is an unbiased probability-weighted amount that is determined by evaluating a range of possible outcomes and using reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.”

To fulfil the above requirement Company has incorporated forward looking information into its measurement of ECL. The objective of developing a macroeconomic model using exogenous macroeconomic variables (MEVs) is to address the requirements of unbiased, probability weighted outcomes while taking into account current conditions as well as future economic conditions. This will be achieved by using the model output to adjust the PD risk component in order to make it forward looking and probability-weighted.

Exogenous macroeconomic parameters were used as independent (X) variables to predict the dependent (Y) variable. The Company formulates base case view of the future direction of relevant economic variable as well as a representative range of other possible forecast scenario. This involves developing two or more additional economic scenarios and considering the relative probabilities of each outcome.



(h) Data sourcing

The Company is expected to obtain reasonable and supportable information that is available without undue cost or effort. Keeping in mind the above requirement macroeconomic information was aggregated from various research database like Economic Intelligence Unit (EIU), Bloomberg, World Bank, RBI database etc. The EIU data has a database of around 150 macroeconomic variables as well as their forecasted values. Beyond 2022 macro-economic variables are forecasted by mean reverting the values to their long term average. External information includes economic data and forecasts published by governmental bodies and monetary authorities in the country, supranational organisations such as the OECD and the IMF, and selected private sector and academic forecasters.

(i) Probability weighted scenario creations:

To incorporate macroeconomic impact into probability-weighted, each scenario has an associated probability. In order to ensure consistency across macroeconomic models, these probabilities were calculated at an overall level for both Retail and Non-Retail portfolios, considering the impact of a scenario across different portfolios may differ based on endogenous factors, the probability of a scenario unfolding is purely exogenous, and hence should not vary.

The Company has identified and documented key drivers of credit risk and credit losses for each portfolio of financial instruments and using an analysis of historical data, has estimated relationship between marco-economic variables and credit risk and credit losses.

Predicted relationship between the key indicators and default and loss rates on various portfolios of financial assess have been developed based on analysing historical data over the past years.



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

46.1.1. Risk concentration

The following table shows the risk concentration by industry for the components of the balance sheet. Additional disclosures for credit quality and the maximum exposure for credit risk per categories based on the Company's internal credit assessment system and year-end stage classification are further disclosed in Note 9.

Industry analysis

As at March 31, 2026	Financial services	Retail - Housing	Retail - Non Housing	Construction	Total
Financial assets					
Cash and cash equivalents and other bank balances	2,691.52	-	-	-	2,691.52
Receivables	584.09	-	-	-	584.09
Loans	-	20,949.13	9,380.48	4,358.59	34,688.20
Investments	965.48	-	-	-	965.48
Other financial assets	1,436.16	-	-	-	1,436.16
	<u>5,677.25</u>	<u>20,949.13</u>	<u>9,380.48</u>	<u>4,358.59</u>	<u>40,365.45</u>
Loan Commitments	-	405.77	3,289.56	907.50	4,602.83
Total	<u>5,677.25</u>	<u>21,354.90</u>	<u>12,670.04</u>	<u>5,266.09</u>	<u>44,968.28</u>

As at March 31, 2025	Financial services	Retail - Housing	Retail - Non Housing	Construction	Total
Financial assets					
Cash and cash equivalents and other bank balances	4,274.57	-	-	-	4,274.57
Receivables	619.89	-	-	-	619.89
Loans	22.60	20,412.25	7,617.46	4,036.10	32,088.42
Investments	1,522.21	-	-	-	1,522.21
Other financial assets	1,331.90	-	-	-	1,331.90
	<u>7,771.17</u>	<u>20,412.25</u>	<u>7,617.46</u>	<u>4,036.10</u>	<u>39,836.99</u>
Loan Commitments	-	1,112.60	1,425.22	1,606.75	4,144.57
Total	<u>7,771.17</u>	<u>21,524.85</u>	<u>9,042.68</u>	<u>5,642.85</u>	<u>43,981.56</u>



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

46.1.2. Collateral held and other credit enhancements

- (a) The tables on the following pages show the maximum exposure to credit risk by class of financial asset along with details of principal type of collateral:

	Maximum exposure to credit risk (carrying amount before ECL)		Principal type of collateral
	As at March 31, 2026	As at March 31, 2025	
Financial assets			
Loans (at amortised cost):			
Retail Loans	35,037.23	32,163.15	Property; book receivables
Wholesale Loans	-	-	Property; book receivables
Loans (at fair-value):			
Retail Loans	16.30	251.03	Property; book receivables
Total (A)	35,053.53	32,414.18	
Loan commitments	4,602.83	4,144.57	Property; book receivables
Total (B)	4,602.83	4,144.57	
Total (A + B)	39,656.36	36,558.75	

- (b) Financial assets that are stage 3 and related collateral held in order to mitigate potential losses are given below:

As at March 31, 2026

	Maximum exposure to credit risk (carrying amount before ECL)	Associated ECL	Carrying amount	Fair value of collateral
Financial assets				
Loans	810.65	147.78	662.87	1,201.46
Wholesale Loan	-	-	-	-
Total (A)	810.65	147.78	662.87	1,201.46
Loan commitments (Retail)	-	-	-	-
Total (B)	-	-	-	-
Total (A + B)	810.65	147.78	662.87	1,201.46

As at March 31, 2025

Financial assets				
Loans	705.47	133.93	571.54	1,081.25
Wholesale Loan	-	-	-	-
Total (A)	705.47	133.93	571.54	1,081.25
Loan commitments (Retail)	-	-	-	-
Total (B)	-	-	-	-
Total (A + B)	705.47	133.93	571.54	1,081.25



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

46.1.3. Overview of modified and forborne loans

The table below includes assets that were modified and, therefore, treated as forborne during the year, with the related modification gain / (loss) suffered by the Company.

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Amortised costs of financial assets modified during the year	-	-
Net modification gain / (loss)	-	-

46.1.4. Transfer of financial assets**(a) Transferred financial assets that are not derecognised in their entirety**

The following tables provide a summary of financial assets that have been transferred in such a way that part or all of the transferred financial assets do not qualify for derecognition, together with the associated liabilities.

	As at March 31, 2026	As at March 31, 2025
Securitisations		
Carrying amount of transferred assets (held as Collateral)	11,737.57	12,846.99
Carrying amount of associated liabilities	9,305.65	10,731.08

The carrying amount of above assets and liabilities is a reasonable approximation of fair value.



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)
(Currency : Indian rupees in millions)

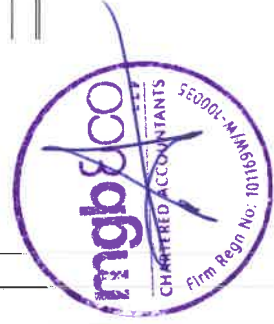
46.2. Liquidity Risk

Liquidity risk is defined as the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. Liquidity risk arises because of the possibility that the Company might be unable to meet its payment obligations when they fall due as a result of mismatches in the timing of the cash flows under both normal and stress circumstances.

The company has financing arrangement from banks/ financial institutions in form of committed credit lines.

46.2.1. Analysis of non-derivative financial assets and liabilities by remaining contractual maturities

As at March 31, 2026	On demand	1 to 14 days	15 days to 1 month	1 month to 2 months	2 months to 3 months	3 months to 6 months	6 months to 1 year	1 year to 3 years	3 years to 5 years	Over 5 years	Total
A. Financial Assets											
Cash and cash equivalent and other bank balances	-	992.67	64.91	25.10	60.49	76.08	1,147.51	314.57	10.17	-	2,691.52
Receivables	-	-	-	-	49.69	534.40	-	-	-	-	584.08
Loans	-	628.02	180.64	741.83	963.33	2,261.35	4,571.64	15,192.13	4,830.27	22,799.83	52,169.04
Investments	-	-	1.77	1.68	1.59	39.06	115.77	589.13	43.35	173.12	965.48
Other financial assets	-	5.22	0.32	0.32	-	-	94.45	16.70	1,314.58	4.57	1,436.16
Total undiscounted financial assets	-	1,625.91	247.64	768.93	1,075.10	2,910.89	5,929.37	16,112.54	6,198.37	22,977.52	57,846.28
B. Financial Liabilities											
Trade payables	-	-	-	134.40	-	-	-	-	-	-	134.40
Debt securities	-	-	207.35	55.37	57.21	4,579.08	792.50	8,280.82	2,483.69	2,067.29	18,523.30
Borrowings (other than debt securities)	-	16.48	203.40	178.74	368.17	834.81	1,602.29	4,540.09	1,041.31	161.78	8,947.07
Subordinated financial liabilities	-	-	-	-	-	-	-	-	-	-	-
Other financial liabilities	-	201.46	546.81	195.31	280.62	571.21	1,063.06	3,460.93	747.72	2,903.44	9,970.56
Lease liabilities	-	5.13	-	5.07	5.16	15.91	31.94	81.75	38.74	35.48	219.19
Total undiscounted financial liabilities	-	223.07	957.55	568.89	711.17	6,001.01	3,489.79	16,363.60	4,311.45	5,167.99	37,794.52
Net financial assets / (liabilities)	-	1,402.84	(709.91)	200.03	363.93	(3,090.12)	2,439.58	(251.05)	1,886.91	17,809.54	20,051.76
Notes - The company has financing arrangement from banks/ financial institutions in form of committed credit lines. Undrawn committed credit lines as at March 31, 2026 is Rs. 5,550 million. In computing the above information, certain estimates assumptions and adjustments have been made by the management which are consistent with the guidelines provided by the regulator.											
46.2.2. The table below shows the expected maturity of the Company's loan commitments											
Undrawn loan commitments	-	59.43	323.86	794.69	505.85	649.88	1,045.02	1,224.10	-	-	4,602.83
Total	-	59.43	323.86	794.69	505.85	649.88	1,045.02	1,224.10	-	-	4,602.83



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)
(Currency : Indian rupees in millions)

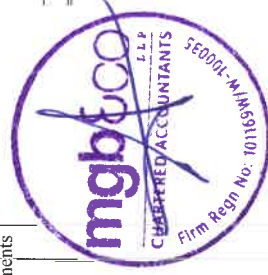
As at March 31, 2025	On demand	1 to 14 days	15 days to 1 month	1 month to 2 months	2 months to 3 months	3 months to 6 months	6 months to 1 year	1 year to 3 years	3 years to 5 years	Over 5 years	Total
A. Financial Assets											
Cash and cash equivalent and other bank balances	-	1,046.64	1,607.16	-	55.94	24.00	1,385.75	-	155.08	-	4,274.57
Receivables	-	-	-	-	153.13	-	-	388.05	78.71	-	619.89
Loans	-	467.98	191.32	667.49	872.99	2,018.20	4,193.13	14,142.26	4,346.80	20,941.04	47,841.21
Investments	-	-	8.04	7.80	7.57	21.43	37.57	837.23	324.54	278.02	1,522.21
Other financial assets	-	0.44	-	-	0.41	2.70	83.79	24.99	1,183.22	36.35	1,331.90
Total undiscounted financial assets	-	1,515.06	1,806.52	675.29	1,090.04	2,066.33	5,700.24	15,392.53	6,088.35	21,255.41	55,589.78
B. Financial Liabilities											
Trade payables	-	-	-	164.28	-	-	-	-	-	-	164.28
Debt securities	-	-	1,131.22	47.88	33.37	662.33	504.17	7,726.49	3,161.02	1,161.90	14,428.38
Borrowings (other than debt securities)	-	-	195.84	170.66	344.83	842.28	1,580.17	5,418.25	2,041.95	248.12	10,842.10
Subordinated financial liabilities	-	-	8.63	500.00	-	-	-	-	-	-	508.63
Other financial liabilities	-	96.11	95.62	241.71	333.12	562.37	1,261.29	3,764.90	767.54	3,791.35	10,914.01
Lease liabilities	-	5.38	-	5.33	5.45	16.50	33.61	121.19	66.12	53.36	306.94
Total undiscounted financial liabilities	-	101.49	1,431.31	1,129.86	716.77	2,083.48	3,379.24	17,030.83	6,036.63	5,254.73	37,164.34
Net financial assets / (liabilities)	-	1,413.57	375.21	(454.57)	373.27	(17.15)	2,321.00	(1,638.30)	51.72	16,000.68	18,425.44

Note - The company has financing arrangement from banks/ financial institutions in form of committed credit lines as at March 31, 2025 is Rs. 330 million.

In computing the above information, certain estimates assumptions and adjustments have been made by the management which are consistent with the guidelines provided by the regulator.

46.2.2. The table below shows the expected maturity of the Company's loan commitments

Undrawn loan commitments	-	511.31	690.75	642.29	582.72	714.69	496.19	311.63	194.99	-	4,144.57
Total	-	511.31	690.75	642.29	582.72	714.69	496.19	311.63	194.99	-	4,144.57



Nido Home Finance Limited

Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

46.2. Liquidity Risk

46.2.3. Financial assets available to support future funding

Following table sets out the availability of Company's financial assets to support funding

As at March 31, 2026	Pledge as collateral	Encumbered Contractually/ legally restricted assets ¹	Unencumbered Available as collateral	others ²	Total carrying amount
Cash and cash equivalent including bank balance	1,401.38	1,290.14	-	-	2,691.52
Receivables	584.09	-	-	-	584.09
Loans	23,144.26	8,371.31	3,172.63	-	34,688.20
Investments	212.01	82.90	670.57	-	965.48
Property, plant and equipment	1.21	-	-	-	1.21
Other financial assets	126.41	1,309.75	-	-	1,436.16
Total assets	25,469.36	11,054.10	3,843.20	-	40,366.66

As at March 31, 2025	Pledge as collateral	Encumbered Contractually/ legally restricted assets ¹	Unencumbered Available as collateral	others ²	Total carrying amount
Cash and cash equivalent including bank balance	2,949.37	1,325.20	-	-	4,274.57
Receivables	619.89	-	-	-	619.89
Loans	18,933.86	8,838.66	4,315.90	-	32,088.42
Investments	276.28	218.09	1,027.84	-	1,522.21
Property, plant and equipment	1.21	-	-	-	1.21
Other financial assets	160.05	1,171.85	-	-	1,331.90
Total assets	22,940.66	11,553.80	5,343.74	-	39,838.20

1 Represents assets which are not pledged and the Company believes it is restricted from using to secure funding for legal or other reasons

2 Represents assets which are not restricted for use as collateral, but that the Company would not consider readily available to secure funding in the normal course of business



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

46.3. Market Risk

Market risk is the risk associated with the effect of changes in market factors such as interest rates, equity prices, credit spreads or implied volatilities, on the value of assets and liabilities held resulting in loss of future earnings. The objective of the Company's market risk management is to manage and control market risk exposures within acceptable parameters. The Company separates its exposure to market risks between trading and non-trading portfolios.

Exposure to market risk – Non trading portfolios

Interest rate risk - The principal risk to which non-trading portfolios are exposed is the risk of loss from fluctuations in the future cash flows or fair values of financial instruments because of a change in market interest rates. Interest rate risk is managed principally through monitoring interest rate gaps and by having pre-approved limits for repricing bands.

Asset Liability Management Committee (ALCO) is the monitoring body for compliance with these limits. ALCO reviews the interest rate gap statement and the mix of floating and fixed rate assets and liabilities. Balance Sheet Management Unit is in-charge for day to day management of interest rate risk.

46.3.1 Market risk exposure

The fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates. The Company classifies its exposures to market risk into non-trading portfolios.

Particulars	As at March 31, 2026			As at March 31, 2025			Primary risk sensitivity
	Carrying amount	Traded risk	Non-traded risk	Carrying amount	Traded risk	Non-traded risk	
Financial Assets							
Cash and cash equivalent and other bank balances	2,691.52	-	2,691.52	4,274.57	-	4,274.57	Interest rate
Loans	34,688.20	-	34,688.20	32,088.42	-	32,088.42	Interest rate
Investments	965.48	-	965.48	1,522.21	-	1,522.21	Interest rate
Receivables	584.09	-	584.09	619.89	-	619.89	
Other financial assets	1,436.16	-	1,436.16	1,331.90	-	1,331.90	
Total	40,365.45	-	40,365.45	39,836.99	-	39,836.99	
Financial Liabilities							
Debt securities	14,500.29	-	14,500.29	11,288.61	-	11,288.61	Interest rate
Borrowings (other than Debt Securities)	7,476.32	-	7,476.32	8,829.14	-	8,829.14	Interest rate
Subordinated liabilities	-	-	-	508.63	-	508.63	Interest rate
Trade payables	134.40	-	134.40	164.28	-	164.28	
Other liabilities (incl Lease liabilities)	10,189.75	-	10,189.75	11,220.96	-	11,220.96	Interest rate
Total	32,300.76	-	32,300.76	32,011.62	-	32,011.62	



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

46.3. Market Risk**46.3.2 Interest rate risk**

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows of financial instruments. The sensitivity of the statement of profit and loss is the effect of the assumed changes in interest rates on the profit or loss for a year, based on the floating rate non-trading financial assets and financial liabilities held as at year end.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Company's statement of profit and loss and equity.

INR Loans

For the year ended	Increase/ (Decrease) in basis points	Increase in profit after tax	Decrease in profit after tax	Increase in Equity	Decrease in Equity
<u>INR Loans</u>					
March 31, 2026	25/(25)	51.64	(51.64)	51.64	(51.64)
March 31, 2025	25/(25)	46.09	(46.09)	46.09	(46.09)

INR Borrowings

March 31, 2026	25/(25)	(30.72)	30.72	(30.72)	30.72
March 31, 2025	25/(25)	(27.03)	27.03	(27.03)	27.03



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)
(Currency : Indian rupees in millions)

47.1. Fair Value measurement:

A. Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique. In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques:

Level 1 – valuation technique using quoted market price: financial instruments with quoted prices for identical instruments in active markets that company can access at the measurement date.

Level 2 – valuation technique using observable inputs: Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

Level 3 – valuation technique with significant unobservable inputs: Those that include one or more unobservable input that is significant to the measurement as whole.

Refer note 3.11 for more details on fair value hierarchy

B. Valuation governance framework –

The Company's fair value methodology and the governance over its models includes a number of controls and other procedures to ensure appropriate safeguards are in place to ensure its quality and adequacy. All new product initiatives (including their valuation methodologies) are subject to approvals by various functions of the Company including the risk and finance functions.

Where fair values are determined by reference to externally quoted prices or observable pricing inputs to models, independent price determination or validation is used. For inactive markets, Company sources alternative market information, with greater weight given to information that is considered to be more relevant and reliable.

The responsibility of ongoing measurement resides with the business and product line divisions. However finance department is also responsible for establishing procedures governing valuation and ensuring fair values are in compliance with accounting standards.

C. The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy

As at March 31, 2026

Assets measured at fair value on a recurring basis

Other financial assets

	Level 1	Level 2	Level 3	Total
Security receipts	-	-	630.79	630.79
Loans	-	-	16.30	16.30
Mutual Funds	160.10	-	-	160.10
Non-Convertible Debentures	-	140.43	-	140.43
Total financial instruments measured at fair value - C	160.10	140.43	647.09	947.62

As at March 31, 2025

Assets measured at fair value on a recurring basis

Other financial assets

	Level 1	Level 2	Level 3	Total
Security receipts	-	-	885.89	885.89
Loans	-	-	251.03	251.03
Mutual Funds	218.09	-	-	218.09
Non-Convertible Debentures	-	141.86	-	141.86
Total financial instruments measured at fair value - C	218.09	141.86	1,136.92	1,496.87



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

47.1. Fair Value measurement:**D. Valuation techniques:****Security receipts, Loans, Mutual Funds And Non-Convertible Debentures****Security receipts**

The market for these Security receipts is not active. Therefore, the Company uses valuation techniques to measure their fair values. Since the security receipts are less liquid instruments therefore they are valued by discounted cash flow models. Expected cash flow levels are estimated by using quantitative and qualitative measures regarding the characteristics of the underlying assets including prepayment rates, default rates and other economic drivers. Securities receipts with significant unobservable valuation inputs are classified as Level 3.

Mutual Fund

Open-ended funds that are redeemable at any time, and reports daily Net Asset Value (NAV) and for which sufficient subscriptions and redemptions occur at NAV, are measured at NAV and classified as level 1.

Loans measured at fair value through profit or loss

Loans are segregated, as far as possible, into portfolios of similar characteristics. Fair values are based on observable market transactions, when available. When they are unavailable, fair values are estimated using valuation models incorporating range of input assumptions. Group determines fair value of loans with help of internal valuation team and independent valuer on case-to-case basis. Valuation is based on discounted cash flow, comparable transaction market price, market research and marked trend as considered appropriate.

Debt securities

Fair value of these debt securities is derived based on the indicative quotes of price and yields prevailing in the market as at the reporting date. Wherever debt securities are traded actively, Company has used price quoted at Stock Exchanges; in other cases company has used CRISIL Corporate Bond Valuation model for measuring fair value.

E. There have been no transfers between levels during the year ended March 31, 2026 and March 31, 2025.

F. The following table shows a reconciliation of the opening balances and the closing balances for fair value measurements in Level 3 of the fair value hierarchy.

Financial year ended March 2026	Security Receipts	Loans	Total
Investments/Loans - at April 1, 2025	885.89	251.03	1,136.92
Purchase	-	-	-
Sale/Redemption proceeds	(245.82)	-	(245.82)
Net new and further lending/ (repayments)	-	(234.73)	(234.73)
Profit/Loss for the year recognised in profit or loss	(9.28)	-	(9.28)
Investments/Loans - at March 31, 2026	630.79	16.30	647.09
Unrealised gain/(Loss) related to balances held at the end of the year	(9.28)	-	(9.28)
Financial year ended March 2025	Security Receipts	Loans	Total
Investments/Loans - at April 1, 2024	1,141.37	907.48	2,048.85
Purchase	-	-	-
Sale/Redemption proceeds	(45.39)	-	(45.39)
Net new and further lending/ (repayments)	(185.91)	(655.30)	(841.21)
Profit for the year recognised in profit or loss	(24.18)	(1.15)	(25.33)
Investments/Loans - at March 31, 2025	885.89	251.03	1,136.92
Unrealised gain/(Loss) related to balances held at the end of the year	(24.18)	(1.15)	(25.33)



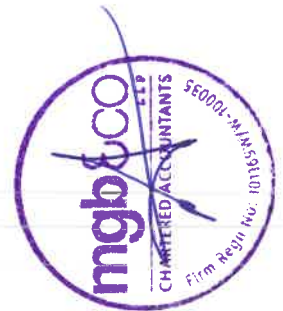
Nido Home Finance Limited
Notes to the financial statements
(Currency : Indian rupees in million)

47.1. Fair Value measurement:

G. Impact on fair value of level 3 financial instrument of changes to key unobservable inputs

The below table summarises the valuation techniques together with the significant unobservable inputs used to calculate the fair value of the Company's Level 3 Instruments i.e. Securities receipts. The range of values indicates the highest and lowest level input used in the valuation technique and, as such, only reflects the characteristics of the instruments as opposed to the level of uncertainty to their valuation. Relationships between unobservable inputs have not been incorporated in this summary.

Type of Financial Instruments	Fair value of asset as on 31 March 2026	Valuation techniques	Significant unobservable input	Range of estimates for unobservable input	Increase in the unobservable input	Change in fair value	Decrease in the unobservable input	Change in fair value
Security receipts	630.79	Discounted Cash flow. The present value of expected future economic benefits to be derived from the ownership of the underlying investments of the Trust.	Expected future cash flows	2,092.23	5% increase in Expected future Cash flow	89.16	5% Decrease in Expected future Cash flow	(89.16)
			Risk-adjusted discount rate	12.00%	0.5% increase in Risk-adjusted discount rate	(2.80)	0.5% Decrease in Risk-adjusted discount rate	2.83
Type of Financial Instruments	Fair value of asset as on 31 March 2025	Valuation techniques	Significant unobservable input	Range of estimates for unobservable input	Increase in the unobservable input	Change in fair value	Decrease in the unobservable input	Change in fair value
Security receipts	885.89	Discounted Cash flow. The present value of expected future economic benefits to be derived from the ownership of the underlying investments of the Trust.	Expected future cash flows	2,581.78	5% increase in Expected future Cash flow	108.15	5% Decrease in Expected future Cash flow	(108.15)
			Risk-adjusted discount rate	12.00%	0.5% increase in Risk-adjusted discount rate	(3.94)	0.5% Decrease in Risk-adjusted discount rate	3.97



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

47.2. Financial instruments not measured at fair value

The following table sets out the fair values of financial instruments not measured at fair value and analysing them by the level in the fair value hierarchy into which each fair value measurement is categorised.

<u>As on March 31, 2026</u>	Total Carrying Amount	Level 1	Level 2	Level 3
Financial assets:				
Loans	34,671.90	-	-	34,671.90
Total	34,671.90	-	-	34,671.90
Financial liabilities				
Debt securities	14,500.29	-	14,500.29	-
Borrowing (other than debt securities)	7,476.32	-	-	7,476.32
Subordinated liabilities	-	-	-	-
Total	21,976.61	-	14,500.30	7,476.32
Off-balance sheet items				
Loan commitments	4,602.83	-	-	2,301.42
Total	4,602.83	-	-	2,301.42

As on March 31, 2025

Financial assets:				
Loans	31,837.39	-	-	31,837.39
Total	31,837.39	-	-	31,837.39
Financial liabilities				
Debt securities	11,288.61	-	11,288.61	-
Borrowing (other than debt securities)	8,829.14	-	-	8,829.14
Subordinated liabilities	508.63	-	508.63	-
Total	20,626.38	-	11,797.24	8,829.14
Off-balance sheet items				
Loan commitments	4,144.57	-	-	2,072.28
Total	4,144.57	-	-	2,072.28

Valuation Methodologies of Financial Instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables and, as such, may differ from the techniques and assumptions explained in notes.

Financial assets at amortised cost

The fair values of financial assets measured at amortised cost are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields incorporating the counterparties' credit risk. In case of floating interest rate linked loans, since such loans are subject to repricing periodically (less than twelve months), with the interest rate reflecting current market price. Hence carrying value of such loans is deemed to be equivalent of fair value.

Financial liabilities at amortised cost

The fair values of financial liabilities measured at amortised cost are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields. In case of floating interest rate linked borrowings, since such borrowings are subject to repricing periodically (less than twelve months), with the interest rate reflecting current market price. Hence carrying value of such borrowings is deemed to be equivalent of fair value.



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Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

48. Receivables

Provision matrix for receivables

Particulars	Receivables days past due	1-90days	91-180 days	181-365 days	more than 365 days	Total
ECL rate		0.07%	8.87%	14.97%	100.00%	
As at	Estimated total gross carrying amount at default	575.01	7.94	2.66	12.58	598.19
March 31, 2026	ECL - Simplified approach	(0.42)	(0.70)	(0.40)	(12.58)	(14.10)
	Net carrying amount	574.59	7.24	2.26	0.00	584.09
ECL rate		1.70%	6.94%	21.48%	100.00%	
As at	Estimated total gross carrying amount at default	628.99	1.65	0.09	10.79	641.52
March 31, 2025	(Refer note 8)	(10.71)	(0.11)	(0.02)	(10.79)	(21.63)
	ECL - Simplified approach	618.28	1.54	0.07	0.00	619.89
	Net carrying amount					



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

49 Details of the loan taken from Banks and other parties**Nature of security and terms of repayment for secured borrowings (other than debentures):**

All secured long term borrowings are secured by way of hypothecation of receivables i.e. loans and advances and corporate guarantee from the ultimate holding company and/or holding company is in relation to borrowing from a Bank and NHB.

(a) From Banks*

As at March 31, 2026

Month of Maturity / Repayment	Rate of Interest		Total
	<= 9%	> 9%	
March-2031	-	5.26	5.26
December-2030	-	49.44	49.44
September-2030	-	49.43	49.43
June-2030	-	49.43	49.43
March-2030	-	74.43	74.43
December-2029	-	99.43	99.43
September-2029	-	182.80	182.80
June-2029	-	260.76	260.76
March-2029	-	320.26	320.26
December-2028	-	381.43	381.43
September-2028	-	381.43	381.43
June-2028	-	381.43	381.43
March-2028	-	426.93	426.93
December-2027	-	551.88	551.88
September-2027	-	590.56	590.56
June-2027	-	605.35	605.35
March-2027	-	605.34	605.34
December-2026	-	605.34	605.34
September-2026	-	605.34	605.34
June-2026	-	583.41	583.41
Total (a)	-	6,809.68	6,809.68
Add/(less)- Interest accrued (b)	-		18.50
Add/(less)- Unamortised Cost (c)	-		(172.17)
Total (a)+(b)+(c)	-		6,656.01

*For Loan taken from few of the bank monthly EMI installment of Rs. 75.70 million



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

49 Details of the loan taken from Banks and other parties**(a) From Banks**

As at March 31, 2025

Month of Maturity / Repayment	Rate of Interest		Total
	<= 9%	> 9%	
March-2030	-	25.00	25.00
December-2029	-	50.00	50.00
September-2029	-	133.37	133.37
June-2029	-	211.33	211.33
March-2029	-	270.83	270.83
December-2028	-	332.00	332.00
September-2028	-	332.00	332.00
June-2028	-	332.00	332.00
March-2028	-	377.50	377.50
December-2027	-	502.45	502.45
September-2027	-	541.13	541.13
June-2027	-	555.92	555.92
March-2027	-	555.92	555.92
December-2026	-	555.92	555.92
September-2026	-	555.92	555.92
June-2026	-	555.92	555.92
March-2026	-	555.92	555.92
December-2025	-	555.92	555.92
September-2025	-	555.92	555.92
June-2025	-	510.46	510.46
Total (a)	-		8,065.43
Add/(less)- Interest accrued (b)	-		4.50
Add/(less)- Unamortised Cost (c)	-		(162.16)
Total (a)+(b)+(c)	-		7,907.77

*For Loan taken from few of the bank monthly EMI installment of Rs. 64.22 million



Nido Home Finance Limited

Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

49 Details of the loan taken from Banks and other parties

(b) From The National Housing Bank

As at March 31, 2026

Month of Maturity / Repayment	Rate of Interest			Total
	<6.5%	6.5% to <=8.50%	8.51% to 8.95%	
April-2035	-	-	0.48	0.48
January-2035	-	-	0.54	0.54
October-2034	-	-	0.54	0.54
July-2034	-	-	0.54	0.54
April-2034	-	1.18	0.54	1.72
January-2034	-	5.13	0.54	5.67
October-2033	-	7.81	0.54	8.35
July-2033	-	9.47	0.54	10.01
April-2033	-	9.47	0.54	10.01
January-2033	-	9.47	0.54	10.01
October-2032	-	9.47	0.54	10.01
July-2032	-	9.47	0.54	10.01
April-2032	2.56	9.47	0.54	12.57
January-2032	3.04	11.44	0.54	15.02
October-2031	3.39	12.09	0.54	16.02
July-2031	4.08	12.09	0.54	16.71
April-2031	4.08	12.09	0.54	16.71
January-2031	4.76	14.84	0.54	20.15
October-2030	6.12	15.79	0.54	22.45
July-2030	6.12	15.79	0.54	22.45
April-2030	6.12	15.79	0.54	22.45
January-2030	6.55	15.79	0.54	22.88
October-2029	7.93	15.79	0.54	24.26
July-2029	7.93	15.79	0.54	24.26
April-2029	7.93	15.79	0.54	24.26
January-2029	9.11	18.52	0.54	28.18
October-2028	9.28	18.72	0.54	28.54
July-2028	9.28	18.72	0.54	28.54
April-2028	9.28	38.52	0.54	48.34
January-2028	9.28	38.52	0.54	48.34
October-2027	9.28	38.52	0.54	48.34
July-2027	9.28	38.64	0.54	48.46
April-2027	9.28	39.38	0.54	49.19
January-2027	9.28	39.38	0.54	49.19
October-2026	9.28	39.38	6.59	55.24
July-2026	9.28	39.38	11.14	59.79
Total (a)				820.23
Add/(less)- Interest accrued (b)				0.08
Add/(less)- Unamortised Cost (c)				-
Total (a)+(b)+(c)				820.31



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

49 Details of the loan taken from Banks and other parties

(b) From The National Housing Bank

As at March 31, 2025

Month of Maturity / Repayment	Rate of Interest			Total
	<6.5%	6.5% to <=8.50%	8.51% to 9.5%	
January-2035	-	-	4.08	4.08
October-2034	-	-	4.34	4.34
July-2034	-	-	4.34	4.34
April-2034	-	-	4.34	4.34
January-2034	-	-	4.34	4.34
October-2033	-	-	4.34	4.34
July-2033	-	-	4.34	4.34
April-2033	-	-	4.46	4.46
January-2033	-	-	9.12	9.12
October-2032	-	-	13.48	13.48
July-2032	-	-	13.59	13.59
April-2032	-	-	13.59	13.59
January-2032	1.01	-	13.59	14.60
October-2031	1.04	-	13.59	14.63
July-2031	1.04	-	13.59	14.63
April-2031	1.04	-	13.59	14.63
January-2031	1.72	-	13.59	15.31
October-2030	3.51	-	13.59	17.10
July-2030	4.54	-	13.59	18.13
April-2030	6.24	-	13.59	19.83
January-2030	6.24	-	13.59	19.83
October-2029	6.24	-	13.59	19.83
July-2029	6.24	-	13.59	19.83
April-2029	6.24	-	13.59	19.83
January-2029	6.24	-	13.59	19.83
October-2028	6.24	-	13.59	19.83
July-2028	6.24	-	13.59	19.83
April-2028	6.24	-	33.39	39.63
January-2028	6.24	-	33.39	39.63
October-2027	6.24	-	33.39	39.63
July-2027	6.24	-	33.51	39.75
April-2027	6.24	-	34.25	40.49
January-2027	6.24	-	34.25	40.49
October-2026	6.24	-	40.30	46.54
July-2026	6.24	-	44.85	51.09
April-2026	6.24	-	44.85	51.09
January-2026	6.24	-	44.85	51.09
October-2025	6.24	-	44.85	51.09
July-2025	33.54	-	44.85	78.39
Total (a)				920.94
Add/(less)- Interest accrued (b)				0.42
Add/(less)- Unamortised Cost (c)				-
Total (a)+(b)+(c)				921.36



50 Repayment terms of Secured Non-convertible Debentures are as follow.

As at March 31, 2026

Description of Secured Redeemable Non Convertible Debentures (NCD)	Rate	Issue Date	Redemption Date	No. of NCDs	Amount
EHFL/NCD/29Apr26**	9.62%	29-Apr-2016	29-Apr-2026	150	150.00
EHFL 10.28%, Monthly**	10.53%	18-Mar-2019	18-Mar-2029	1,500	1,500.00
THE KANGRA CENTRAL CO-OP BANK LTD	10.00%	24-Feb-2025	23-Feb-2029	1,000	100.00
EHFL/Public NCD/Series VII**	10.00%	19-Jul-2016	19-Jul-2026	59,841	59.84
EHFL/Public NCD/Series VI**	10.00%	19-Jul-2016	19-Jul-2026	31,71,256	3,171.26
EHFL/Public NCD/Series V**	9.57%	19-Jul-2016	19-Jul-2026	2,48,424	248.42
Project Nest Series VI	9.15%	29-Apr-2022	29-Apr-2027	4,25,940	425.94
Project Nest Series VII	9.55%	29-Apr-2022	29-Apr-2027	2,29,157	229.16
Project Nest Series VIII	9.55%	29-Apr-2022	29-Apr-2027	97,722	97.72
Project Nest Series IX	9.30%	29-Apr-2022	29-Apr-2032	1,45,764	145.76
Project Nest Series X	9.70%	29-Apr-2022	29-Apr-2032	78,539	78.54
SR III Neev	9.20%	15-Sep-2023	15-Sep-2026	1,94,257	194.26
SR IV Neev	9.60%	15-Sep-2023	15-Sep-2026	32,472	32.47
SR V Neev	10.56%	15-Sep-2023	15-Sep-2026	17,246	17.25
SR VINeev	9.67%	15-Sep-2023	15-Sep-2028	50,045	50.05
SR VII Neev	10.10%	15-Sep-2023	15-Sep-2028	68,781	68.78
SR VIII Neev	12.36%	15-Sep-2023	15-Sep-2028	7,712	7.71
SR IX Neev	10.00%	15-Sep-2023	15-Sep-2033	25,097	25.10
SR X Neev	10.45%	15-Sep-2023	15-Sep-2033	62,653	62.65
SR III Shikhar 24	9.58%	01-Mar-2024	01-Mar-2027	95,003	95.00
SR IV Shikhar 24	10.00%	01-Mar-2024	01-Mar-2027	91,409	91.41
SR V Shikhar 24	10.00%	01-Mar-2024	01-Mar-2027	41,403	41.40
SR VI Shikhar 24	10.03%	01-Mar-2024	01-Mar-2029	1,25,140	125.14
SR VII Shikhar 24	10.50%	01-Mar-2024	01-Mar-2029	1,25,731	125.73
SR VIII Shikhar 24	10.50%	01-Mar-2024	01-Mar-2029	24,365	24.37
SR IX Shikhar 24	10.26%	01-Mar-2024	01-Mar-2034	67,462	67.46
SR X Shikhar 24	10.75%	01-Mar-2024	01-Mar-2034	42,087	42.09
SR I Shikhar 25	9.50%	03-Jul-2024	03-Jul-2026	71,275	71.28
SR II Shikhar 25	9.50%	03-Jul-2024	03-Jul-2026	26,592	26.59
SR III Shikhar 25	9.58%	03-Jul-2024	03-Jul-2027	1,11,725	111.73
SR IV Shikhar 25	10.00%	03-Jul-2024	03-Jul-2027	1,00,252	100.25
SR V Shikhar 25	10.00%	03-Jul-2024	03-Jul-2027	23,266	23.27
SR VI Shikhar 25	10.03%	03-Jul-2024	03-Jul-2029	1,61,976	161.98
SR VII Shikhar 25	10.50%	03-Jul-2024	03-Jul-2029	1,32,390	132.39
SR VIII Shikhar 25	10.50%	03-Jul-2024	03-Jul-2029	10,632	10.63
SR IX Shikhar 25	10.26%	03-Jul-2024	03-Jul-2034	70,989	70.99
SR X Shikhar 25	10.75%	03-Jul-2024	03-Jul-2034	49,835	49.84
SR I Shikhar 25 2.0	9.50%	08-Oct-2024	08-Oct-2026	45,824	45.82
SR II Shikhar 25 2.0	9.96%	08-Oct-2024	08-Oct-2026	17,615	17.62
SR III Shikhar 25 2.0	9.58%	08-Oct-2024	08-Oct-2027	1,69,588	169.59
SR IV Shikhar 25 2.0	10.00%	08-Oct-2024	08-Oct-2027	1,31,898	131.90
SR V Shikhar 25 2.0	11.04%	08-Oct-2024	08-Oct-2027	32,181	32.18
SR VI Shikhar 25 2.0	10.03%	08-Oct-2024	08-Oct-2029	1,46,529	146.53
SR VII Shikhar 25 2.0	10.50%	08-Oct-2024	08-Oct-2029	47,679	47.68
SR VIII Shikhar 25 2.0	12.96%	08-Oct-2024	08-Oct-2029	18,401	18.40
SR IX Shikhar 25 2.0	10.49%	08-Oct-2024	08-Oct-2034	1,32,302	132.30
SR X Shikhar 25 2.0	11.00%	08-Oct-2024	08-Oct-2034	70,003	70.00
SR I Shikhar 25 3.0	9.50%	06-Jan-2025	06-Jan-2027	56,860	56.86
SR II Shikhar 25 3.0	9.50%	06-Jan-2025	06-Jan-2027	15,429	15.43
SR III Shikhar 25 3.0	9.58%	06-Jan-2025	06-Jan-2028	2,30,271	230.27
SR IV Shikhar 25 3.0	10.00%	06-Jan-2025	06-Jan-2028	1,07,599	107.60
SR V Shikhar 25 3.0	10.00%	06-Jan-2025	06-Jan-2028	27,252	27.25
SR VI Shikhar 25 3.0	10.03%	06-Jan-2025	06-Jan-2030	1,67,922	167.92
SR VII Shikhar 25 3.0	10.50%	06-Jan-2025	06-Jan-2030	49,834	49.83
SR VIII Shikhar 25 3.0	10.50%	06-Jan-2025	06-Jan-2030	11,081	11.08
SR IX Shikhar 25 3.0	10.49%	06-Jan-2025	06-Jan-2035	1,14,325	114.33
SR X Shikhar 25 3.0	11.00%	06-Jan-2025	06-Jan-2035	61,358	61.36
SR I Shikhar 25 4.0	9.50%	03-Apr-2025	03-Apr-2027	49,468	49.47
SR II Shikhar 25 4.0	9.50%	03-Apr-2025	03-Apr-2027	24,595	24.60

Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

Description of Secured Redeemable Non Convertible Debentures (NCD)	Rate	Issue Date	Redemption Date	No. of NCDs	Amount
SR III Shikar 25 4.0	10.01%	03-Apr-2025	03-Apr-2028	2,31,736	231.74
SR IV Shikar 25 4.0	9.99%	03-Apr-2025	03-Apr-2028	3,88,885	388.89
SR V Shikar 25 4.0	10.00%	03-Apr-2025	03-Apr-2028	46,346	46.35
SR VI Shikar 25 4.0	10.50%	03-Apr-2025	03-Apr-2030	1,38,079	138.08
SR VII Shikar 25 4.0	10.49%	03-Apr-2025	03-Apr-2030	95,037	95.04
SR VIII Shikar 25 4.0	10.50%	03-Apr-2025	03-Apr-2030	34,576	34.58
SR IX Shikar 25 4.0	11.00%	03-Apr-2025	03-Apr-2035	1,41,453	141.45
SR X Shikar 25 4.0	10.99%	03-Apr-2025	03-Apr-2035	35,579	35.58
SR I Unnati 26 1.0	9.25%	02-Jul-2025	02-Jul-2027	49,122	49.12
SR II Unnati 26 1.0	9.25%	02-Jul-2025	02-Jul-2027	21,911	21.91
SR III Unnati 26 1.0	10.00%	02-Jul-2025	02-Jul-2028	3,73,834	373.83
SR IV Unnati 26 1.0	9.99%	02-Jul-2025	02-Jul-2028	2,79,935	279.94
SR V Unnati 26 1.0	10.00%	02-Jul-2025	02-Jul-2028	43,261	43.26
SR VI Unnati 26 1.0	10.30%	02-Jul-2025	02-Jul-2030	1,95,266	195.27
SR VII Unnati 26 1.0	10.29%	02-Jul-2025	02-Jul-2030	1,86,994	186.99
SR VIII Unnati 26 1.0	10.30%	02-Jul-2025	02-Jul-2030	29,794	29.79
SR IX Unnati 26 1.0	10.74%	02-Jul-2025	02-Jul-2035	2,68,479	268.48
SR X Unnati 26 1.0	10.74%	02-Jul-2025	02-Jul-2035	51,404	51.40
SR I Unnati 26 2.0	9.00%	10-Sep-2025	10-Sep-2027	73,207	73.21
SR II Unnati 26 2.0	9.00%	10-Sep-2025	10-Sep-2027	30,984	30.98
SR III Unnati 26 2.0	9.75%	10-Sep-2025	10-Sep-2028	5,53,219	553.22
SR IV Unnati 26 2.0	9.74%	10-Sep-2025	10-Sep-2028	2,41,779	241.78
SR V Unnati 26 2.0	9.75%	10-Sep-2025	10-Sep-2028	69,765	69.77
SR VI Unnati 26 2.0	10.24%	10-Sep-2025	10-Sep-2030	4,44,342	444.34
SR VII Unnati 26 2.0	10.24%	10-Sep-2025	10-Sep-2030	1,41,887	141.89
SR VIII Unnati 26 2.0	10.25%	10-Sep-2025	10-Sep-2030	51,789	51.79
SR IX Unnati 26 2.0	10.50%	10-Sep-2025	10-Sep-2035	2,68,801	268.80
SR X Unnati 26 2.0	10.49%	10-Sep-2025	10-Sep-2035	1,24,227	124.23
Total (a)					14,376.14
Add/(less)- Interest accrued (b)					619.42
Add/(less)- Unamortised Cost (c)					(495.27)
Total (a)+(b)+(c)					14,500.29

**Secured NCDs is fully secured by way of mortgage of identified immovable property as stated in the respective debenture trust deed(s) and/or by way of charge/ hypothecation of book debts/ receivables/ loan receivables, on first / pari-passu basis, to the extent stated in the respective information memorandum read with the underlying debenture trust deed. (Also refer note 19)



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

As at March 31, 2025

Description of Secured Redeemable Non Convertible Debentures (NCD)	Rate	Issue Date	Redemption Date	No. of NCDs	Amount
EHFL/NCD/29Apr26**	9.62%	29-Apr-2016	29-Apr-2026	150	150.00
EHFL 10.28%, Monthly**	10.53%	18-Mar-2019	18-Mar-2029	1,500	1,500.00
EHFL/Public NCD/Series VII**	10.00%	19-Jul-2016	19-Jul-2026	59,841	59.84
EHFL/Public NCD/Series VI**	10.00%	19-Jul-2016	19-Jul-2026	31,71,256	3,171.26
EHFL/Public NCD/Series V**	9.57%	19-Jul-2016	19-Jul-2026	2,48,424	248.42
Project Nest Series III	8.70%	29-Apr-2022	29-Apr-2025	3,77,968	377.97
Project Nest Series IV	9.05%	29-Apr-2022	29-Apr-2025	4,45,582	445.58
Project Nest Series V	9.05%	29-Apr-2022	29-Apr-2025	1,60,488	160.49
Project Nest Series VI	9.15%	29-Apr-2022	29-Apr-2027	4,25,940	425.94
Project Nest Series VII	9.55%	29-Apr-2022	29-Apr-2027	2,29,157	229.16
Project Nest Series VIII	9.55%	29-Apr-2022	29-Apr-2027	97,722	97.72
Project Nest Series IX	9.30%	29-Apr-2022	29-Apr-2032	1,45,764	145.76
Project Nest Series X	9.70%	29-Apr-2022	29-Apr-2032	78,539	78.54
SR I Neev	8.95%	15-Sep-2023	15-Sep-2025	1,52,669	152.67
SR II Neev	9.35%	15-Sep-2023	15-Sep-2025	20,185	20.19
SR III Neev	9.20%	15-Sep-2023	15-Sep-2026	1,94,257	194.26
SR IV Neev	9.60%	15-Sep-2023	15-Sep-2026	32,472	32.47
SR V Neev	10.56%	15-Sep-2023	15-Sep-2026	17,246	17.25
SR VINeev	9.67%	15-Sep-2023	15-Sep-2028	50,045	50.05
SR VII Neev	10.10%	15-Sep-2023	15-Sep-2028	68,781	68.78
SR VIINeev	12.36%	15-Sep-2023	15-Sep-2028	7,712	7.71
SR IX Neev	10.00%	15-Sep-2023	15-Sep-2033	25,097	25.10
SR X Neev	10.45%	15-Sep-2023	15-Sep-2033	62,653	62.65
SR I Shikhar 24	9.50%	01-Mar-2024	01-Mar-2026	1,61,991	161.99
SR II Shikhar 24	9.50%	01-Mar-2024	01-Mar-2026	29,006	29.01
SR III Shikhar 24	9.58%	01-Mar-2024	01-Mar-2027	95,003	95.00
SR IV Shikhar 24	10.00%	01-Mar-2024	01-Mar-2027	91,409	91.41
SR V Shikhar 24	10.00%	01-Mar-2024	01-Mar-2027	41,403	41.40
SR VI Shikhar 24	10.03%	01-Mar-2024	01-Mar-2029	1,25,140	125.14
SR VII Shikhar 24	10.50%	01-Mar-2024	01-Mar-2029	1,25,731	125.73
SR VIII Shikhar 24	10.50%	01-Mar-2024	01-Mar-2029	24,365	24.37
SR IX Shikhar 24	10.26%	01-Mar-2024	01-Mar-2034	67,462	67.46
SR X Shikhar 24	10.75%	01-Mar-2024	01-Mar-2034	42,087	42.09
SR I Shikhar 25	9.50%	03-Jul-2024	03-Jul-2026	71,275	71.28
SR II Shikhar 25	9.50%	03-Jul-2024	03-Jul-2026	26,592	26.59
SR III Shikhar 25	9.58%	03-Jul-2024	03-Jul-2027	1,11,725	111.73
SR IV Shikhar 25	10.00%	03-Jul-2024	03-Jul-2027	1,00,252	100.25
SR V Shikhar 25	10.00%	03-Jul-2024	03-Jul-2027	23,266	23.27
SR VI Shikhar 25	10.03%	03-Jul-2024	03-Jul-2029	1,61,976	161.98
SR VII Shikhar 25	10.50%	03-Jul-2024	03-Jul-2029	1,32,390	132.39
SR VIII Shikhar 25	10.50%	03-Jul-2024	03-Jul-2029	10,632	10.63
SR IX Shikhar 25	10.26%	03-Jul-2024	03-Jul-2034	70,989	70.99
SR X Shikhar 25	10.75%	03-Jul-2024	03-Jul-2034	49,835	49.84
SR I	9.50%	08-Oct-2024	08-Oct-2026	45,824	45.82
SR II	9.96%	08-Oct-2024	08-Oct-2026	17,615	17.62
SR III	9.58%	08-Oct-2024	08-Oct-2027	1,69,588	169.59
SR IV	10.00%	08-Oct-2024	08-Oct-2027	1,31,898	131.90
SR V	11.04%	08-Oct-2024	08-Oct-2027	32,181	32.18
SR VI	10.03%	08-Oct-2024	08-Oct-2029	1,46,529	146.53
SR VII	10.50%	08-Oct-2024	08-Oct-2029	47,679	47.68
SR VIII	12.96%	08-Oct-2024	08-Oct-2029	18,401	18.40
SR IX	10.49%	08-Oct-2024	08-Oct-2034	1,32,302	132.30
SR-X	11.00%	08-Oct-2024	08-Oct-2034	70,003	70.00
SR I	9.50%	06-Jan-2025	06-Jan-2027	56,860	56.86
SR II	9.50%	06-Jan-2025	06-Jan-2027	15,429	15.43
SR III	9.58%	06-Jan-2025	06-Jan-2028	2,30,271	230.27
SR IV	10.00%	06-Jan-2025	06-Jan-2028	1,07,599	107.60
SR V	10.00%	06-Jan-2025	06-Jan-2028	27,252	27.25
SR VI	10.03%	06-Jan-2025	06-Jan-2030	1,67,922	167.92
SR VII	10.50%	06-Jan-2025	06-Jan-2030	49,834	49.83



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

Description of Secured Redeemable Non Convertible Debentures (NCD)	Rate	Issue Date	Redemption Date	No. of NCDs	Amount
SR VIII	10.50%	06-Jan-2025	06-Jan-2030	11,081	11.08
SR IX	10.49%	06-Jan-2025	06-Jan-2035	1,14,325	114.33
SR X	11.00%	06-Jan-2025	06-Jan-2035	61,358	61.36
NIDO HOME/10 DEB SECD	10.00%	24-Feb-2025	23-Feb-2029	1,00,000	100.00
Total (a)					11,038.31
Add/(less)- Interest accrued (b)					560.04
Add/(less)- Unamortised Cost (c)					(309.74)
Total (a)+(b)+(c)					11,288.61

**Secured NCDs is fully secured by way of mortgage of identified immovable property as stated in the respective debenture trust deed(s) and/or by way of charge/hypothecation of book debts/receivables/loan receivables, on first/pari-passu basis, to the extent stated in the respective information memorandum read with the underlying debenture trust deed.(Also refer note 19)

51 Details of Unsecured Subordinated Debentures

As at March 31, 2026

Description of Unsecured Redeemable Non Convertible Debentures (NCD)	CouponRate	Issue Date	Redemption Date	No. of NCDs	Amount
EHFL/NCD/3May2025					-
Add/(less)- Interest accrued					-
					-

As at March 31, 2025

Description of Unsecured Redeemable Non Convertible Debentures (NCD)	CouponRate	Issue Date	Redemption Date	No. of NCDs	Amount
EHFL/NCD/3May2025	11.25%	04-Feb-2015	03-May-2025	500	500.00
Add/(less)- Interest accrued					8.63
					508.63



52. Capital Management

The primary objectives of the Company's capital management policy are to ensure that the Company complies with externally imposed capital requirements from its regulators and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder value.

(a) The Pillars of its policy are as follows:

- Maintain diversity of sources of financing and spreading the maturity across tenure buckets in order to minimize liquidity risk.
- Maintain investment grade ratings for all its liabilities issuances domestically and internationally by ensuring that the financial strength of their balance sheets are preserved.
- Manage financial market risks arising from Interest rate, equity prices and minimise the impact of market volatility on earnings.
- Leverage optimally in order to maximise shareholder returns while maintaining strength and flexibility of balance sheet.

This framework is adjusted based on underlying macro-economic factors affecting business environment, financial market conditions and interest rates environment

(b) Regulatory Capital

The below regulatory capital is computed in accordance with the relevant regulatory guidelines.

Particulars	As at March 31, 2026	As at March 31, 2025
Capital Funds		
Common Equity Tier1 (CET1) capital	6,961.11	7,261.10
Other Tier 2 capital instruments (CET2)	-	-
Total capital	6,961.11	7,261.10
Risk weighted assets	24,168.10	21,610.51
CET1 Capital ratio	28.80%	33.60%
CET2 Capital ratio	-	-
Total Capital ratio	28.80%	33.60%



Nido Home Finance Limited
Notes to the financial statements for the year ended March 31, 2026 (Continued)

(Currency : Indian rupees in millions)

53. Other disclosures
(i) Disclosure under Regulation 53(f) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
Related Party transactions

Particulars	As at March 31, 2026	As at March 31, 2025
Loans and advances in the nature of loans to subsidiaries	-	-
Loans and advances in the nature of loans to associates	-	-
Loans and advances in the nature of loans to firms/companies in which directors are interested	-	22.60
Investments by the loanee in the shares of parent company and subsidiary company, when the company has made a loan or advance in the nature of loan	-	-

(ii) Disclosure of Large Corporate as per the applicability criteria given under the SEBI circular SEBI/HO/DDHS/CIR/P/2021/613 dated August 10, 2021.
Initial Disclosure to be made by an entity identified as a Large Corporate
Sr. No. Particulars
Details

1	Name of the Company	Nido Home Finance Limited
2	CIN	U65922MH2008PLC182906
3	Outstanding borrowing of Company as on March 31, 2026	21,976.61
4	Highest Credit Rating during the previous FY along with name of the Credit Rating	CRISIL A+
5	Name of Stock Exchange in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	BSE LIMITED

6. Details of incremental borrowings during the year ended March 31, 2026

S No.	Particulars	Details
i.	2-year block period (Specify financial years)	FY 2024-25 and FY 2025-26
ii.	Incremental borrowing done in FY26 (a)	5,938.75
iii.	Mandatory borrowing to be done through issuance of debt securities in FY26 (b) = (25% of a)	1,484.69
iv.	Actual borrowings done through debt securities in FY26 (c)	4,685.75
v.	Shortfall in the mandatory borrowing through debt securities, if any, for FY (T-1) carried forward to FY (T).(d)	-
vi.	Quantum of (d), which has been met from (c): (e)	NA
vii.	Shortfall, if any, in the mandatory borrowing through debt securities for FY (T) {after adjusting for any shortfall in borrowing for FY (T-1) which was carried forward to FY (T)} (f)= (b)-[(c)-(e)] {If the calculated value is zero or negative, write "nil"}	NA

7 Details of penalty to be paid, if any, in respect to previous block :

S No.	Particulars	Details
i.	2-year Block period (Specify financial years)	FY 2024-25 and FY 2025-26
ii.	Amount of fine to be paid for the block, if applicable Fine = 0.2% of {(d)-(e)}#	NA



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

53. Other disclosures**(iii) Disclosure of ratios**

Sr No	Particulars	Mar-26	Mar-25
1	Debt-equity Ratio ^(refer note 1)	3.67	3.79
2	Outstanding redeemable preference shares (quantity and value)	Nil	Nil
3	Debenture redemption reserve (Rupees in Millions)	256.25	256.25
4	Net worth ^(refer note 2) (Rupees in Millions)	8,532.80	8,282.00
5	Net profit after tax (Rupees in Millions)	227.98	186.33
6	Earnings per share	-	-
7.a	Basic (Rupees)	3.29	2.69
7.b	Diluted (Rupees)	3.23	2.69
8	Total debts to total assets ^(refer note 3)	0.76	0.77
9	Net profit margin (%) ^(refer note 4)	3.91%	3.64%
10	Sector specific equivalent ratios		
	(a) Capital to risk-weighted assets ratio (CRAR) (%)	28.80%	33.60%
	(b) Tier I CRAR (%)	28.80%	33.60%
	(c) Tier II CRAR (%)	0.00%	0.00%
	(d) Stage 3 ratio (gross) (%) ^(refer note 5)	2.31%	2.17%
	(e) Stage 3 ratio (net) (%) ^(refer note 6)	1.90%	1.77%

(a) 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, Debt service coverage ratio, Interest service coverage ratio and Operating margin ratio are not applicable

(b) As per RBI guidelines on Liquidity Risk Management Framework, all non-deposit taking HFCs with asset size of Rs. 5,000 crore shall maintain the required level of Liquidity coverage ratio (LCR) starting December 1, 2021 in phased manner from 30% to 100% by December 1, 2025. As at March 31, 2026, the Company's asset size is less than Rs. 5,000 crores and hence minimum LCR maintenance is not mandatory for the Company.

Notes:-

- Debt-equity Ratio = Total Debt (Debt Securities + Borrowings (other than debt securities) + Subordinated Liabilities + Securitisation Liabilities) / Net worth
- Net worth = Share capital + Share application money pending allotment + Reserves & Surplus – Deferred Tax Assets
- Total debts to total assets = Total Debt (Debt Securities + Borrowings (other than debt securities) + Subordinated Liabilities + Securitisation Liabilities) / Total assets
- Net profit margin (%) = Net profit after tax / Revenue from Operations
- Stage 3 ratio (gross) = Gross Stage 3 loans / Gross Loans
- Stage 3 ratio (net) = (Gross stage 3 loans - impairment loss allowance for Stage 3) / Gross Loans



Nido Home Finance Limited**Notes to the financial statements for the year ended March 31, 2026 (Continued)**

(Currency : Indian rupees in millions)

53. Other disclosures**(iv) Relationship with Struck off Companies**

Below are the transactions with the companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.

Name of the struck off company	Nature of transactions with struck-off company	Relationship with the Struck off company, if any, to be disclosed	As on March 31, 2026	As on March 31, 2025
None	Receivables	None	-	-
	Investments in securities	None	-	-
	Payables	None	-	-
	Shares held by stuck off Company	None	-	-

(v) Registration of charges or satisfaction with Registrar of Companies (ROC)

No charges or satisfaction yet to be registered with ROC beyond the statutory period by the Company.

(vi) Compliance with number of layers of companies

The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.

(vii) Utilisation of Borrowed funds and share premium

- (a) During the year, the company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - (ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (b) During the year, the Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party(Ultimate Beneficiaries) or
 - (ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

(viii) Details of Benami Property held

There is no proceedings which have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

(ix) Undisclosed income

The Company doesn't have any transaction which was not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.



54. Regulatory disclosures

The following minimum disclosures have been given in accordance with RBI Circular No. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 (updated as on April 1, 2026) Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025, RBI/DOR/2025-26/339 DOR.FIN.REC.No.258/03.10.119/2025-26 dated November 28, 2025, Master Directions - Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025 and circular RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26 of Reserve Bank of India (Housing Finance Companies) Directions, 2025 dated November 28, 2025 (updated as on April 1, 2026) and others relevant regulatory circulars /guidelines issued by RBI/NHB.

(i) Statutory reserves

As per Section 29C of the The National Housing Bank Act, 1987 (the “NHB Act”), the Company is required to transfer at least 20% of its net profits every year to a reserve before any dividend is declared. For this purpose any Special Reserve created by the Company under Section 36(1)(viii) of the Income- tax Act, is considered to be an eligible transfer. The Company has transferred an amount of Rs Nil (Previous Year Rs Nil) to Special Reserve No.II in terms of Section 36(1)(viii) of the Income-tax Act, 1961 and an amount of Rs. 45.61 million (Previous Year Rs. 38.76 million) to “Statutory Reserve (As per Section 29C of the NHB Act)”.

Reserve Fund under section 29C of National Housing Bank Act, 1987

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year	Amount	Amount
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	237.78	199.02
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under section 29C of the NHB Act, 1987	447.13	447.13
c) Total	684.91	646.15
Addition/Appropriation/Withdrawal during the year		
Add : a) Amount transferred u/s 29C of the NHB Act, 1987	45.61	38.76
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under section 29C of the NHB Act, 1987	-	-
Less : a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	283.39	237.78
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve under section 29C of the NHB Act, 1987	447.13	447.13
c) Total	730.52	684.91



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory disclosures

(ii) Fraud Reporting

As at March 31, 2026

Nature of fraud	No. of cases	Amount of Fraud	Recovery	Amount written-off
Fraud committed by borrowers	1	3.27	-	3.27

As at March 31, 2025

Nature of fraud	No. of cases	Amount of Fraud	Recovery	Amount written-off
Fraud committed by borrowers	-	-	-	-

(iii) Foreign Exchange Transaction and Un-hedged Foreign Currency Risk

The Company has not undertaken any foreign currency transaction during the current year (Previous year: Rs Nil). Also the Company does not have any un-hedged foreign currency exposure during the current year (Previous year Rs. Nil).

(iv) Details of dues to micro enterprise and small enterprise

Sr No.	Particulars	As at March 31, 2026		As at March 31, 2025	
		Principle	Interest	Principle	Interest
1	The Principal amount and the interest due thereon remaining unpaid to any supplier	-	-	-	-
2	The amount of interest paid by the buyer in terms of Section 16, along with the amount of the payment made to the supplier beyond the due date	25.95	0.00	11.64	0.01
3	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the due date during the year) but without adding the interest specified under MSMED Act, 2006	-	-	-	-
4	The amount of interest accrued and remaining unpaid	-	-	-	-
5	The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowed as a deductible expenditure under Section 23	-	-	-	-

(v) Capital to risk weighted asset ratio (CRAR)

Particulars	As at March 31, 2026	As at March 31, 2025
(i) CRAR (%)	28.80%	33.60%
(ii) CRAR - Tier I capital (%)	28.80%	33.60%
(iii) CRAR - Tier II Capital (%)	0.00%	0.00%
(iv) Amount of subordinated debt raised as Tier-II capital	-	-
(v) Amount raised by issue of perpetual debt instruments	-	-

(vi) Investments

Particulars	As at March 31, 2026	As at March 31, 2025
Value of Investments		
(i) Gross value of Investments		
(a) In India	1,036.83	1,584.28
(b) Outside India	Nil	Nil
(ii) Provisions for Depreciation		
(a) In India	(71.35)	(62.07)
(b) Outside India	Nil	Nil
(iii) Net value of Investments		
(a) In India	965.48	1,522.21
(b) Outside India	Nil	Nil
Movement of provisions held towards depreciation on investments		
(i) Opening balance	(62.07)	(35.10)
(ii) Add: Provisions made during the year	(9.28)	(26.97)
(iii) Less: Write-off / Written-back of excess provisions during the year	-	-
(iv) Closing balance	(71.35)	(62.07)

Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory disclosures

(vii) Derivatives

The Company has a process whereby periodically all long term contracts are assessed for material foreseeable losses. At the year end, the Company has reviewed and ensured that adequate provision as required under any law / accounting standards for material foreseeable losses on such long term contracts has been made in the books of account. The Company has not entered into any derivative contracts during the year. (Previous year Rs. Nil).

(viii) Forward Rate Agreement (FRA) / Interest Rate Swap (IRS)

	As at March 31, 2026	As at March 31, 2025
(i) The notional principal of swap agreements	Nil	Nil
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	Nil	Nil
(iii) Collateral required by the HFC upon entering into swaps	Nil	Nil
(iv) Concentration of credit risk arising from the swaps	Nil	Nil
(v) The fair value of the swap book	Nil	Nil

(ix) Exchange Traded Interest Rate (IR) Derivative

	As at March 31, 2026	As at March 31, 2025
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrumentwise)	Nil	Nil
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on March 31, 2026 and March 31, 2025 (instrument-wise)	Nil	Nil
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	Nil	Nil
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	Nil	Nil

(x) Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure

The Company has not entered into any derivative contracts during the year. (Previous year Rs. Nil)

B. Quantitative Disclosure

	As at March 31, 2026	As at March 31, 2025
(i) Derivatives (Notional Principal Amount)	Nil	Nil
(ii) Marked to Market Positions [1]		
(a) Assets (+)	Nil	Nil
(b) Liability (-)	Nil	Nil
(iii) Credit Exposure [2]	Nil	Nil
(iv) Unhedged Exposures	Nil	Nil



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory disclosures

(xi) Securitisation/ Direct Assignment:

- (a) Disclosures in the notes to the accounts in respect of securitisation transactions as required under revised guidelines on securitization transactions issued by Reserve bank of India vide Master Direction – Reserve Bank of India (Non-Banking Financial Company- Securitisation Transactions) Directions, 2025 dated November 28, 2025.

Particulars				As at March 31, 2026	As at March 31, 2025
1	No. of SPEs* sponsored by the HFC for securitisation transactions (Non-STC**)			31	28
2	Total amount of securitised assets as per books of the SPEs sponsored by the HFC**			10,095.72	11,032.07
3	Total amount of exposures retained by the HFC to comply with MRR as on the date of balance sheet			3,711.38	3,265.32
(i)	Off-balance sheet exposures towards Credit Enhancements				
	a) First Loss			-	-
	b) Others			-	-
(ii)	On-balance sheet exposures towards Credit Enhancements				
	a) First Loss (Cash Collateral term deposits with Banks)/ Mutual fund			1,921.06	1,649.39
	b) Series A2			1,790.32	1,615.93
	c) Others			-	-
4	Amount of exposures to securitisation transactions other than MRR			-	-
(i)	Off-balance sheet exposures towards Credit Enhancements				
	a) Exposure to own securitisations				
	i.) First Loss			-	-
	ii.) Others			-	-
	b) Exposure to third party securitisations				
	i.) First Loss			-	-
	ii.) Others			-	-
(ii)	On-balance sheet exposures towards Credit Enhancements				
	a) Exposure to own securitisations				
	i.) First Loss			-	-
	ii.) Second Loss			-	-
	ii.) Others			-	-
	b) Exposure to third party securitisations				
	i.) First Loss			-	-
	ii.) Others			-	-
5	Sale consideration received for the securitised assets and gain/loss on sale on account of securitisation.				
	a) Sale consideration			21,983.64	20,239.72
	b) Gain/loss			-	-
6	Form and quantum (outstanding value) of services provided by way of, liquidity support, post-securitisation asset servicing, etc.				
	a) Fixed Deposit			1,921.06	1,649.39
	b) Series A2			1,790.32	1,615.93
7	Performance of facility provided. Please provide separately for each facility viz. Credit enhancement, liquidity support, servicing agent etc. Mention percent in bracket as of total value of facility provided.				
		Credit Enhancement	Liquidity Support	Servicing Agent	
	Opening balance	1,649.39	-	-	1,541.27
a)	Amount paid (FY26 -17.09% & FY25 - 7.38%)	282.02	-	-	282.02
					113.77
b)	Repayment received (FY26 -0.62% & FY25 -0.37%)	(10.36)	-	-	(10.36)
					(5.64)
c)	Outstanding amount	1,921.06	-	-	1,921.06
					1,649.39
8	Average default rate of portfolios observed in the past. Please provide breakup separately for each asset class i.e.				
		RMBS	Vehicle loans	Mortgages Loans	
	FY 26	-	-	1.90%	1) FY 26 - 1.90%
	FY 25	-	-	1.77%	2) FY 25 - 1.77%
9	Amount and number of additional/top up loan given on same underlying asset. Please provide breakup separately for each asset class i.e. RMBS, Vehicles-Loans etc.				
				Nil	Nil
10	Investor complaints				
	a) Directly/Indirectly received			Nil	Nil
	b) Complaints outstanding			Nil	Nil

* Only the SPEs relating to outstanding securitisation transactions may be reported here.

** An amount of Rs 275.74 million has been received by the Trust on 30th March 2026 from Nido Home Finance Limited.

***Securitisation Exposures above are not being considered as simple, transparent and comparable (STC) securitisation exposures.



54. Regulatory disclosures

(b)(i) Details of Financial Assets sold to Securitisation Company

Particulars		As at March 31, 2026	As at March 31, 2025
i)	No. of accounts	881	1,107
ii)	Aggregate value (net of provisions) of accounts sold to SC / RC	1,743.92	2,473.94
iii)	Aggregate consideration	1,743.92	2,473.94
iv)	Additional consideration realized in respect of accounts transferred in earlier years	-	-
v)	Aggregate gain / loss over net book value	-	-
vi)	Rating-wise distribution of rated loans	AAA(SO)	AAA(SO), A(SO)

(b)(ii) Details of stressed loans transferred during the year

The Company has not transferred any stressed loans during the current year and previous year.

(b)(iii) Details of stressed loans acquired during the year

The Company has not acquired any stressed loans during the current year and previous year.

(c) Disclosures in the notes to the accounts in respect of assignment transactions as required by Reserve Bank of India (Non-Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions, 2025 dated November 28, 2025.

Particulars		As at March 31, 2026	As at March 31, 2025
1	No. of transactions assigned by the HFC	182	134
2	Total amount outstanding	14,695.23	10,678.27
3	Total amount of exposures retained by the HFC to comply with MRR as on the date of balance sheet	2,525.58	1,640.84
(I)	Off-balance sheet exposures		
a)	First Loss	-	-
b)	Others	-	-
(II)	On-balance sheet exposures		
a)	First Loss	-	-
b)	Others	2,525.58	1,640.84
4	Amount of exposures to assignment transactions other than MRR	756.56	756.56
(I)	Off-balance sheet exposures		
a)	Exposure to own assignments		
i.)	First Loss	-	-
ii.)	Others	-	-
b)	Exposure to third party assignments		
i.)	First Loss	-	-
ii.)	Others	-	-
(II)	On-balance sheet exposures		
a)	Exposure to own assignments	756.56	756.56
i.)	First Loss	-	-
ii.)	Others	-	-
b)	Exposure to third party assignments		
i.)	First Loss	-	-
ii.)	Others	-	-

(d) Details of Assignment transactions and Co-lending undertaken by HFCs

Particulars		As at March 31, 2026	As at March 31, 2025
i)	No. of accounts	3,153	1,256
ii)	Aggregate value (net of provisions) of accounts sold	7,452.04	4,101.33
iii)	Aggregate consideration	7,452.04	4,101.33
iv)	Additional consideration realized in respect of accounts transferred in earlier years	-	-
v)	Aggregate gain / loss over net book value	-	-
vi)	Weighted Average Holding Period (in years)	0.72	0.98
vii)	Coverage of tangible security	100.00%	100.00%
viii)	Rating-wise distribution or rated loans	Unrated	Unrated



54. Regulatory disclosures

(e) Details of non-performing financial assets purchased / sold

A. Details of non-performing financial assets purchased :

Particulars			As at March 31, 2026	As at March 31, 2025
1	(a)	No. of accounts purchased during the year	Nil	Nil
	(b)	Aggregate exposure	Nil	Nil
2	(a)	Of these, number of accounts restructured during the year	Nil	Nil
	(b)	Aggregate exposure	Nil	Nil

B. Details of Non-performing Financial Assets sold:

Particulars			As at March 31, 2026	As at March 31, 2025
1		No. of accounts sold	-	-
2		Aggregate exposure of loans transferred	-	-
3		Aggregate consideration received	-	-

(xii) Disclosure of Restructured Accounts - Micro, Small and Medium Enterprises (MSME) sector as at March 31, 2026

The Company has restructured the accounts as per by RBI Circulars DBR.No.BP.BC.100/21.04.048/2017-18 dated February 07, 2018, DBR.No.BP.BC.108/21.04.048/2017-18 dated June 6, 2018, DBR.No.BP.BC.18/21.04.048/2018-19 RBI/2018-19/100 dated January 1, 2019, DOR.No.BP.BC.34/21.04.048/2019-20 RBI/2019-20/160 dated February 11, 2020, DOR.No.BP.BC/4/21.04.048/2020-21 dated August 6, 2020

Particulars	For the year ended	
	March 31, 2026	March 31, 2025
No of accounts restructured	15	16
Amount (Indian rupees in millions)	62.90	67.00

* Excludes account closed/written off during period.



54. Regulatory disclosures

(xiii) Exposure to real estate sector

In accordance with RBI Circular RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26, dated November 28, 2025 (updated as on April 1, 2026) Master Direction – Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025.

a) Exposure to real estate sector, both direct and indirect

Category	As at March 31, 2026	As at March 31, 2025
a) Direct exposure		
(i) Residential mortgages - Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits.	36,371.72	33,708.10
(ii) Commercial real estate - Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc). Exposure would also include non-fund based (NFB) limits.	2,235.34	2,460.29
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
a) Residential	Nil	Nil
b) Commercial real estate	Nil	Nil
c) Investment In PTC	34.06	276.28
b) Indirect exposure Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	Nil	Nil
Total	38,641.12	36,444.67

b) Exposure to capital market

Particulars	As at March 31, 2026	As at March 31, 2025
(i) direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt	0.10	0.10
(ii) advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds	Nil	Nil
(iii) advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security	Nil	Nil
(iv) advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the	Nil	Nil
(v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	Nil	Nil
(vi) loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	Nil	Nil
(vii) bridge loans to companies against expected equity flows / issues	Nil	Nil
(viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds.	Nil	Nil
(ix) Financing to stockbrokers for margin trading		
(x) All exposures to Alternative Investment Funds:		
(i) Category I	Nil	Nil
(ii) Category II	Nil	Nil
(iii) Category III	Nil	Nil
Total Exposure to Capital Market	0.10	0.10



54. Regulatory disclosures

(xiv) *Details of financing of parent Company products - Nil (Previous Year - Nil)*

(xv) *Details of Single Borrower Limit (SBL) / Group Borrower Limit (GBL) exceeded by the HFC*

During the year ended March 31, 2026 and March 31, 2025, the Company's credit exposure (whether in terms of sanctioned amount or entire amount outstanding or Credit / investment concentration Norms / Large Exposure Framework, whichever is higher) to single borrowers and group borrowers were within the limits prescribed by the RBI.

(xvi) *Unsecured Advances*

The Company has not taken any charge over the rights, licenses, authorisations, etc., against unsecured loans given to borrowers in the current year and in the Previous year.

(xvii) *Remuneration of Directors*

The Company has not entered into any transactions with non-executive directors during the year (Previous Year Rs. Nil), except for those disclosed in note 54 (xxxv) and 54 (xxxvii)

(xviii) *Net Profit or Loss for the period, prior period items and changes in accounting policies*

There are no prior period items during the year which impacted profit and loss (Previous Year Rs.Nil). For changes in accounting policies refer note 3.

(xix) *Indian Accounting Standard (Ind AS) 110- Consolidated Financial Statements (CFS)*

The company does not have any subsidiary, associate, or joint venture in the current year and previous year and hence consolidation of accounts is not required.

(xx) *Details of 'provisions and contingencies'*_____

Break up of 'provisions and Contingencies' shown under the head expenditure in statement of profit and loss.		For the year ended March 31, 2026	For the year ended March 31, 2025
(i)	Provisions for depreciation on investment	9.28	62.07
(ii)	Provision towards NPA - (Stage III loans)	13.85	51.36
(iii)	Provision made towards income tax	(22.85)	(18.56)
(iv)	Provision for standard assets* (with details like CRE, CRE-RH etc.) - Stage I & II loans	2.39	14.11
(v)	Other provision and contingencies	Nil	Nil

* Provision for Stage I & II loans include CRE - RH of Rs (0.05) million (Previous Year Rs (3.78) million), CRE - Non-RH of Rs (0.80) million (Previous Year Rs (2.16) million), Non CRE of Rs 3.24 million (Previous Year Rs 20.06 million)

(xxi)	Break up of Loan & Advances and Provisions thereon	Housing		Non-Housing	
		As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
	Standard Assets				
	(a) Total Outstanding Amount #	24,906.02	24,157.92	9,336.85	7,573.38
	(b) Provisions made	117.33	146.29	100.22	68.15
	Sub-Standard Assets**				
	(a) Total Outstanding Amount	431.34	370.13	132.44	107.53
	(b) Provisions made	67.51	50.97	16.91	10.17
	Doubtful Assets – Category-I**				
	(a) Total Outstanding Amount	172.49	116.42	39.30	42.23
	(b) Provisions made	42.54	28.47	7.73	8.45
	Doubtful Assets – Category-II**				
	(a) Total Outstanding Amount	30.82	34.59	4.27	16.87
	(b) Provisions made	12.45	12.74	0.64	5.59
	Doubtful Assets – Category-III**				
	(a) Total Outstanding Amount	-	-	-	15.69
	(b) Provisions made	-	-	-	15.51
	Loss Assets**				
	(a) Total Outstanding Amount	-	1.92	-	0.10
	(b) Provisions made	-	1.92	-	0.10
	TOTAL				
	(a) Total Outstanding Amount	25,540.67	24,680.98	9,512.86	7,755.80
	(b) Provisions made	239.83	240.39	125.50	107.97

** Represent Stage III loans

Note:

#	Standard Assets	Housing		Non-Housing	
		As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
	Principal outstanding	25,384.24	24,633.60	7,368.45	6,290.26
	Interest accrued	280.50	259.75	161.37	157.33
	EIR and other Ind AS adjustment	(758.71)	(735.44)	1,807.02	1,125.79

2. The Category of Doubtful Assets will be as under:

Period for which the assets has been considered as doubtful	Category
Up to one year	Category-I
One to three years	Category-II
More than three years	Category-III



54. Regulatory disclosures

(xxii) Draw Down from Reserves

No draw down made from the Statutory Reserves during the year (Previous Year Rs. Nil) have been made by the Company.

(xxiii) Concentration of Public Deposits, Advances, Exposures and NPAs

Concentration of Public Deposits (for Public Deposit taking/holding HFCs)

Particular	As at March 31, 2026	As at March 31, 2025
Total Deposit of twenty largest depositors	NA	NA
% of deposits to twenty largest depositors to total Deposits of the HFC	NA	NA

Concentration of Loans & Advances

Particular	As at March 31, 2026	As at March 31, 2025
Total Loans & Advances to twenty largest borrowers	3,328.85	3,309.52
% of Loans & Advances to twenty largest borrowers to total advances of the HFC	9.50%	10.20%

Concentration of all exposure (including off-balance sheet exposure)

Particular	As at March 31, 2026	As at March 31, 2025
Total exposures to twenty largest borrowers / customers	4,022.98	4,389.08
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	10.42%	12.13%

Concentration of NPAs (Stage III loans)

Particular	As at March 31, 2026	As at March 31, 2025
Total exposures to top ten NPAs	149.58	114.37

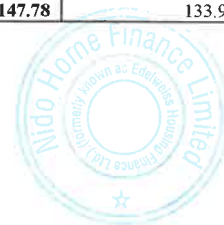
Sector-wise NPAs (Stage III loans)

SL No.	Sector	% of NPAs to total advances in that sector	
		As at March 31, 2026	As at March 31, 2025
A. Housing Loans:			
1 Individual		2.81%	2.55%
2 Builders / Project Loans		0.00%	0.00%
3 Corporates		39.40%	0.00%
4 Other (HUF & Partnership Firm)		0.00%	2.61%
B. Non-Housing Loans:			
1 Individual		2.33%	2.58%
2 Builders / Project Loans		0.00%	0.00%
3 Corporates		0.07%	1.38%
4 Other (HUF & Partnership Firm)		1.06%	0.43%

(xxiv) Movements of NPAs (Stage III loans)

The following table sets forth, for the periods indicated, the details of movement of gross Non-performing assets (NPAs), net NPAs and provision

Particular	As at March 31, 2026	As at March 31, 2025
i) Net NPAs to net advances (%)	1.90%	1.77%
ii) Movement of Gross NPAs		
a) Opening balance	705.47	452.76
b) Additions during the year	910.44	794.05
c) Reductions during the year	(805.25)	(541.33)
d) Closing balance	810.65	705.47
iii) Movement of net NPAs		
a) Opening balance	571.54	370.19
b) Additions during the year	730.86	621.99
c) Reductions during the year	(639.53)	(420.63)
d) Closing balance	662.87	571.54
iv) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	133.93	82.57
b) Provisions made during the year	179.58	172.06
c) Write-off/write-back of excess provisions	(165.72)	(120.70)
d) Closing balance	147.78	133.93



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory disclosures

(xxv) Asset liability management

Maturity pattern of certain items of assets and liabilities
As at March 31, 2026

Particulars	1 day to 7 days	8 days to 14 days	15 days to 30/31 days	Over 1 month upto 2 months	Over 2 months upto 3 months	Over 3 months upto 6 months	Over 6 months upto 1 year	Over 1 year upto 3 years	Over 3 years upto 5 years	Over 5 years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from Bank	-	-	147.39	121.39	333.22	665.15	1,315.14	3,967.18	781.99	144.86	7,476.32
Market Borrowing	-	619.30	150.00	-	-	3,821.36	363.54	6,519.84	1,359.36	1,666.89	14,500.29
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Gross Advances	285.31	79.31	549.51	514.90	738.00	1,654.33	3,294.63	11,107.05	1,941.07	14,889.42	35,053.53
Investments	-	-	1.77	1.68	1.59	39.06	115.78	589.14	43.35	173.11	965.48
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

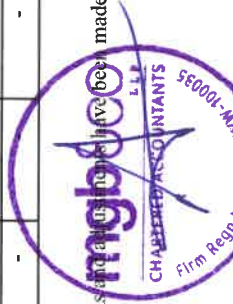
In computing the above information, certain estimates, assumptions and adjustments have been made by the management which are consistent with the guidelines provided by the regulator.

As at March 31, 2025

Particulars	1 day to 7 days	8 days to 14 days	15 days to 30/31 days	Over 1 month upto 2 months	Over 2 months upto 3 months	Over 3 months upto 6 months	Over 6 months upto 1 year	Over 1 year upto 3 years	Over 3 years upto 5 years	Over 5 years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from Bank	-	-	128.07	102.07	285.28	634.31	1,214.01	4,549.36	1,702.83	213.21	8,829.14
Market Borrowing	-	568.67	984.04	500.00	-	172.85	191.00	6,147.19	2,334.99	898.50	11,797.24
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Gross Advances	174.80	76.16	498.67	468.55	675.27	1,510.46	3,066.66	10,556.47	1,892.52	13,517.22	32,436.78
Investments*	-	-	8.04	7.80	7.58	21.43	37.56	837.24	324.52	278.04	1,522.21
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

*Includes Securities held for trading

In computing the above information, certain estimates, assumptions and adjustments have been made by the management which are consistent with the guidelines provided by the regulator.



54. Regulatory disclosures

(xxvi) Details of ratings assigned by credit rating agencies and migration of ratings during the year

As at March 31, 2026

Instrument Category	ICRA	CARE	Brickworks	CRISIL	ACUITE	INFOMERICS
i) Long Term Instruments :						
Rating						
Amount	ICRA A+	CARE A/Stable	BWR A+ and A/Stable	CRISIL A+	ACUITE A+	-
	37,469.90	12,460.00	6,500.00	50,846.40	2,447.60	-
ii) Short Term Instruments :						
Rating						
Amount	NA	NA	NA	CRISIL A1+	ACUITE A1+	IVR A1+
Migration during the year	NA	NA	NA	2,500.00	2,000.00	1,000.00
	No change^	No Change	Outlook change*	No change^	Outlook change^	Assigned

^ Placed on rating watch with developing implications

* Removal of rating watch with negative implications and assigning Stable outlook

As at March 31, 2025

Instrument Category	ICRA	CARE	Brickworks	CRISIL	ACUITE
i) Long Term Instruments :					
Rating					
Amount	ICRA A+/Stable	CARE A/Stable	BWR A+ and A/Rating watch with negative implications	CRISIL A+/Stable	ACUITE A+/Rating watch with negative implications
	33,200.30	12,960.00	6,500.00	42,092.70	5,000.00
Rating	NA	NA	NA	CRISIL A1+	NA
Amount	NA	NA	NA	2,500.00	NA
Migration during the year	Outlook Change^	No Change	Downgrade*	No Change	Outlook Change #

^ Ratings reaffirmed, removed from Watch with Negative Implications and Stable outlook assigned

* Downgraded and placed on Rating Watch

Ratings reaffirmed, removed from Stable outlook and Watch with Negative Implications assigned.



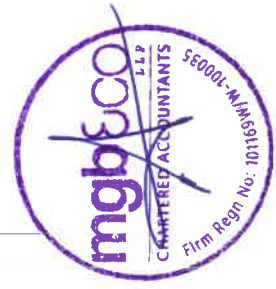
54 Regulatory Disclosures

(xxvii) Disclosure of Restructured Accounts

(as required by RBI guidelines under reference DNBS. CO. PD. No. 367 / 03.10.01 / 2013-14 dated January 23, 2014 read with RBI/2020-21/17 DOR.No.BP.BC/4/21.04.048/2020-21 dated August 6, 2020).

SI No	Type of Restructuring Asset Classification Details	Under CDR Mechanism				Under SME Debt Restructuring Mechanism				Others				Total			
		Standard	Sub- standard	Doubtful	Loss	Total	Standard	Sub- standard	Doubtful	Loss	Total	Standard	Sub- standard	Doubtful	Loss	Total	Total
1	Restructured accounts as on 1st April, 2025 (Opening figures) (refer note below)	-	-	-	-	-	-	-	-	-	-	218	17	11	-	246	246
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	585.33	43.65	25.71	-	654.69	654.69
	Provision thereon	-	-	-	-	-	-	-	-	-	-	56.35	5.46	8.23	-	70.05	70.05
2	Fresh restructuring during the year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	No. of borrowers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Provision thereon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Upgradations of restructured accounts to Standard category	-	-	-	-	-	-	-	-	-	-	3	(3)	-	-	3	-
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	1.99	(1.99)	-	-	1.99	-
	Provision thereon	-	-	-	-	-	-	-	-	-	-	0.26	(0.26)	-	-	0.26	-
	5% new provision on standard assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Restructured advances which ceases to attract higher provisioning and/ or additional risk weight at the end of the financial year and hence need not be shown as restructured standard advances at the beginning of the next financial year	-	-	-	-	-	-	-	-	-	-	(29)	(2)	(1)	-	(32)	(33)
	No. of borrowers	-	-	-	-	-	-	-	-	-	-	(114.09)	(0.92)	(0.01)	-	(115.02)	(115.02)
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	(12.45)	0.28	3.28	-	(8.90)	(8.90)
	Provision thereon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Downgradations of restructured accounts during the FY	-	-	-	-	-	-	-	-	-	-	(5)	(2)	7	-	-	-
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	(7.90)	(13.54)	21.44	-	-	-
	Provision thereon	-	-	-	-	-	-	-	-	-	-	(0.78)	(1.76)	2.54	-	-	-
6	Write-offs of restructured accounts during the FY 25-26	-	-	-	-	-	-	-	-	-	-	(1)	(5)	(7)	-	(13)	(13)
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	(0.77)	(19.89)	(22.18)	-	(42.84)	(42.84)
	Provision thereon	-	-	-	-	-	-	-	-	-	-	(0.08)	(2.63)	(7.60)	-	(10.30)	(10.30)
7	Restructured accounts as on 31st Mar, 2026 (Closing figures)	-	-	-	-	-	-	-	-	-	-	186	5	10	-	201	201
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	464.55	7.32	24.96	-	496.83	496.83
	Provision thereon	-	-	-	-	-	-	-	-	-	-	43.30	1.10	6.45	-	50.85	50.85

Note :
Excluding the figures of Standard Restructured Advances which do not attract higher provisioning or risk weight (if applicable).



54 Regulatory Disclosures

(xxvii) Disclosure of Restructured Accounts

(as required by RBI guidelines under reference DNBS, CO. PD. No. 367 / 03.10.01 / 2013-14 dated January 23, 2014 read with RBI circular RBI/2019-20/160 DOR.No.BP.BC.34/21.04.04/2019-20 dated February 11, 2020 & RBI/2020-21/17 DOR.No.BP.BC/4/21.04.04/2020-21 dated August 6, 2020).

Sl No	Type of Restructuring Asset Classification Details	Under CDR Mechanism				Under SME Debt Restructuring Mechanism				Others				Total			
		Standard	Sub-standard	Doubtful	Loss	Total	Standard	Sub-standard	Doubtful	Loss	Total	Standard	Sub-standard	Doubtful	Loss	Total	Total
1	Restructured accounts as on 1st April, 2024 (Opening figures) (refer note)	-	-	-	-	-	-	-	-	-	-	-	-	8	-	8	281
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	-	-	23.85	-	23.85	750.38
	Provision thereon	-	-	-	-	-	-	-	-	-	-	-	-	5.63	-	5.63	74.82
2	Fresh restructuring during the year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Provision thereon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Upgradations of restructured accounts to Standard category	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Provision thereon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5% new provision on standard assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Restructured advances which ceases to attract higher provisioning and/ or additional risk weight at the end of the financial year and hence need not be shown as restructured standard advances at the beginning of the next financial year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	No. of borrowers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Provision thereon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Downgradations of restructured accounts during the FY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	No. of borrowers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Provision thereon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Write-offs of restructured accounts during the FY 24-25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	No. of borrowers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Provision thereon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Restructured accounts as on 31st Mar, 2025 (Closing figures)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Amount outstanding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Provision thereon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note :
Excluding the figures of Standard Restructured Advances which do not attract higher provisioning or risk weight (if applicable).



54. Regulatory Disclosures

(xxviii) **Note to the balance sheet of a non-deposit taking Housing Finance Company - Annexure -III .**

Particulars	Amount outstanding		Amount overdue	
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
Liabilities side:				
1) Loans and advances availed by HFC inclusive of interest accrued thereon but not paid				
a) Debentures:				
(other than those falling within the meaning of Public deposit)				
(i) Secured	14,500.29	11,288.61	-	-
(ii) Unsecured	-	508.63	-	-
b) Deferred credits	-	-	-	-
c) Term loans	7,476.32	8,829.14	-	-
d) Inter-corporate loans and borrowing	-	-	-	-
e) Commercial paper	-	-	-	-
f) Other loans	-	-	-	-
(i) Loan from related parties	-	-	-	-
(ii) Bank overdraft	-	-	-	-
Assets side:				
2) Break up of loans and advances including bills receivables				
(other than those included in (3) below)				
a) Secured	35,053.53	32,414.18	-	-
b) Unsecured	-	22.60	-	-
3) Break up of leased assets and stock on hire and other assets counting towards AFC activities				
a) Lease assets including lease rentals under sundry debtors:				
(i) Financial lease	-	-	-	-
(ii) Operating lease	-	-	-	-
b) Stock on hire including hire charges under sundry debtors				
(i) Assets on hire	-	-	-	-
(ii) Repossessed assets	-	-	-	-
c) Other loans counting towards asset financing Company activities				
(i) Loans where assets have been repossessed	-	-	-	-
(ii) Other loans	-	-	-	-

Particulars	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
4) Break up of investments				
Current investments:				
a) Quoted:				
(i) Shares: Equity	-	-	-	-
Preference	-	-	-	-
(ii) Debentures and bonds	-	-	-	-
(iii) Units of mutual funds	-	-	-	-
(iv) Government securities	-	-	-	-
(v) Others	-	-	-	-
b) Unquoted:				
(i) Shares: Equity	-	-	-	-
Preference	-	-	-	-
(ii) Debentures and bonds	-	-	-	-
(iii) Units of mutual funds	-	-	-	-
(iv) Government securities	-	-	-	-
(v) Others	-	-	-	-
Long-term investments (net of provision)				
(i) Shares: Equity	-	-	-	-
Preference	-	-	-	-
(ii) Debentures and bonds	140.43	141.86	-	-
(iii) Units of mutual funds	-	-	-	-
(iv) Government securities	-	-	-	-
(v) Others	-	-	-	-
b) Unquoted:				
(i) Shares: Equity	0.10	0.10	-	-
Preference	-	-	-	-
(ii) Debentures and bonds	-	-	-	-
(iii) Units of mutual funds	160.10	218.09	-	-
(iv) Government securities	-	-	-	-
(v) Others : Pass through certificates	34.06	276.28	-	-
Security receipts	630.79	885.89	-	-



54. Regulatory Disclosures

- (xxviii) Note to the balance sheet of a non-deposit taking Housing Finance Company - Annexure -III .
5) Borrower group-wise classification of assets financed as in (2) and (3) above

Particulars	Amount net of provisions					
	Secured		Unsecured		Total	
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
1. Related parties						
(a) Subsidiaries	-	-	-	-	-	-
(b) Companies in the same	-	-	-	22.60	-	22.60
(c) Other related parties	-	-	-	-	-	-
2. Other than related parties	34,688.20	32,065.82	-	-	34,688.20	32,065.82
TOTAL	34,688.20	32,065.82	-	22.60	34,688.20	32,088.42

- 6) Investor group-wise classification of all investments (current and long-term) in shares and securities (both quoted and unquoted)

Particulars	Market value/break up or fair value or NAV		Book value (net of provisions)	
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
1) Related parties				
(a) Subsidiaries	-	-	-	-
(b) Companies in the same group	444.78	675.17	444.78	675.17
(c) Other related parties	-	-	-	-
2) Other than related parties	520.70	847.04	520.70	847.04
TOTAL	965.48	1,522.21	965.48	1,522.21

- 7) Other information

Particulars	As at March 31, 2026	As at March 31, 2025
a) Gross non-performing assets		
1) Related parties	-	-
2) Other than related parties	810.65	705.47
b) Net non-performing assets		
1) Related parties	-	-
2) Other than related parties	662.87	571.54
c) Assets acquired in satisfaction of debt	-	21.61



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory Disclosures

(xxix) Disclosure on liquidity risk

Public Disclosure on Liquidity Risk as per Master Direction – Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025 dated November 28, 2025.

a) Funding Concentration based on significant counterparty (both deposits and borrowings)	As at March 31, 2026	As at March 31, 2025
Number of significant counterparties*	10	10
Amount of borrowings from significant counterparties	9,665.80	11,452.20
% of Total deposits	NA	NA
% of Total liabilities**	29.68%	35.53%

* "Significant counterparty" is defined as a single counterparty or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the HFC's total liabilities.

** "Total liabilities" refers to total external liabilities (i.e. excluding total equity).

b) Top 20 large deposits

The Company being a Systemically Important Non-Deposit taking Housing Finance Company registered with National Housing Bank, does not accept public deposits.

c) Top 10 Borrowings	As at March 31, 2026	As at March 31, 2025
Amount of Borrowings from top 10 lenders	9,665.80	11,452.20
% of Total Borrowings	30.90%	36.52%

d) Funding Concentration based on significant instrument/product*

	As at March 31, 2026		As at March 31, 2025	
	Amount	% of Total Liabilities**	Amount	% of Total Liabilities**
Market Borrowings				
Non Convertible Debentures	14,500.29	44.52%	11,288.61	35.02%
Sub-ordinated Debentures	-	-	508.63	1.58%
Other Borrowings				
Term Loans	7,476.32	22.95%	8,829.14	27.39%
Working Capital Demand Loan	-	-	-	-
Securitisation Liability	9,305.65	28.57%	10,731.08	33.29%

* "significant instrument/product" is defined as a single instrument/product of group of similar instruments/products which in aggregate amount to more than 1% of the HFC's total liabilities.

** "Total liabilities" refers to total external liabilities (i.e. excluding total equity).



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory Disclosures

e) Stock Ratios

	As at March 31, 2026	As at March 31, 2025
Commercial papers as a % of total public funds*	0.00%	0.00%
Commercial papers as a % of total liabilities	0.00%	0.00%
Commercial papers as a % of total assets	0.00%	0.00%
Non-convertible debentures (original maturity of less than one year) as a % of total public funds	0.00%	0.00%
Non-convertible debentures (original maturity of less than one year) as a % of total liabilities	0.00%	0.00%
Non-convertible debentures (original maturity of less than one year) as a % of total assets	0.00%	0.00%
Other short-term liabilities**, if any as a % of total public funds	0.00%	0.00%
Other short-term liabilities**, if any as a % of total liabilities	0.00%	0.00%
Other short-term liabilities**, if any as a % of total assets	0.00%	0.00%

* "Total public funds" refers to the aggregate of Debt securities, Borrowing other than debt securities and Subordinated liabilities.

** "Other short-term liabilities" refers to the borrowing in short term in nature..

f) Institutional set-up for liquidity risk management

The Board of Directors of the Company has constituted the Asset Liability Management Committee and the Risk Management Committee.

The Asset Liability Management Committee/ Risk Management Committee, inter alia –

* Implement and administer guidelines on Asset-Liability Management approved by the Board and its revision if any;

* Monitor the asset liability gap and overcome the asset-liability mismatches, interest risk exposure, etc.; Strategize action to mitigate risk associated with the asset liability gap;

*Guides in developing risk management policies and procedures and monitor adherence to various risk parameters and prudential limits; review the risk monitoring system and ensure effective risk management; and

The Company has a Liquidity Contingency plan in place to ensure various liquidity parameters are defined and tracked regularly. Liquidity Management Team is provided with update on expected liquidity shortfalls in Normal as well as Stress scenario

The Company has ensured maintenance of a Liquidity Cushion in the form of cash balance, Liquid debt mutual Fund schemes, bank fixed deposits and undrawn cash credit limits etc. These assets carry minimal credit risk and can be liquidated in a very short period. A comfortable liquidity cushion is maintained of the borrowings. These would be to take care of immediate obligations while continuing to honour our commitments as a going concern.

There are available lines of credit Rs 5,550 millions which are drawable on notice which further augment the available sources of funds.



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency :Indian rupees in millions)

54. Regulatory Disclosures

(xxx) Prudential Floor for ECL

As at March 31, 2026

Housing Finance Companies (NBFC-HFC) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 109. The impairment allowances under Ind AS 109 made by the Company higher than the total provision required under IRACP (including standard asset provisioning), as at March 31, 2026 and accordingly, no amount is required to be transferred to impairment reserve.

Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
1	2	3	4	5 = 3 - 4	6	7 = 4 - 6
Performing Assets						
Standard	Stage 1	32,380.69	125.84	32,254.86	185.25	(59.41)
	Stage 2	1,862.19	88.40	1,773.79	21.90	66.50
Subtotal		34,242.88	214.24	34,028.64	207.15	7.09
Non-Performing Assets (NPA)						
Substandard	Stage 3	563.78	84.42	479.36	84.42	0.00
Doubtful - up to 1 year	Stage 3	211.78	50.27	161.51	52.95	(2.67)
1 to 3 years	Stage 3	35.09	13.09	22.01	14.04	(0.95)
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful		246.87	63.36	183.51	66.98	(3.62)
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA		810.65	147.78	662.87	151.40	(3.62)
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	4,591.17	3.09	4,588.08	-	3.09
	Stage 2	11.66	0.22	11.45	-	0.22
	Stage 3	-	-	-	-	-
Subtotal		4,602.83	3.31	4,599.53	-	3.31
Total	Stage 1	36,971.86	128.93	36,842.93	185.25	(56.32)
	Stage 2	1,873.85	88.62	1,785.23	21.90	66.72
	Stage 3	810.65	147.78	662.87	151.40	(3.62)
	Total	39,656.36	365.33	39,291.04	358.56	6.78



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

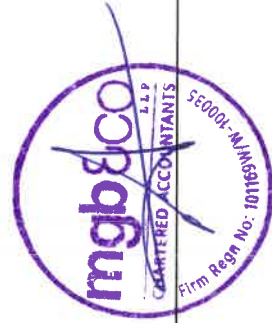
54. Regulatory Disclosures

(xxx) Prudential Floor for ECL

As at March 31, 2025

Housing Finance Companies (NBFC-HFC) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 109. The impairment allowances under Ind AS 109 made by the Company higher than the total provision required under IRACP (including standard asset provisioning), as at March 31, 2025 and accordingly, no amount is required to be transferred to impairment reserve.

Asset Classification as per RBI Norms	1	2	3	Loss Allowances (Provisions) as required under Ind AS 109	4	5 = 3 - 4	6	7 = 4 - 6
Asset Classification as per RBI Norms	1	2	3	Loss Allowances (Provisions) as required under Ind AS 109	4	5 = 3 - 4	6	7 = 4 - 6
Performing Assets								
Standard		Stage 1	29,860.39	55.04		29,805.35	132.59	(77.55)
		Stage 2	1,870.92	131.53		1,739.39	62.55	68.98
Subtotal			31,731.31	186.57		31,544.75	195.14	(8.57)
Non-Performing Assets (NPA)								
Substandard		Stage 3	477.65	61.14		416.51	71.65	(10.51)
Doubtful - up to 1 year		Stage 3	158.65	36.92		121.73	39.66	(2.74)
1 to 3 years		Stage 3	51.45	18.34		33.12	20.58	(2.24)
More than 3 years		Stage 3	15.69	15.51		0.18	15.69	-
Subtotal for doubtful			225.80	70.77		155.02	75.94	(4.99)
Loss		Stage 3	2.02	2.02		-	2.02	-
Subtotal for NPA			705.47	133.93		571.54	149.60	(15.49)
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms		Stage 1	4,141.24	27.49		4,113.75	-	27.49
		Stage 2	3.33	0.37		2.96	-	0.37
		Stage 3	-	-		-	-	-
Subtotal			4,144.57	27.86		4,116.71	-	27.86
Total		Stage 1	34,001.63	82.53		33,919.10	132.59	(50.06)
		Stage 2	1,874.24	131.90		1,742.34	62.55	69.34
		Stage 3	705.47	133.93		571.54	149.60	(15.67)
Total		Total	36,581.35	348.36		36,232.99	344.74	3.61



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory disclosures

(xxxi) **Overseas Assets**
The Company do not hold any Overseas Assets; (Previous Year Nil).

(xxxii) **Off-balance Sheet SPVs sponsored - None** (Previous Year: None)

(xxxiii) **Disclosure of complaints**

a) Customer complaints

Particulars			As at March 31, 2026	As at March 31, 2025
1	No. of complaints pending at the beginning of the year		6	0
2	No. of complaints received during the year		190	232
3	No. of complaints disposed during the year		196	226
	3.1	Of which, number of complaints rejected by NBFC/HFC		
4	No. of complaints pending at the end of the year		0	6
	Maintainable complaints received by the NBFC/HFC from Office of Ombudsman			
5.*	Number of maintainable complaints received by the HFC from Office of Ombudsman		NA	NA
	5.1	Of 5, number of complaints resolved in favour of the HFC by Office of Ombudsman	NA	NA
	5.2	Of 5, number of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	NA	NA
	5.3	Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman	NA	NA
6.*	Number of Awards unimplemented within the stipulated time (other than those appealed)		NA	NA

Note: Maintainable complaints refer to complaints on the grounds specifically mentioned in Integrated Ombudsman Scheme, 2021 (Previously The Ombudsman (NHB) Scheme for Non-Banking Financial Companies, 2018) and covered within the ambit of the Scheme.
* It shall only be applicable to NBFCs which are included under The Reserve Bank - Integrated Ombudsman Scheme, 2021

b) Top five grounds of complaints received by the NBFCs from customers

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/ decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
1	2	3	4	5	6
March 31, 2026					
Ground - 10					
Ground - 10) A)**	-	53	76.67%	-	-
Ground - 10) B)**	-	1	0.00%	-	-
Ground - 10) C)**	-	8	300.00%	-	-
Levy Of Foreclosure Charges	-	5	0.00%	-	-

March 31, 2025					
Ground - 10					
Ground - 10 (A)**	-	30	233.33%	6	-
Ground - 10 (B)**	-	1	(80.00%)	-	-
Ground - 10 (C)**	-	2	100.00%	-	-
Levy Of Foreclosure Charges	-	5	25.00%	-	-



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

The list of grounds of complaints			
1. Credit Cards	2. Difficulty in operation of accounts	3. Mis-selling	4. Recovery Agents/Direct Sales Agents
5. Loans and advances	6. Levy of charges without prior notice/ excessive charges/ foreclosure charges	7. Non-observance of fair practices code	8. Staff behaviour
9. Facilities for customers visiting the office/ adherence to prescribed working hours, etc.	10. Others * *		

Note:- The above prescribed grounds are not applicable for Nido Home Finance Limited

** Ground 10 (A) - Collections & Legal Related
Ground 10 (B) - Government Scheme-PMAY Subsidy
Ground 10 (C) - Government Scheme-Covid Moratorium

(xxxiv) Company Information/ Area of Operation

The Company has its operations in India and it does not have any joint venture partners with regard to Joint ventures and overseas subsidiaries as at and for the year ended March 31, 2026 and March 31, 2025.

(xxxv) Details of transaction with non executive directors

Name of the Director	Nature of Transaction	For the year ended March 31, 2026	For the year ended March 31, 2025
Mr. Gautam Chatterjee	Sitting fees	1.85	1.40
Mr. Biswamohan Mahapatra	Sitting fees	-	0.60
Mr. Vinod Juneja	Sitting fees	1.20	0.25
Mr. Sunil Phatarphekar	Sitting fees	1.30	1.10

(xxxvi) Registration/License/Authorisation obtained from other financial sector regulators - The Company is acting as corporate agent (composite) for insurance business. It has obtained license form Insurance Regulatory and Development Authority of India (IRDAI) Registration no CA0905 dated February 09, 2024 and It has also obtained license form RBI - DOR-00081 dated May 19,2023 to carry on business of housing finance institution without accepting public deposits

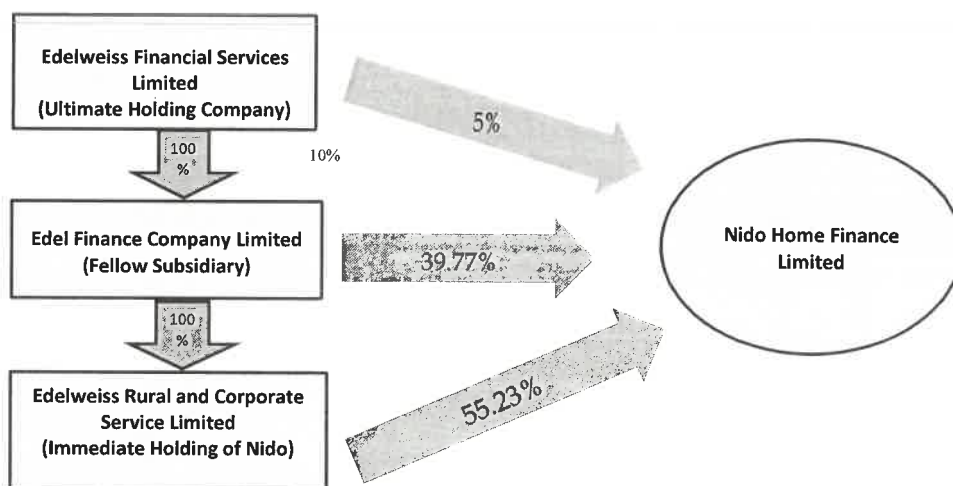
(xxxvii) The Company has not postponed revenue recognition on any item during the current year (Previous year Nil).

(xxxviii) Disclosure of penalties imposed by NHB/RBI and other regulators - No Penalties Imposed by NHB/RBI during Current Year. (Previous Year Rs 0.50 millions).



Type of borrower	(A) Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the year end	(B) Of (A), aggregate debt that slipped into NPA during the year	(C) Of (A) amount written off during the year	(D) Of (A) amount paid by the borrowers during the year	(E) Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this year
Personal Loans	51.29	3.30	-	16.15	31.84
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	51.29	3.30	-	16.15	31.84

(xxxxi) Diagrammatic representation of group structure given below:



Name of related parties by whom control is exercised :

Ultimate Holding Company	Edelweiss Financial Services Limited
Holding Company	Edelweiss Rural & Corporate Services Limited
Fellow Subsidiaries (with whom transactions have taken place)	ECap Securities & Investments Limited ECL Finance Limited Edelweiss Asset Reconstruction Company Limited Edelweiss Asset Reconstruction Company Limited Trust EARC Trust SC 401 EARC Trust SC 418 EARC Trust SC 447 EARC Trust SC 451 EARC Trust SC 459 ECap Equities Limited Edelweiss Retail Finance Limited Zuno General Insurance Limited EdelGive Foundation Edel Investments Limited Edelweiss Life Insurance Company Limited Edel Finance Company Limited
Independent Directors	Mr. Gautam Chatterjee Mr. Sunil Phatarphekar Mr. Vinod Juneja (w.e.f October 22, 2024) — Mr. Biswamohan Mahapatra (Resigned w.e.f August 09, 2024)
Non-Executive Directors	Ms. Priyadeep Chopra (w.e.f June 27, 2025) Mr. Ankit Aditya (w.e.f June 27, 2025) Ms. Shama Asnani (Resigned w.e.f May 31, 2025) Mr. Deepak Mittal (Resigned w.e.f January 30, 2025)
Key Management Personnels (with whom transactions have taken place)	Mr. Rajat Avasthi (MD & CEO) Ms Kiran Agarwal Todi (Chief Finance Officer) Ms Archana Nadgouda (Company Secretary) (Resigned w.e.f September 16, 2024) Ms. Pooja Bhandari (Company Secretary) (w.e.f December 16, 2024)



54. Regulatory disclosures

(xxxxii) (a) Composition of the Board

As at March 31, 2026

SL No.	Name of Directors	Director Since	Capacity (i.e. Executive/Non-Executive/Chairman/Promoter nominee/ Independent)	DIN	Number of Board Meetings		No. of other Director Ships	Remuneration			No. of shares held in and convertible instruments held in the NBFC
					Held	Attended		Salary and other Compensation	Sitting fee	Commission	
1	Mr. Rajat Avasthi	23-09-2020	MD&CEO	07969623	8	8	-	34,79	-	-	-
2	Mr. Gauram Chatterjee	16-09-2021	Independent Director-Chairperson	02464197	8	8	-	-	1,85	1.00	-
3	Mr. Sunil Phatarphekar	13-04-2020	Independent Director	00005164	8	7	2	-	1,30	1.00	-
4	Dr. Vinod Juneja	22-10-2024	Independent Director	00044311	8	8	4	-	1,20	0.50	-
5	Mr. Biswanohan Mahapatra	29-10-2020	Independent Director	06990345	-	-	-	-	-	0.50	-
6	Ms. Priyadeep Chopra	27-06-2025	Non Executive Director	00079353	7	5	4	-	-	-	-
7	Mr. Ankit Aditya	27-06-2025	Non Executive Director	07792371	7	6	-	-	-	-	-

\$ Only Directorships of public limited companies incorporated in India have been considered and excludes private limited companies, section 8 companies and foreign companies

Commission for FY 2024-25 was paid in current financial year

None of the present Directors are having any inter-se relationship and each one of them is Independent of each other.

As at March 31, 2025

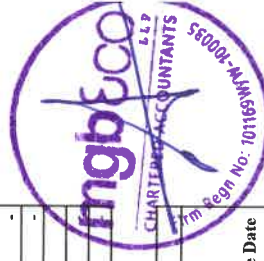
SL No.	Name of Directors	Director Since	Capacity (i.e. Executive/Non-Executive/Chairman/Promoter nominee/ Independent)	DIN	Number of Board Meetings		No. of other Director Ships	Remuneration			No. of shares held in and convertible instruments held in the NBFC
					Held	Attended		Salary and other Compensation	Sitting fee	Commission	
1	Mr. Rajat Avasthi	23-09-2020	MD&CEO	07969623	7	7	-	34,22	-	-	-
2	Mr. Gauram Chatterjee	16-09-2021	Independent Director-Chairperson	02464197	7	7	-	-	1,40	1.00	-
3	Mr. Biswanohan Mahapatra	29-10-2020	Independent Director-Chairperson	06990345	4	3	-	-	-	1.00	-
4	Mr. Sunil Phatarphekar	13-04-2020	Independent Director	00005164	7	6	3	-	0,60	1.00	-
5	Dr. Vinod Juneja	22-10-2024	Independent Director	00044311	2	2	4	-	0,25	-	-
6	Ms. Shama Asnani	25-01-2023	Non Executive Director	09774021	7	7	1	-	-	-	-
7	Mr. Deepak Mittal	14-10-2019	Non Executive Director	00010337	7	7	-	-	-	-	-

(a) i Change in composition of the Board.

SL No.	Name of Director	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective Date	SL No.	Name of Director	Capacity (i.e., Executive/ Non-Executive/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective Date
1	Mr. Ankit Aditya	Non Executive Director	Appointment	27-06-2025		Mr. Biswanohan Mahapatra	Independent Director-Chairperson	Resignation	09-08-2024
2	Ms. Priyadeep Chopra	Non Executive Director	Appointment	27-06-2025		2 Dr. Vinod Juneja	Independent Director	Appointment	22-10-2024
3	Ms. Shama Asnani**	Non Executive Director	Resignation	31-05-2025		3 Mr. Deepak Mittal	Non Executive Director	Resignation	30-01-2025

* Mr. Biswanohan Mahapatra cited personal reasons for his resignation

** Ms. Shama Asnani resigned due to external career opportunities



54. Regulatory disclosures

b) Committees of the Board and their composition

The details of Terms of Reference of the committees form part of Annual Report

1. Audit Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee #		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Gautam Chatterjee	28-01-2022	Independent Director-Chairperson	4	4	NIL
2	Mr. Sunil Phatarphekar	13-04-2020	Independent Director	4	4	NIL
3	Dr. Vinod Juneja	23-10-2024	Independent Director	4	4	NIL
4	Mr. Ankit Aditya*	16-07-2025	Non Executive Director	3	3	NIL

* Mr. Ankit Aditya was appointed as member of Audit Committee w.e.f July 16, 2025.

Number of meetings held during the tenure of the Member in the Committee in FY 2025-26.

2. Corporate Social Responsibility (CSR) Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee #		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Gautam Chatterjee	27-10-2021	Independent Director-Chairperson	2	2	NIL
2	Mr. Sunil Phatarphekar	02-06-2020	Independent Director	2	2	NIL
3	Dr. Vinod Juneja	23-10-2024	Independent Director	2	2	NIL
4	Mr. Rajat Avasthi	04-08-2021	MD&CEO	2	2	NIL

Number of meetings held during the tenure of the Member in the Committee in FY 2025-26.

3. Nomination and Remuneration Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee #		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Sunil Phatarphekar	13-04-2020	Independent Director-Chairperson	6	5	NIL
2	Mr. Gautam Chatterjee	26-09-2024	Independent Director	6	5	NIL
3	Dr. Vinod Juneja^	02-04-2025	Independent Director	6	5	NIL
4	Ms. Priyadeep Chopra^^	16-07-2025	Non-Executive Director	3	3	NIL

^ Dr. Vinod Juneja was appointed as member of the Committee w.e.f April 2, 2025

^^ Ms. Priyadeep Chopra was appointed as member of the Committee w.e.f July 16, 2025.

Number of meetings held during the tenure of the Member in the Committee in FY 2025-26.

4. Risk Management Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee #		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Gautam Chatterjee	26-09-2024	Independent Director-Chairperson	5	5	NIL
2	Mr. Sunil Phatarphekar	26-09-2024	Independent Director	5	5	NIL
3	Mr. Rajat Avasthi	02-05-2018	MD&CEO	5	5	NIL
4	Ms. Priyadeep Chopra^	16-07-2025	Non-Executive Director	3	3	NIL

^ Ms. Priyadeep Chopra was appointed as member of the Committee w.e.f July 16, 2025.

Number of meetings held during the tenure of the Member in the Committee in FY 2025-26.

5. Stakeholders Relationship Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee #		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Sunil Phatarphekar	04-08-2021	Independent Director-Chairperson	2	2	NIL
2	Mr. Gautam Chatterjee	27-10-2021	Independent Director	2	2	NIL
3	Ms. Shama Asnani^	26-09-2024	Non Executive Director	1	1	NIL
4	Ms. Priyadeep Chopra^^	16-07-2025	Non Executive Director	1	1	NIL
5	Mr. Rajat Avasthi	04-06-2021	MD&CEO	2	2	NIL

^ Ms. Shama Asnani ceased to be member of committee w.e.f May 31, 2025.

^^ Ms. Priyadeep Chopra was appointed as member of the Committee w.e.f July 16, 2025.

Number of meetings held during the tenure of the Member in the Committee in FY 2025-26.



54. Regulatory disclosures

6. IT Strategy Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee #		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Gautam Chatterjee	27-10-2021	Independent Director	4	4	NIL
2	Dr. Vinod Juneja	23-10-2024	Independent Director	4	4	NIL
3	Mr. Rajat Avasthi	02-06-2020	Managing Director & CEO	4	4	NIL
4	Ms. Priyadeep Chopra [^]	16-07-2025	Non Executive Director	3	2	NIL

[^]Ms. Priyadeep Chopra was appointed as member of the Committee w.e.f July 16, 2025.

Number of meetings held during the tenure of the Member in the Committee in FY 2025-26.

7. Asset Liability Management Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee #		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Rajat Avasthi	25-10-2018	MD&CEO	4	4	NIL
2	Mr. Gautam Chatterjee	26-09-2024	Independent Director	4	4	NIL
3	Mr. Ankit Aditya [^]	16-07-2025	Non-Executive Director	3	3	NIL
4	Mr. Ajeet Lodha	02-06-2020	Executive	4	4	NIL
5	Ms. Kiran Agrawal Todi	21-03-2024	Executive	4	4	NIL
6	Mr. Vikash Duggar ^{^^}	03-02-2026	Executive	0	0	NIL
7	Mr. Neeraj Malpani ^{^^^}	03-02-2026	Executive	0	0	NIL

[^]Mr. Ankit Aditya was appointed as member of Committee w.e.f July 16, 2025.

^{^^}Mr. Vikash Duggar was appointed as member of Committee w.e.f February 03, 2026.

^{^^^}Mr. Neeraj Malpani was appointed as member of Committee w.e.f February 03, 2026.

Number of meetings held during the tenure of the Member in the Committee in FY 2025-26.

8. Lending Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee #		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Gautam Chatterjee	19-01-2023	Independent Director	1	1	NIL
2	Mr. Rajat Avasthi	19-01-2023	Managing Director & CEO	1	1	NIL
3	Mr. Ankit Aditya [^]	16-07-2025	Non-Executive Director	1	1	NIL
4	Ms. Shama Asnani [^]	25-01-2023	Non-Executive Director	0	0	NIL

[^]Ms. Shama Asnani ceased to be member of committee w.e.f May 31, 2025.

^{^^}Mr. Ankit Aditya was appointed as member of Audit Committee w.e.f July 16, 2025.

The resolutions passed by Circulation on April 03, 2025 and July 04, 2025 by the Lending Committee were reported to the Board at the next meeting.

No of meetings held during the tenure of the Member in the Committee in FY 2025-26.

9. Securities Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee#		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Rajat Avasthi	12-02-2021	MD&CEO	1	1	NIL
2	Ms. Priyadeep Chopra [^]	16-07-2025	Non Executive Director	1	1	NIL
3	Ms. Manisha Khadye	19-01-2023	Executive	1	1	NIL
4	Ms. Shama Asnani ^{^^}	25-01-2023	Non Executive Director	0	0	NIL

^{^^}Ms. Shama Asnani ceased to be member of committee w.e.f May 31, 2025.

[^]Ms. Priyadeep Chopra was appointed as member of the Committee w.e.f July 16, 2025.

Number of meetings held during the tenure of the Member in the Committee in FY 2025-26.



54. Regulatory disclosures

10. Wilful Defaulter Review Committee

SL No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee#		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Rajat Avasthi	25-10-2018	MD&CEO - Chairperson	1	1	NIL
2	Mr. Gautam Chatterjee	26-09-2024	Independent Director	1	1	NIL
3	Mr. Ankit Aditya^	16-07-2025	Non Executive Director	1	1	NIL

^ Mr. Ankit Aditya was appointed as member of Wilful Defaulter Review Committee w.e.f July 16, 2025.

Number of meetings held during the tenure of the Member in the Committee in FY 2025-26.

c) General Body Meetings

Para 7.3 of Annex-IV, RBI HFC Master Direction- Details for Special Resolution Passed

Details of the date, place and special resolutions passed at the General Body Meetings.

SL No.	Type of Meeting (Annual/ Extra-Ordinary)	Date and Place	Special resolutions passed
1	Extra-Ordinary General Meeting	29.05.2025 Mumbai	1. Approval of Employee Stock Option Plan viz 'NIDO Employee Stock Option Plan 2025' 2. Approval for grant of employee stock options to the employees of holding company of the Company under NIDO Employee Stock Option Plan 2025' ("ESOP 2025/ Plan") 3. Approval for grant of employee stock options equal to or more than 1% of the issued capital to identified employees
2	Annual General Meeting	02.07.2025, Mumbai	1. Issue of Non-Convertible Debentures on private placement basis.

(xxxiii) The HFC has NIL (Previous Year Nil) cases of non-compliance with requirements of Companies Act, 2013 including with respect to compliance with accounting and secretarial standards.

(xxxiv) Breach of covenant

HFCs has not breached any covenant of loan availed or debt securities issued during the Year (Previous Year Nil).



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory disclosures

(xxxxv) Divergence in Asset Classification and Provisioning

There are no additional provisioning requirements assessed by RBI or NHB which exceeds 5 percent of the reported profits before tax and impairment loss on financial instruments and also there is no additional Gross NPAs identified by RBI/NHB which exceeds 5 per cent of the reported Gross NPAs for FY 2025-26 (Previous Year: Nil).

(xxxxvi) Sectoral exposure

Sectors	Current Year			Previous Year		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ million)	Gross NPAs (₹ million)	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ million)	Gross NPAs (₹ million)	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities						
2. Industry						
i.	-	-	-	-	-	-
ii.	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total of Industry	-	-	-	-	-	-
3. Services						
i.	-	-	-	-	-	-
ii.	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total of Services	-	-	-	-	-	-
4. Personal Loans						
i. Housing Loan	27,897.34	634.65	2.27%	28,154.92	523.05	1.86%
ii. Non Housing Loan	10,709.73	176.01	1.64%	8,036.07	182.42	2.27%
Other	-	-	-	-	-	-
Total of Personal Loans	38,607.07	810.65	2.10%	36,190.99	705.47	1.95%
5. Others, if any (please specify)	-	-	-	-	-	-

(xxxxvii) Intra-group exposures

Particulars	As on March 31, 2026	As on March 31, 2025
i) Total amount of intra-group exposures	-	22.60
ii) Total amount of top 20 intra-group exposures	-	22.60
iii) Percentage of intra-group exposures to total exposure of the NBFC/HFC on borrowers/customers	-	0.06%

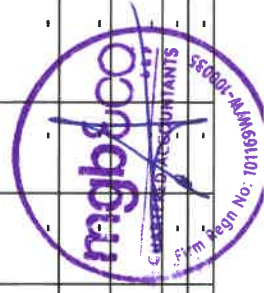


Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory disclosures

(xxxxviii) Related Party Disclosure

Related party	Parent (as per ownership or control)		Subsidiaries		Associates/Joint Ventures		Director		Relatives of Director		Key Management Personnel		Relatives of Key Management Personnel		Others		Total	
	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous year
Transaction During the year (Maximum amount)																		
Short term loans given	1,650.00	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	1,750.00	6,050.00	3,400.00	11,050.00
Short term loan Repaid	1,650.00	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	1,750.00	6,050.00	3,400.00	11,050.00
Loans given (Maximum during the year)	1,500.00	2,300.00	-	-	-	-	-	-	-	-	-	-	-	-	1,750.00	2,600.00	3,250.00	4,900.00
Short term loans taken from	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000.00	-	1,000.00
Short term loans repaid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000.00	-	1,000.00
Non Funded Commitment issued	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non Funded Commitment issued (Maximum during the year)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Portfolio under Direct assignment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income on loan to Maximum investment	15.78	56.26	-	-	-	-	-	-	-	-	-	-	-	-	45.21	192.71	60.99	248.97
Sale of Security Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	140.43	141.86	140.43	141.86
Corporate Gauranteee availed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others: Income/Assets	-	62.84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others : Expense/ Liabilities	59.28	142.03	-	-	-	-	7.35	3.35	-	-	51.05	52.60	-	-	105.79	567.85	105.79	630.70
Balances with related party	-	-	-	-	-	-	-	-	-	-	-	-	-	-	135.14	89.57	252.82	287.55
Non convertible debentures held by (Face value)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income accrued on loan to	-	11.30	-	-	-	-	-	-	-	-	-	-	-	-	399.35	382.65	399.35	382.65
Security Deposit Placed (Rental)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11.30	-	22.60
Investment in Security Receipts issued by (Book Value)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14.04	27.82	14.04	27.82
Corporate Guarantee taken from	1,377.83	1,603.13	-	-	-	-	-	-	-	-	-	-	-	-	799.93	946.30	799.93	946.30
Risk & Rewards sharing arrangement	1,062.82	1,211.20	-	-	-	-	-	-	-	-	-	-	-	-	336.56	339.92	1,714.39	1,943.05
Others: Assets/Inflow	548.06	532.77	-	-	-	-	-	-	-	-	-	-	-	-	27.98	211.47	576.04	744.23
Others: Liabilities/Outflow	6.85	14.39	-	-	-	-	-	-	-	-	-	-	-	-	31.42	20.61	38.27	35.00



Nido Home Finance Limited
Notes to the financial statements (Continued)
(Currency : Indian rupees in millions)

54. Regulatory disclosures

(xxxxix) (a) Loans to Directors

Particulars	As at March 31, 2026	As at March 31, 2025
Directors	-	-
Entities associated with directors	-	-

(b) Loans to Relatives of Directors

Particulars	As at March 31, 2026	As at March 31, 2025
Relatives of directors	-	-
Entities associated with relatives of directors	-	-

(c) Loans to Senior Officers

Particulars	As at March 31, 2026	As at March 31, 2025
Senior Officers	-	-
Entities associated with senior officer	-	-

(d) Loans to Relative of Senior Officers

Particulars	As at March 31, 2026	As at March 31, 2025
Relatives of senior officer	-	-
Entities associated with relative of senior officer	-	-

(e) Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are:

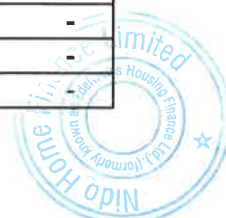
- (a) repayable on demand or
(b) without specifying any terms or period of repayment

A. As on March 31, 2026

Type of Borrower	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	-	-

B. As on March 31, 2025

Type of Borrower	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	-	-



54. Regulatory disclosures

(xxxxx) Principal Business Criteria for the Company to be classified as “Housing Finance Company” as per the Paragraph 10 (9) of Master Direction –Reserve Bank of India (Housing Finance Companies) Directions, 2025, RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26, dated November 28, 2025 (updated as on April 1, 2026) is given below.

Particulars	As at March 31, 2026	As at March 31, 2025
Percentage of total assets towards housing finance	62.30%	61.07%
Percentage of total assets towards housing finance for individuals	51.10%	50.41%

*Minimum regulatory percentage to be complied from March 31, 2025 onwards for housing finance to individual is 50% and towards housing finance is 60%

(a) ——— It is an NBFC-whose financial-assets, in the business-of-providing-finance-for housing, constitute at least 60% of its total assets (netted—— of by intangible assets).

(b) Out of the total assets (netted off by intangible assets), not less than 50% should be by way of housing finance for individual.

————(xxxxxi)—— Company does not have any exposure to group companies engaged in real-estate business during the current and previous year. ———

(xxxxxii) Company does not outsource any activity performed from outside of India as per Master Direction on Outsourcing of Information Technology services dated April 10, 2023.

(xxxxxiii) The auditors have not given any modified opinion on financial statement for the current year and previous year.

(xxxxxiv) There are items of expenditure of exceptional nature amount of Rs 22.98 million in current year (Previous Year: Nil).



54. Regulatory disclosures

(xxxxxv) Disclosures pursuant to RBI Notification - RBI/DOR/2025-26/352 DOR.STR.REC.271/21.04.048/2025-26 dated November 28, 2025 and RBI/DOR/2025-26/353 DOR.STR.REC.No.272/21.04.177/2025-26 dated November 28, 2025.

(a). (i) Details of loans transfer through assignment in respect of loans not in default

Particulars	As at March 31, 2026	As at March 31, 2025
Count of Loan accounts Assigned	2,747	736
Amount of Loan account Assigned (₹ in Million)	4,383.58	1,758.61
Retention of beneficial economic interest (MRR) (%)	10%	10%
Weighted Average Maturity (Residual Maturity) (in years)	16.47	13.66
Weighted Average Holding Period (in years)	1.12	0.98
Coverage of tangible security	100%	100%
Rating-wise distribution or rated loans	Unrated	Unrated

(a). (ii) Details of loans acquired through assignment in respect of loans not in default

Particulars	As at March 31, 2026	As at March 31, 2025
Count of Loan accounts Assigned	684	222
Aggregate principal outstanding of loans acquired (in million)	1,007.09	387.68
Aggregate consideration paid (in million)	1,007.09	387.68
Weighted average residual tenor of loans acquired (year)	15.79	7.23
Weighted Average Holding Period (in years)	NA	NA
Coverage of tangible security	1.00	1.00
Rating-wise distribution or rated loans	Unrated	Unrated

(a). (iii) Details of loans replaced / repurchased not in default which were transferred earlier

Particulars	As at March 31, 2026	As at March 31, 2025
Count or Loan accounts replaced	Nil	Nil
Amount of Loan account replaced (in million)	Nil	Nil
Damages paid	Nil	Nil

(b) Details of loans transfer through PTC in respect of loans not in defaults

Particulars	As at March 31, 2026	As at March 31, 2025
Count or Loan accounts Assigned	881	1107
Amount of Loan account Assigned (₹ in Million)	1743.92	2,473.94
Retention of beneficial economic interest (MRR) (%)	10%	10%
Weighted Average Maturity (Residual Maturity) (in years)	17.45	16.40
Weighted Average Holding Period (in years)	1.29	1.31
Coverage of tangible security coverage	100%	100%
Rating-wise distribution of rated loans	AAA(SO)	AAA(SO), A(SO)

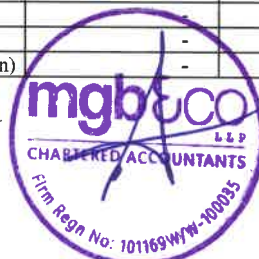
(c) Details of loans transfer through Co-lending in respect of loans not in default

Particulars	As at March 31, 2026	As at March 31, 2025
Count or Loan accounts Assigned	406	520
Amount of Loan account Assigned (₹ in Million)	3,068.46	2,342.71
Retention of beneficial economic interest (MRR) (%)	20%	20%
Weighted Average Maturity (Residual Maturity) (in years)	13.69	13.93
Weighted Average Holding Period (in years)	0.14	0.30
Coverage of tangible security coverage	100%	100%
Rating-wise distribution of rated loans	Unrated	Unrated

(d) Details of stressed loans transferred

Particulars	To ARCs	
	As at March 31, 2026	As at March 31, 2025
No. of accounts	-	-
Aggregate exposure of loans transferred (₹ in Million)	-	-
Weighted average residual tenor of the loans transferred (In years)	-	-
Net book value of loans transferred (at the time of transfer) (₹ in Million)	-	-
Aggregate consideration (₹ in Million)	-	-
Additional consideration realized in respect of accounts transferred in earlier years (₹ in Million)	-	-

(e) The Company has not acquired any stressed loan during the Current year and Previous year.



54. Regulatory disclosures

(xxxxxvi) **Security Receipts (SRs) rating for the transactions during the year:**

Particulars	As at March 31, 2026		As at March 31, 2025	
	Rating Agency	Rating	Rating Agency	Rating
EARC Trust SC 401	India Ratings & Research Private Limited	RR3	India Ratings & Research Private Limited	RR2
EARC Trust SC 418 Class B	India Ratings & Research Private Limited	RR2	India Ratings & Research Private Limited	RR2
EARC Trust SC 447 Class B	India Ratings & Research Private Limited	RR3	India Ratings & Research Private Limited	RR3
EARC Trust SC 451 Class B	India Ratings & Research Private Limited	RR1	India Ratings & Research Private Limited	RR3
EARC Trust SC 459 Class B	India Ratings & Research Private Limited	RR2	India Ratings & Research Private Limited	RR3
Omkara PS33	Infomerics Valuation & Rating Private Limited	IVR RR5	Infomerics Valuation & Rating Private Limited	RR4
CFMARC Trust - 112	India Ratings & Research Private Limited	IND RR3	India Ratings & Research Private Limited	RR2
CFMARC Trust - 117	Infomerics Valuation & Rating Private Limited	IVR RR1	Infomerics Valuation & Rating Private Limited	RR2
ACRE-80-Trust	Crisil Limited	RR4	Crisil Limited	RR3
Prudent Trust	Infomerics Valuation & Rating Private Limited	RR2	Infomerics Valuation & Rating Private Limited	RR1

(xxxxxvii) **Management Discussion & Analysis**

The Details of the Management Discussion & Analysis forms part of the Annual Report.

(xxxxxviii) **Loans against security of shares**

The company is not granting any loans against security of shares as collateral.

(xxxxxix) **Debenture subscription by KMP- Nil**

(xxxxxx) **Related Party Disclosure**

Disclosures in compliance with the Accounting Standards on "Related Party Disclosures"

Sr. No.	In the accounts of	Loans and Advances		Investments	
		As on 31st March, 2026	As on 31st March, 2025	As on 31st March, 2026	As on 31st March, 2025
a	<u>Holding Company: Edelweiss Rural & Corporate Services Limited</u>				
	Maximum during the year	(1,500.00)	(2,300.00)	-	-
	Outstanding	-	-	-	-
b	<u>Subsidiary: Nido Home Finance Limited</u>				
	Maximum during the year	1500.00	2300.00	-	-
	Outstanding	-	-	-	-

(xxxxxxi) **The policy on dealing with related party transaction- form part of Board's report**



54. Regulatory disclosures

(xxxxxxii) Project finance (DCCO)

Disclosures pursuant to RBI Notification - RBI/2025-26/59 DOR.STR.REC.34/21.04.048/2025-26 dated 19 June 2025.

SL No.	Item Description	Q4 FY2025-26		Q3 FY2025-26 (Un -Audited)	
		Number of accounts	Total outstanding	Number of accounts	Total outstanding
1	Projects under implementation accounts at the beginning of the quarter.	63	4,594.78	59	3,803.29
2	Projects under implementation accounts sanctioned during the quarter. (Note 1)	(4)	(161.63)	4	791.49
3	Projects under implementation accounts where DCCO has been achieved during the quarter	-	-	-	-
4	Projects under implementation accounts at the end of the quarter. (1+2-3)	59	4,433.15	63	4,594.78
5	Out of '4' - accounts in respect of which resolution process involving extension in original/extended DCCO, as the case may be has been invoked.	-	-	-	-
5.1	Out of '5' - accounts in respect of which Resolution plan has been implemented.	-	-	-	-
5.2	Out of '5' - accounts in respect of which Resolution plan is under implementation.	-	-	-	-
5.3	Out of '5' - accounts in respect of which Resolution plan has failed.	-	-	-	-
6	Out of '5', accounts in respect of which resolution process involving extension in original/extended DCCO, as the case may be has been invoked due to change in scope and size of the project.	-	-	-	-
7	Out of '5', account in respect of which cost overrun associated with extension in original/extended DCCO, as the case may be, was funded	-	-	-	-
7.1	Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously	-	-	-	-
7.2	Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously	-	-	-	-
8	Out of '4' - accounts in respect of which resolution process not involving extension in original/extended DCCO, as the case may be has been invoked.	-	-	-	-
8.1	Out of '8' - accounts in respect of which Resolution plan has been implemented.	-	-	-	-
8.2	Out of '8' - accounts in respect of which Resolution plan is under implementation.	-	-	-	-
8.3	Out of '8' - accounts in respect of which Resolution plan has failed.	-	-	-	-

Note:1 The outstanding amount represents net off of amount disbursed and repaid during the quarter.

* DCCO - Date of Commencement of Commercial Operations

* SBCF - Standby Credit Facility

(xxxxxxiii) Co-Lending Arrangements .

The Company does not have any exposure to CLA under Co-Lending Arrangements during the current and previous year.

(xxxxxxiv) Loans against gold and silver collateral

The Company have not granted any loans against gold and silver collateral during the current and previous year.

(xxxxxxv) Non-Fund Based (NFB) Credit Facilities

The Company have not provided Non-Fund Based (NFB) Credit Facilities during the current and previous year.

(xxxxxxvi) Currency Options

The Company does not have any exposure to currency options during the current and previous year.

(xxxxxxvii) Currency futures

The Company does not have any exposure to currency futures during the current and previous year.



(xxxxxxviii) Off-balance sheet exposures and structured products

i) Off-balance sheet exposures		As on 31st March, 2026	As on 31st March, 2025
	Estimated amount of contracts remaining to be executed on capital account (net of Advances)	0.02	0.45
	Loan sanctioned pending disbursement	4,602.83	4,144.57
		-	-
ii) Structured Products		-	-
	Company does not have any structured product during the current and previous year.	-	-

(xxxxxxix) Unhedged Foreign Currency Exposure

Company does not have any unhedged foreign currency exposure during the current and previous year.

(xxxxxxx) Revaluation Reserve

Company has not done any revaluation of asset during the current and previous year.

(xxxxxxxi) Resolution plan and restructuring

Company does not have implemented any resolution plan and restructuring for project finance during the current and previous year.

(xxxxxxxii) Credit Default Swaps

Company does not have any credit default swap (CDS) during the current and previous year.

(xxxxxxxiii) Insurance Broking / Agency Income

The Company has earned fees and brokerage/commission amounting to Rs. 146.68 million during the current year (Previous year: Rs. 144.28 million) from insurance broking/ agency business undertaken by Company which have been disclosed under "Fee and Commission income" as per para 49 (2) of Reserve Bank of India (Non-Banking Financial Companies – Undertaking of Financial Services) Directions, 2025 (Updated as on December 05, 2025)



Nido Home Finance Limited

Notes to the financial statements for the year ended March 31,2026

(Currency : Indian rupees in millions)

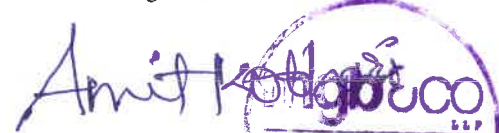
55. Figures of the previous year have been regrouped / reclassified wherever necessary to conform to current year presentation.

As per our report of even date attached.

For MGB & Co. LLP

Chartered Accountants

ICAI Firm Registration Number: 101169W/W-100035


Amit Kumar Kothari
Partner
Membership Number: 222726

Place : Mumbai

Date : April 27, 2026

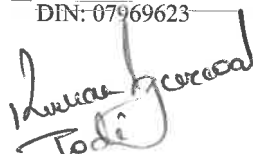
For and on behalf of the Board of Directors

Nido Home Finance Limited


Rajat Avasthi

MD & CEO

DIN: 07969623


Kiran Agarwal Todi

Chief Financial Officer


Gautam Chatterjee

Director

DIN: 02464197


Pooja Bhandari

Company Secretary

Membership No.A73944



NOTICE IS HEREBY GIVEN THAT THE 18TH ANNUAL GENERAL MEETING OF THE MEMBERS OF NIDO HOME FINANCE LIMITED WILL BE HELD AT A SHORTER NOTICE ON THURSDAY, JULY 23, 2026, AT 4.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT TOWER 3, WING 'B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROI ROAD, KURLA (WEST), MUMBAI - 400070 TO TRANSACT THE FOLLOWING BUSINESS:-

ORDINARY BUSINESS

1. To consider and adopt the audited Financial Statements of the Company for the financial year ended March 31, 2026, together with the Reports of the Board and the Auditors thereon.
2. To appoint a Director in place of Mr. Rajat Avasthi (DIN: 07969623), who retires by rotation and, being eligible, offered himself for re-appointment.

SPECIAL BUSINESS

3. Re-appointment of Mr. Rajat Avasthi (DIN: 07969623) as Managing Director and CEO

To consider and, if thought fit, to pass, with or without modification/(s), the following resolution as **Special Resolution**: -

“**RESOLVED THAT** based on the recommendation of the Nomination and Remuneration Committee and subject to approval of the Members of the Company and pursuant to the provisions of Sections 178, 196, 197 and 203 of the Companies Act, 2013 read with Schedule V and all other applicable provisions, if any, of the Companies Act, 2013 (the Act), the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 as amended from time to time (the Rules), approval of the members be and is hereby accorded for re- appointment of Mr. Rajat Avasthi (DIN 07969623) as the Managing Director (MD) of the Company for a period of 3 years, with effect from September 23, 2026, on the terms and conditions as mentioned below, including remuneration, which may exceed the limits prescribed under the Act:

(a) **Salary Limit:** Not exceeding Rs. 2,75,00,000/- per annum.

(b) **Bonus:** In addition to salary, performance-based bonus, up to 100% of Salary Limit, may also be paid and at such intervals as may be decided from time to time.

(c) **Perquisites:** In addition to the salary and the performance bonus, Mr. Rajat Avasthi shall also be entitled to the perquisites.



Nido Home Finance Limited

Corporate Identity Number: U65922MH2008PLC182906

Registered Office: Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall, Kohinoor City, Kiroi Road, Kurla (West), Mumbai- 400070. Tel No. +912242722200.

Email ID: assistance@nidohomefin.com. Website: www.nidohomefin.com

RESOLVED FURTHER THAT subject to the applicable provisions of the Act read with Schedule V and other prevalent laws, where in any financial year during the tenure of re-appointment of Mr. Rajat Avasthi, the Company has no profits or the profits are inadequate, the Company may pay the aforesaid remuneration to Mr. Rajat Avasthi within the overall limits prescribed under the provisions of the Act read with Schedule V.

RESOLVED FURTHER THAT the office of Mr. Rajat Avasthi shall be liable to retire by rotation.

RESOLVED FURTHER THAT any Director of the Company, Key Managerial Personnel or the Compliance Officer of the Company, be and are hereby severally authorised to do all such acts, deeds, matters and things, as may be necessary to give effect to this Resolution including to sign and execute the requisite forms, intimations, undertakings and other necessary papers (including appointment letter) with the Registrar of Companies, the National Housing Bank and other regulatory authorities in connection therewith and to take such steps, as may be necessary to give effect to this Resolution."

4. Increase in Authorized Share Capital of the Company

To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution**:

"RESOLVED THAT pursuant to the provisions of Sections 13, 61, 64 and all other applicable provisions, if any, of the Companies Act, 2013 ("Act") read with the rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), the provisions of the Articles of Association of the Company and subject to such approvals, consents, permissions and sanctions as may be necessary, the consent of the Members of the Company be and is hereby accorded to increase the authorised share capital of the Company from Rs. 75,00,00,000 divided into 7,50,00,000 Equity Shares of Rs. 10 each to Rs. 162,50,00,000 divided into 16,25,00,000 Equity Shares of Rs. 10 each, by creation of 8,75,00,000 Equity Shares of Rs. 10 each, ranking pari passu in all respects with the existing equity shares of the Company.

RESOLVED FURTHER THAT pursuant to Section 13 and other applicable provisions of the Act, Clause V(a) of the Memorandum of Association of the Company be and is hereby substituted with the following:

*"The Authorised Share Capital of the Company is Rs. 162,50,00,000 (Rupees one hundred sixty two crore and fifty lakhs only) divided into 16,25,00,000 (sixteen crore twenty five lakhs only) **Equity Shares of Rs. 10 (Rupees ten) each.**"*



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Email ID: assistance@nidohomefin.com. Website: www.nidohomefin.com

FURTHER RESOLVED that the Board of Directors of the Company (which term shall be deemed to include any Committee which the Board may have constituted or hereinafter constitute to exercise its powers including the powers conferred by this Resolution) be and is hereby authorised on behalf of the Company to do all such acts, deeds, matters and things as it may, in its absolute discretion, deem necessary or expedient in the interest of the Company and with power on behalf of the Company to settle any questions, difficulties or doubts that may arise in this regard without requiring the Board to secure any further consent or approval of the Members of the Company."

**For and on behalf of the Board of Directors
Nido Home Finance Limited**

**Deepali Kandade
Company Secretary
Membership No: ACS 19760**

Place: Mumbai
Date: July 22, 2026

Registered Office:

Tower 3, Wing 'B', Kohinoor City Mall,
Kohinoor City, Kirol Road,
Kurla (west), Mumbai - 400070
CIN: U65922MH2008PLC182906

NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF AND THE PROXY NEED NOT BE A MEMBER. PROXY SHALL NOT VOTE EXCEPT ON A POLL. A PERSON CAN ACT AS PROXY FOR AND ON BEHALF OF A MAXIMUM OF FIFTY (50) MEMBERS NOT HOLDING, IN AGGREGATE, MORE THAN TEN PERCENT OF THE TOTAL PAID-UP SHARE CAPITAL OF THE COMPANY CARRYING VOTING RIGHTS. A MEMBER HOLDING MORE THAN TEN PERCENT OF THE TOTAL PAID-UP SHARE CAPITAL OF THE COMPANY CARRYING VOTING RIGHTS MAY APPOINT A SINGLE PERSON AS PROXY AND SUCH PERSON SHALL NOT ACT AS PROXY FOR ANY OTHER PERSON OR SHAREHOLDER. A PROXY FORM FOR THE GENERAL MEETING ('GM') IS ENCLOSED HERewith. THE INSTRUMENT APPOINTING PROXY SHOULD BE DEPOSITED AT THE REGISTERED OFFICE OF THE COMPANY NOT LESS THAN



Nido Home Finance Limited

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FORTY-EIGHT HOURS BEFORE THE COMMENCEMENT OF THE MEETING.

2. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013, in respect of the special business is annexed hereto and forms part of the notice.
3. Corporate Members intending to send their Authorized Representative to attend the Meeting are requested to send a duly certified copy of the Board Resolution / Letter of Authority / Power of Attorney of those representative(s), to the Company through email to secretarial.team@nidohomefin.com authorizing their representative to attend and vote at the General Meeting.
4. Members / Proxies should fill in the attendance slip for attending the Meeting. Proxy form as prescribed under the Companies Act, 2013 is enclosed.
5. All documents referred to in the accompanying Notice and Explanatory Statement are open and available for inspection at the Registered Office of the Company on all working days between 11:00 a.m. and 1:00 p.m., up to the date of this Meeting. Members, who wish to inspect the relevant documents referred to in the Notice can send an e-mail at secretarial.team@nidohomefin.com from their registered e-mail addresses mentioning their name and their Folio. up to the conclusion of this AGM.
6. The route map showing directions to reach the venue of the General meeting is annexed.

Explanatory Statement pursuant to the provisions of Section 102 of the Companies Act, 2013.

Item No. 3

The Board had re- appointed Mr. Rajat Avasthi as Chief Executive Officer & Managing Director for a period of 3 years with effect from September 23, 2026 on the following terms and conditions:

- (a) **Salary Limit:** Not exceeding Rs. 2,75,00,000/- per annum
- (b) **Bonus:** In addition to salary, performance-based bonus, up to 100% of Salary Limit, may also be paid and at such intervals as may be decided from time to time.
- (c) **Perquisites:** In addition to the salary and the performance bonus, Mr. Rajat Avasthi shall also be entitled to the perquisites.



Nido Home 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. Website: www.nidohomefin.com

The members are requested to note that Mr. Rajat Avasthi (DIN 07969623) was re-appointed as Managing Director (MD) in accordance with the provisions of Companies Act, 2013 and rules framed thereunder with effect from September 23, 2023 for a period not exceeding 3 years. Accordingly, it is now proposed to re-appoint Mr. Rajat Avasthi as Managing Director of the Company, for a period of three years, with effect from September 23, 2026.

Brief terms and conditions of appointment:

Mr. Rajat Avasthi as MD & CEO of the Company shall perform such duties and responsibilities as may be assigned to him from time to time by the Board of Directors, for such remuneration as more particularly provided in the resolution. His appointment as Managing Director is for a period of three years, and he is liable to retire by rotation.

I. General Information about the Company:

(1) Nature of industry -

The Company is registered as a non-deposit accepting housing finance company with the Reserve Bank of India (RBI) under Section 29A of the National Housing Bank Act, 1987. The Company has obtained a Certificate of Registration dated May 19, 2023 bearing registration no. DOR - 00081 issued by RBI, 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 under Section 29A of the National Housing Bank Act, 1987.

(2) Date or expected date of commencement of business operations -

The Company was originally incorporated on May 30, 2008 as a public limited company under the provisions of the Companies Act, 1956 as Edelweiss Housing Finance Limited and received a certificate of incorporation dated May 30, 2008 and a certificate of commencement of business on June 12, 2008. The Corporate Identification Number of the Company is U65922MH2008PLC182906.

(3) In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus:

Not applicable

(4) Financial performance based on given indicators:

As per the audited financial statements for the year ended March 31, 2026, the Company's total income stood at Rs. 592.65 Crore and profit after tax stood at Rs. 22.79 Crore.



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(5) Foreign investments or collaborations, if any:

The Company currently has no foreign investors or foreign collaborators.

II. Information about the appointee Mr. Rajat Avasthi:

(1) Background details/brief profile/Recognition or awards, if any:

Mr. Rajat Avasthi comes with over 25 years of experience where he has handled leadership roles across consumer, telecom and financial services industries. He started his professional journey at Asian Paints where he spent 18 years in sales, marketing and strategy roles. His last assignment there was a strategy role based out of Jakarta, where he worked on the market entry strategy and financial plan for Asian Paints' foray into the Indonesian paints market.

At Vodafone, he was the Business Head & Circle CEO for the Upper North market, where he led operations across Punjab, Himachal Pradesh and Jammu & Kashmir, driving large-scale business performance and transformation initiatives.

Mr. Avasthi joined Edelweiss in 2017 and has been the CEO of Nido Home Finance since October 2018, and it's Managing Director since October 2020. He has led the company through its growth phase of 2017-18 and subsequently through the volatile period post the liquidity crisis and the pandemic, building a resilient and scalable mortgage business.

At Nido, he is focused on building a high-quality, high-growth asset base and balance sheet, while leveraging asset-light models to drive sustainable growth. Given his experience across diverse industries, Rajat brings a wealth of experience and strategic insight, with a strong focus on execution and long-term value creation.

(2) Past remuneration:

Mr. Avasthi was paid a remuneration of Rs. 3,47,94,732/- (including bonus and perquisites) during the financial year ended March 31, 2206.

(3) Job profile and his suitability:

Mr. Avasthi is presently the Managing Director & CEO of the Company and has contributed to the growth of the organization based on asset light model of the organization. Accordingly, the Board, based on recommendation of the NRC has considered the qualification, nature of expertise and experience of Mr. Avasthi, hereby



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recommends his re-appointment as Managing Director of the Company. He shall be entrusted with substantial powers of management of the affairs of the Company and shall perform such duties and responsibilities as may be assigned to him from time to time by the Board of Directors, subject to the superintendence, control and directions of the Board and/or the sectoral regulator.

(4) Remuneration proposed:

The overall remuneration is as detailed in the resolution in respect thereto.

(5) Comparative remuneration profile with respect to industry, size of the company, profile of the position and person:

Considering the industry practices, the size of the Company, and the candidature of Mr. Avasthi, the remuneration of Mr. Avasthi is as per industry standard.

(6) Pecuniary relationship directly or indirectly with the Company, or relationship with the managerial personnel, if any:

Except for his remuneration, Mr. Avasthi has no pecuniary relationship directly or indirectly with the Company or with any other managerial personnel of the Company.

III. Other information:

(1) Reasons of loss or inadequate profits:

The company is undergoing a transformation across its business mix and funding profile. The current levels of credit cost, operating cost and finance cost are at much higher levels than what the Company can sustain in a steady state scenario. Owing to high levels of costs, the Company is making limited margins currently. However, the Company is working towards costs optimization programs.

(2) Steps taken or proposed to be taken for improvement:

- Strengthening asset quality through revised credit policies and underwriting processes.
- Tightening cost discipline to improve the cost-to-income ratio.
- Investing in digital and technology capabilities to enhance productivity and operating efficiency.
- Pivoting mid-ticket business from co-lending to on-balance-sheet lending to improve margins.
- Reshaping funding profile by increasing the share of term loans in borrowings from one-fourth to over two-thirds.



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(3) Expected increase in productivity and profits in measurable terms:

- Affordable housing segment is expected to contribute more than two-thirds of the company's business mix in terms of disbursements and profitability.
- Meaningful improvement is expected in cost-to-income ratio.
- Enhanced margins and strengthened franchise value is expected from on-balance-sheet lending.

The above factors are expected to gradually improve the operations and profits of the Company.

The aforesaid re-appointment and payment of remuneration to Mr. Rajat Avasthi as Managing Director requires approval of the Members through a Special Resolution under Sections 196, 197, 198, 203 of the Companies Act, 2013, read with relevant Rules, and further read together with Schedule V to the Companies Act, 2013, as amended from time to time.

The relevant copies of the resolutions passed by the Board of Directors and all other documents as mentioned herein are open and available for inspection at the Registered office of the Company on all working days between 10:00 a.m. and 3:00 p.m., up to the date of this Meeting.

Except Mr. Rajat Avasthi, none of the Directors, Key Managerial Personnel of the Company and their relatives, except to the extent of their holding of securities, if any, are in any way, concerned or interested, financially or otherwise, in the aforesaid Resolutions.

The Board recommends that the resolution set forth in Item No. 3 for the approval of the Members be passed as Special Resolution.

Item no. 4

The existing Authorised Share Capital of the Company is Rs. 75,00,00,000 divided into 7,50,00,000 Equity Shares of Rs. 10 each.

The Company is in the process of issuing equity shares and warrants on Private Placement basis. In order to facilitate the proposed issuance of equity shares and warrants pursuant to the investment agreement and the Shareholders' Agreement, and to provide the Company with adequate flexibility for future capital requirements, the Executive Committee (authorised by the Board of Directors), at its meeting held on 10th February, 2026, approved, subject to the approval of the Members, the increase in the authorised share capital of the Company from Rs. 75,00,00,000 divided into 7,50,00,000 Equity Shares of Rs. 10 each to Rs. 162,50,00,000 divided into 16,25,00,000 Equity Shares of Rs. 10 each, by creation of 8,75,00,000 Equity Shares



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of Rs. 10 each, ranking pari passu in all respects with the existing equity shares of the Company.

Consequent upon the increase in the authorised share capital, Clause V of the Memorandum of Association of the Company would be altered to reflect the revised Authorised Share Capital.

The increase in the authorised share capital and the consequent alteration of the Memorandum of Association requires approval of the Members by way of an Ordinary Resolution pursuant to Sections 13, 61 and 64 of the Companies Act, 2013.

A copy of the Memorandum of Association of the Company, together with the proposed amendments, will be available for inspection by the Members during business hours at the Registered Office of the Company and shall also be made available electronically for inspection up to the date of the Annual General Meeting in accordance with the applicable provisions of the Companies Act, 2013.

The Board of Directors recommends the Ordinary Resolution set out in the Notice for approval of the Members.

None of the Directors, Key Managerial Personnel of the Company and their relatives are concerned or interested, financially or otherwise, in the proposed resolution.

**For and on behalf of the Board of Directors
Nido Home Finance Limited**

**Deepali Kandade
Company Secretary
Membership No: ACS 19760**

Place: Mumbai
Date: July 22, 2026

Registered Office:
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Kohinoor City, Kirod Road,
Kurla (west), Mumbai – 400070
CIN: U65922MH2008PLC182906



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ATTENDANCE SLIP

(To be handed over at the entrance of the meeting hall)

Full name of the Member attending (in block letters): _____

Name of the Proxy: _____

(To be filled in, if the proxy form has been duly deposited with the Company)

I hereby record my presence at the **18th Annual General Meeting** of the Company to be held on **Thursday, July 23, 2026 at 4.00 p.m.** at Registered Office of the Company at Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kiroi Road, Kurla (west), Mumbai - 400070, India.

No. of Shares held : _____

DP ID/Client ID No. : _____

Regd. Folio No. : _____

Member's/Proxy's Signature : _____

- Only Member/Proxy holder can attend the Meeting.
- Member/Proxy holder should bring his/her copy of the Notice and/or Annual Report for reference at the Meeting.

Signed this _____ day of _____, 2026



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PROXY FORM

[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

Name of the Members(s): _____
 Registered address: _____
 E-mail Id: _____

Folio No. / Client ID No.: _____ DP ID No. _____

I/ We, being the member(s) holding _____ Equity Shares of the above named Company hereby appoint:

1. Name: _____ Email Id: _____ Address: _____
 _____ Signature: _____
 _____ or failing him/her

2. Name: _____ Email Id: _____ Address: _____
 _____ Signature: _____
 _____ or failing him/her

3. Name: _____ Email Id: _____ Address: _____
 _____ Signature: _____

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the **18th Annual General Meeting** of the Company to be held on **Thursday, July 23, 2026 at 4.00 p.m.** at Registered office of the Company at Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kiro Road, Kurla (West), Mumbai – 400070, India and at any adjournment thereof in respect of such resolution as indicated below:

Sr. No.	Particulars of Motion
1.	Adoption of audited Financial Statements of the Company for the financial year ended March 31, 2026, together with the Reports of the Board and the Auditors thereon.
2.	To appoint a Director in place of Mr. Rajat Avasthi (DIN: 07969623), who retires by rotation and, being eligible, offered himself for re-appointment.
3.	Re-appointment of Mr. Rajat Avasthi (DIN: 07969623) as Managing Director and CEO
4.	Increase in Authorized Share Capital of the Company.



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Signed this ____ day of _____ 2026

Signature of shareholder _____

Signature of Proxy holder(s) _____

Affix
Revenue
Stamp

Note:

1. This Form in order to be effective should be duly completed and deposited at the Registered Office of the Company at Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kiroi Road, Kurla (West), Mumbai – 400070, India, not less than 48 hours before the commencement of the Meeting.
2. A member entitled to attend and vote is entitled to appoint proxy to attend and vote instead of himself.



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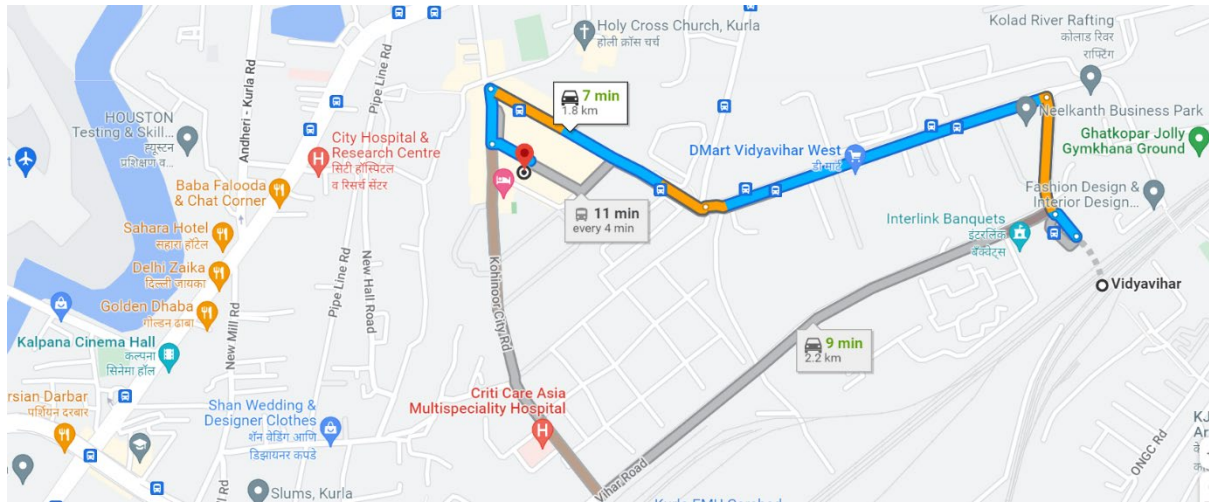
Email ID: assistance@nidohomefin.com. Website: www.nidohomefin.com

ROAD MAP FOR THE VENUE OF THE ANNUAL GENERAL MEETING OF NIDO HOME FINANCE LIMITED (EDELWEISS HOUSING FINANCE LIMITED)

AGM Venue - Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai – 400070

Prominent Landmark: Kohinoor City Mall.

Route map for the venue of the meeting



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