Date: August 12, 2026

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

Scrip Code: 544296
ISIN: INE0DQN01013

Respected Sir/Ma'am(s),

Subject: NIFCO Earning Presentation Q1 FY 2026-27

Please find enclosed herewith a NIFCO Earning Presentation Q1 FY 2026-27 pertaining to the un-audited financial results of the Company for the quarter ended June 30, 2026 (Q1 FY 2026-27).

The intimation along with the relevant documents will also be made available on the Company's website at https://nisusfin.com/investor-relations/investor-resources.

For Nisus Finance Services Co Limited

AMIT ANIL GOENKA
Digitally signed by AMIT ANIL GOENKA
Date: 2026.08.12 20:43:25 +05'30'

Amit Goenka
Chairman & Managing Director
DIN: 02778565

Encl.: As Above

Nisus Finance Services Co Limited

Earnings Presentation
Q1 FY26-27

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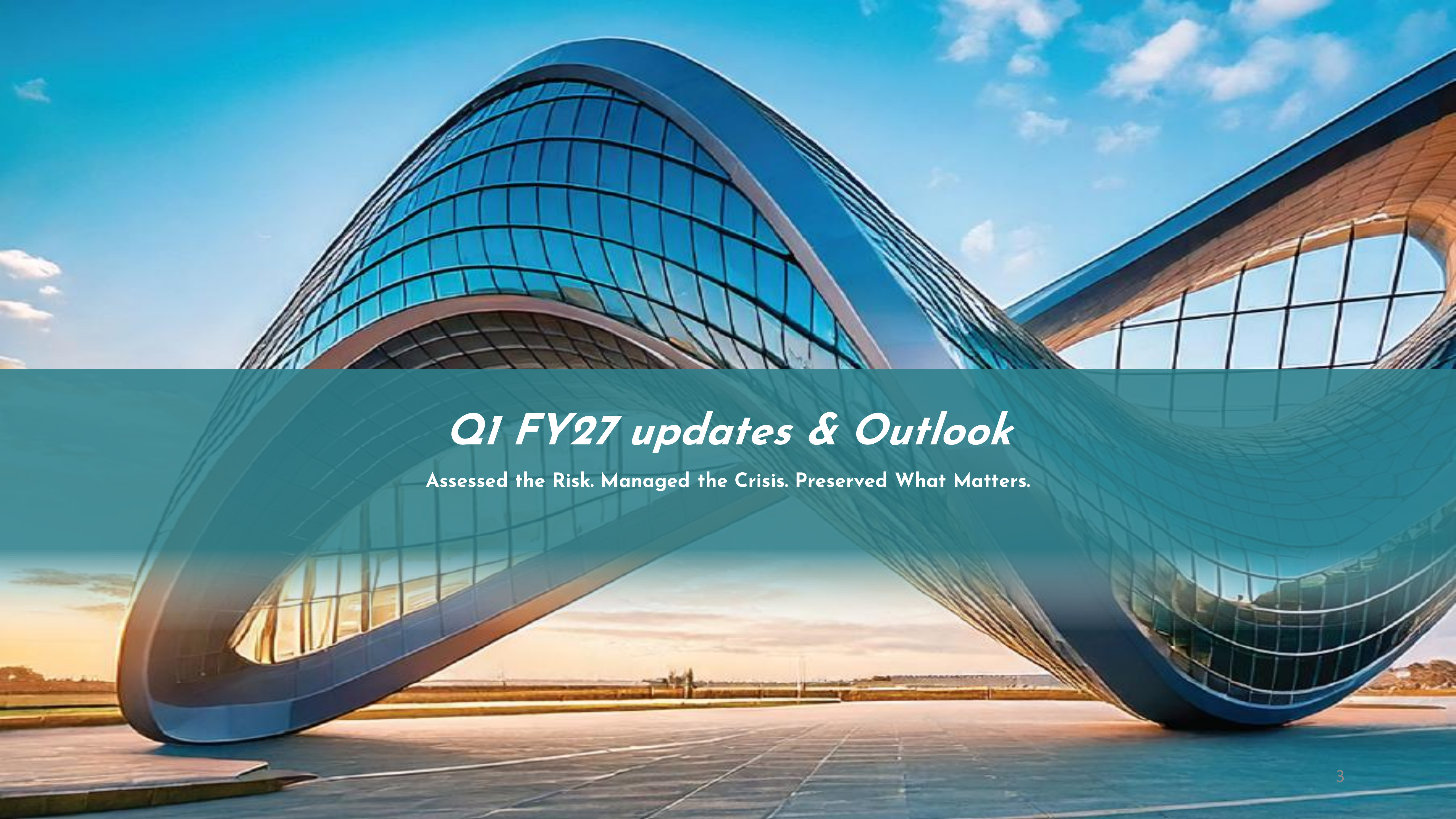

Q1 FY27 updates & Outlook

Assessed the Risk. Managed the Crisis. Preserved What Matters.

Q1 FY27: Resilient Foundations. West Asia Headwinds. Q2 Inflection Ahead.

NISUS Core Business*

- Revenue: ₹27.6 Cr
- India business maintained momentum, offsetting UAE slowdown in Q1
- 17.1 % QoQ EBITDA improvement
- Headcount: 46 → 57 (UAE expansion on plan)
- UAE new investments deferred to Q2 due to West Asia crisis

NCCCL

- Revenue growth: +14% YoY
- EBITDA margin: 10.5% (+100 bps YoY)
- New orders: ₹1,089 Cr (Lodha, Wellspun, Mahindra)
- 3.7x PAT growth YoY (consolidated)

Fund Platform

India Platform

- SEBI approval received for NiYAM
- Strong domestic and global investor response for NiYAM
- Investments from NiYAM to start from Q3 onwards in phased manner
- SM REIT set to launch in H2 FY27

UAE Platform

- On track to record its first exit by Q3 with over 30% IRR

- ***Multi-engine revenue architecture has insulated the business from regional volatility*** *— India transaction advisory growth absorbing the West Asia-driven shortfall across the past two quarters.*
- ***Three independent growth levers are now simultaneously active:*** *UAE deal pipeline recovery post-ceasefire, NCCCL order book execution accelerating, and India business at structural highs — positioning Nisus for its strongest performance going forward.*
- ***Nisus Core Business has compounded revenue at ~100% CAGR over four years*** *— a direct consequence of occupying the structural white space between institutionalizing real estate market across geographies and increased investor appetite for AIFs.*

Q1 FY27: Industry Overview

West Asia Conflict Risk Contained

- **28% drop** in transaction volume in Apr - June 26.
- **The residential pipeline for 2026 is set to rise** despite prevailing project delays
- **Early Signs of Recovery** with uptick in transactions data in July.

India – Structural Growth Engine

- **$8.5 Bn -** India institutional RE investment – all-time high, +29% YoY
- Domestic capital now **57%** of all institutional RE flows – a structural first
- Private credit deployed **$12.4 Bn in CY2025**; RE = **40% of all transactions**

NiYAM – Entering at Peak Timing

- **$60.5 Bn -** FCNR(B) deposits mobilized in <60 days post RBI swap facility.
- AIF market: **₹15+ lakh crore** in commitments; RE being the largest recipient.
- **NiYAM's GIFT City feeder** converts NRI appetite directly into real estate AIF exposure

Q1 FY27: Financial Snapshot

NISUS Core Business*

Total Revenue

₹ 27.6 Cr 0.7% QoQ ▲

EBITDA

₹ 16.9 Cr 17.1% QoQ ▲

PAT

₹ 10.0 Cr 8.6% QoQ ▼

PAT Margin

36.7 %

NISUS Consolidated

Total Revenue

₹ 186.5 Cr

EBITDA

₹ 31.6 Cr

PAT

₹ 12.37 Cr

PAT Margin

7.1 %

Q1 FY27 HIGHLIGHTS

- *Nisus core business revenue impact is due to UAE slowdown in Q1, however, with economy showing signs of revival and India growing exponentially, the business is poised to maintain its growth momentum.*
- *The core business continue to maintain over 60% EBITDA margins ; marginal decline in PAT margins is on account of tax impact.*
- *On YoY basis, the PAT margin decline is due to a) Increase in team size , b) Acquisition debt , and c) new fund setup*
- *At Consolidated basis, NCCCL business also improved its revenue and PAT by 14% y-o-y and 370% y-o-y respectively*

NCCCL* - Acceleration since Acquisition

Q1 Addition stands at INR 1089 Cr.

1420 Cr+

New orders

(52% of total order book)

Runwal Residence

Mumbai, Maharashtra

Civil and Structural Work

Lodha - Alibaug Cowtown
Alibaugh, Maharashtra

7.26Lakh Sq ft G+34 floor Residential Tower

Welspun
JNPT Navi Mumbai, Maharashtra

Grade A Industrial Warehouse 18.15 lacs sq. ft.

Terminus group-
Hyderabad, Telangana

- 3.06 Lakh Sq ft Construction of 84 Villa at Mansanpally, Hyderabad
- 3.70 Lakh Sq ft 4 Basement + 20 Floor Residential Tower at Hyderabad

Lodha Acme Hills
Mumbai, Maharashtra

Turnkey SRA project 14.81 lac Sq. ft.

Banglore

Core & Shell 17 lac sq. ft.

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* NCCCL (New Consolidated Construction Company Ltd) is a 80 year old India's leading construction & EPC company acquired by Nisus Projects LLP (a subsidiary company) on 21st August 2025. (54% stake as on 31/03/2026)

FY27 Scenarios: Two Paths Forward – Wealth Preservation in Both

Parameters		🔵 **STABILIZATION CASE**	🟢 **RECOVERY CASE**
🌍 **MACRO**	West Asia Conflict	🟡 Stabilizes Q2 FY27 · Gulf shipping normalizes by H1FY27	🟡 De-escalates Q1 FY27 · Hormuz passage secured
	Dubai RE Recovery	🟡 Wait and watch for better entry price point	🟡 Calculative investments
💰 **CAPITAL FLOWS**	Indian HNI investment (Dubai)	🟡 Cautious · Q2 FY27 Selective re-entry AED/INR hedge thesis builds slowly	🟢 Active · Q1 FY27 · INR depreciation drives fresh AED demand
	GCC NRI Inflows to India AIFs	🟡 Stable · LPs maintain exposure · new commitments deferred	🟢 Rising Fresh NRI capital as INR weakens; LP re-commitment rate rises to 80-85%; new LP additions
🚀 **BUSINESS**	NiYAM Fund Launch	🟡 SEBI Approval Q2 FY27 Delayed by regulatory queue;	🟢 SEBI Approval Q1 FY27 Early approval
	Gift City Feeder	🟡 IFSC Approval Q2 FY27 Delayed by regulatory queue;	🟡 IFSC Approval Q2 FY27
	Advisory Mandates	🟢 Existing pipeline converts; restructuring mandates from India RE stress	🟢 Crisis-driven restructuring demand accelerates; cross-border advisory from Gulf

We don't chase returns in uncertainty. We guard capital until clarity returns.

AUM	**₹4,000-5,000 Cr**	**₹5,000-6,000 Cr**
Revenue*	**₹130-150 Cr (8%-25%)**	**₹170-200 Cr (41%-66%)**
PAT	**₹65-75 Cr**	**₹85-100 Cr**

Regardless of which scenario unfolds — Investor capital is protected. Growth is what the scenario determines. Safety is not.

** Revenue Growth is calculated after adjusting one-time gain on FY 26 revenue*

Q1 FY27 Financial Highlights

Profit & Loss Statement Q1 FY27 (Standalone)

(in INR Cr)

	Particulars	Q1 FY27 (Unaudited)	Q1 FY26 (Unaudited	Q4 FY26 (Audited)	QoQ	FY26
1	Revenue	9.99	4.38	8.79	(~13.6%)	22.09
	Other Income	(0.36)	2.62	2.43		22.77
	Total Income	**9.62**	**7.00**	**11.22**		**44.86**
	Employee Benefits Expense	1.84	1.32	1.95	(~5.6%) ↓	7.20
	Finance Costs	0.08	0.07	0.13		0.55
	Depreciation & Amortisation Expense	0.09	0.09	0.09		0.37
	Other Expenses	1.82	1.50	1.99	(~8.5%) ↓	7.49
2	**Total Expenses (B)**	**3.83**	**2.98**	**4.17**		**15.62**
	Share in profit/(loss) (net) of associate companies	-	-	-		-
	PBT	**5.79**	**4.01**	**7.05**		**29.24**
	Tax	1.58	0.54	1.56		2.58
3	**PAT**	**4.20**	**3.47**	**5.49**	(~23.5%) ↓	**16.67**
	PAT Margin	**43.7%**	**49.6%**	**48.9%**		**37.2%**

1. Revenue increase by ~13.6% QoQ and 128% YoY, reflecting growth momentum in India Advisory business.
2. All Other costs are well in control.
3. Reduction in PAT is on the account of reduced income from subsidiaries and associate companies.

Profit & Loss Statement Q1 FY27 (Nisus Core Business)

NiFCO® NISUS FINANCE

(in INR Cr)

Particulars	Q1 FY27 (Unaudited)	Q1 FY26 (Unaudited	Q4 FY26 (Audited)	QoQ	FY26	FY 25
Revenue	27.54	28.40	25.34	**(~8.7%)**	136.82	64.73
Other Income	0.02	0.32	2.09		4.25	2.56
Total Income	**27.56**	**28.72**	**27.43**		**141.07**	**67.30**
1 **Employee Benefits Expense**	5.46	3.69	5.85	**(~6.6%)** ︾	20.54	10.56
2 **Finance Costs**	2.13	0.32	2.76	**(~22.8%)** ︾	7.86	1.06
3 **Depreciation & Amortisation Expense**	2.92	1.33	2.59	**(~12.7%)** ︽	7.48	2.42
4 **Other Expenses**	5.11	3.34	5.02		19.73	12.18
Total Expenses (B)	**15.62**	**8.68**	**16.22**		**55.63**	**26.22**
Share in profit/(loss) (net) of associate companies	(0.03)	(0.03)	0.08		0.32	0.33
PBT	**11.92**	**20.02**	**11.29**	**(~5.30%)** ︽	**85.77**	**41.40**
Tax	1.84	3.16	0.25		18	**8.82**
PAT	**10.08**	**16.85**	**11.04**	**(~8.68%)** ︾	**67.76**	**32.58**
PAT Margin	**36.7%**	**58.6%**	**40.2%**		**48.03%**	**48.41%**

1. YoY Employee Cost increase by ~50% and in line with QoQ basis. Head count in UAE increased from 8 to 18.
2. Finance Cost YoY increased as NCCCL acquisition debt was taken in Q2 FY26. Rapid Repayments in every quarter thereafter has resulted in lower finance cost.
3. YoY Increase in Other Expenses in on the account of new office space in the UAE.
4. Increase in Depreciation & Amortization cost is on the account of increase in fundraising cost.

Profit & Loss Statement Q1 FY27 (Consolidated with NCCCL)

(in INR Cr)

Particulars	Q1 FY27 (Unaudited)	Q1 FY26 (Unaudited)*	Q4 FY26 (Audited)	FY 26
Revenue	184.49	28.40	195.73	561
Other Income	1.49	0.32	7.84	13.91
Total Income	**186.48**	**28.72**	**203.57**	**574.92**
Cost of Material Consumed	46.73	-	61.17	138.56
Construction Cost	74.35	-	69.79	199.92
Employee Benefits Expense	20.60	3.69	20.34	53.59
Finance Costs	9.37	0.32	9.11	25.62
Depreciation & Amortisation Expense	8.66	1.33	8.52	20.29
Other Expenses	11.24	3.34	9.28	30.22
Total Expenses (B)	**170.94**	**8.68**	**178.22**	**468.20**
Share in profit/(loss) (net) of associate companies	(0.03)	(0.03)	0.08	0.32
Exceptional Items	-	-	-	3.98
PBT	**15.51**	**20.02**	**25.44**	**103.06**
Tax	3.14	3.16	0.31	19.98
PAT	**12.37**	**16.85**	**25.13**	**83.08**
PAT Margin	**6.6%**	**58.6%**	**12.3%**	**14.4%**

*The NCCCL consolidation is for the period from the date of acquisition, i.e., 22nd August to 31st December.

Thank You

NiFCO
NISUS FINANCE

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