

Date: 1st July, 2026

To,
Department of Corporate Services,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street
Mumbai – 400001

Scrip Code: 544296
ISIN: INE0DQN01013

Respected Sir/Madam,

Subject: Press Release - Nisus Finance Invests in Three Residential Projects in Bengaluru

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith a Press Release issued by Nisus Finance Services Co Limited on the captioned subject, the content of which is self-explanatory.

Please find attached herewith a copy of the press release in this regard.

Please take the above intimation on record.

Thanking You.

Yours faithfully
For Nisus Finance Services Co Limited

Amit Anil Goenka
Chairman & Managing Director
(DIN: 02778565)

Encl. : As Above

Nisus Finance Services Co Limited
(Formerly known as Nisus Finance Services Co Private Limited)

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PAN: AAJCM2118H | CIN : L65923MH2013PLC247317 | GSTIN: 27AAJCM2118H1ZK

Nisus Finance Invests in Three Residential Projects in Bengaluru

Mumbai, 1st July, 2026: Nisus Finance Services Co Limited (BSE: NISUS | 544296 | INE0DQN01013) has announced an investment through its INR 1,700 crore Real Estate Special Opportunities Fund I, a Sebi-registered Category II AIF managed by Nisus BCD Advisors LLP, in three residential projects in Bengaluru. The projects are being developed by Sumukha Housing Pvt Ltd., promoted by Mr. Arjun Vasu and Mr. Varun Vasu.

Sumukha Housing is a Bengaluru-based residential developer with a track record of over 7 lakh sq. ft. of delivered projects across residential and commercial developments. The group has built a steady presence in the city's residential market, with a focus on low-rise residential communities that are designed around end-user needs across key micro-markets in Bengaluru.

The three projects are located across key residential areas of Bengaluru and are aimed at meeting demand for quality mid-income and premium housing in the city. The projects are spread across both established and emerging residential corridors and benefit from good connectivity, proximity to employment hubs, and strong social infrastructure in the surrounding areas. Together, they have a total Gross Development Value of approximately INR 300 Crs.

Bengaluru continues to be one of the stronger residential markets in the country, driven by steady employment, improving infrastructure, and consistent demand from genuine homebuyers. The projects are in well-connected residential catchments that have seen healthy sales momentum, giving the overall portfolio a stable and predictable cash flow profile.

The RESO-I fund focuses on structured credit in special-situation real estate. Building on a proven track record of delivering superior risk-adjusted returns, the fund has invested across diverse geographies and has completed nine investments. The fund specifically targets projects with established cash flows, strong asset cover, and short exit timelines, partnering with leading developers to generate attractive risk-adjusted returns.

Commenting on the development, **Mr. Avadhoot Sarwate, CIO, Nisus Finance Services Co Limited, said,** "Our INR 70 crore investment in these three residential projects reflects our continued conviction in Bengaluru's residential real estate market, which continues to demonstrate strong underlying fundamentals with stable demand across well-connected micro-markets. What stood out for us in this transaction was the combination of location strength, execution visibility, and the developer's understanding of residential communities. The projects are positioned in catchments where demand continues to be driven by genuine homebuyers rather than speculative activity, which provides better cashflow predictability and sales momentum. Combined with prudent project sizing and healthy operating surplus visibility, the investment aligns well with our approach of creating structured opportunities with balanced risk and return characteristics."

Speaking on the partnership, **Mr. Arjun Vasu, Promoter, Sumukha Housing Pvt Ltd., said,** "We have always focused on developing residential communities that are practical, efficiently designed, and aligned with the evolving needs of urban homebuyers in Bengaluru. This partnership with Nisus Finance provides us with strategic growth capital to scale execution across multiple projects while maintaining our delivery standards and customer focus. Nisus Finance brought a sharp understanding

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of real estate market dynamics and project structuring, which made the engagement highly collaborative and efficient. We believe this partnership will further strengthen our ability to create quality housing developments in Bengaluru's growing residential corridors."

Sharing his views on the investment, **Dr. Amit Goenka, Chairman & Managing Director, Nisus Finance Services Co Limited**, said, "India's residential real estate sector continues to benefit from improving affordability, infrastructure-led urban expansion, and rising aspirations of homebuyers. Bengaluru remains one of the most attractive residential markets due to its strong economic ecosystem and consistent housing demand. Our investment in Sumukha Housing reflects Nisus Finance's continued focus on supporting capable developers executing residential projects in demand-driven micro-markets. We remain selective in our underwriting and continue to prioritise investments where project fundamentals, market absorption, and downside protection create a compelling long-term investment opportunity."

This transaction further reflects Nisus Finance's disciplined investment approach, focused on special situation real estate opportunities with strong underlying asset quality. With this investment, Nisus Finance continues to grow its domestic real estate portfolio through selective investments in high-growth residential markets.

About Nisus Finance:

Nisus Finance Services Co Limited is one of India's leading diversified financial services companies, specializing in urban infrastructure finance, private capital market transactions, and real estate-focused funds. The group excels in identifying and unlocking value in special situations and high-yield assets through its diverse fund offerings in India, GIFT City, and the UAE.

With a strong track record in managing special opportunities and stressed assets, Nisus Finance delivers value through disciplined investment management and proactive resolution strategies.

For more information, visit: www.nisusfin.com

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