NPL/BSE/NSE/2026-27/49 **September 29, 2026**

To, **The Manager** **BSE limited** **Corporate Relationship Department** **Phiroze Jeejeebhoy Tower,** **Dalal Street, Mumbai- 400001** **Scrip Code: 511714**	**To,** **The Manager** **National Stock Exchange of India Limited** **Exchange Plaza, C-1, Block G,** **Bandra Kurla Complex, Bandra(E)** **Mumbai – 400051** **Symbol: NIMBSPROJ**

Subject: Chairman Speech at the 33rd Annual General Meeting of Nimbus Projects Limited ("the Company")

Dear Sir/ Madam,

Please find enclosed Chairman Speech delivered at the 33rd Annual General Meeting of the Company held on Tuesday, September 29, 2026 at 12:30 p.m. (IST) through Video Conference ("VC") / Other Audio-Visual Means ("OAVM").

We request you to take the same on record.

Thanking you,

Yours faithfully
For Nimbus Projects Limited

Ritika Aggarwal
Digitally signed by Ritika Aggarwal
Date: 2026.09.29 16:04:03 +05'30'

Ritika Aggarwal
(Company Secretary & Compliance Officer)
M. No.: A69712

Encl: as above

NIMBUS PROJECTS LIMITED

CHAIRMAN’S SPEECH

AT THE

THIRTY THIRD ANNUAL GENERAL MEETING

Tuesday, 29th September, 2026 – 12:30 P.M. (IST)

Dear Shareholders,

Good afternoon to all of you.

It gives me great pleasure to welcome you all to the 33rd Annual General Meeting of Nimbus Projects Limited and to present before you the Annual Report of your Company for the financial year ended March 31, 2026.

At the outset, I would like to thank all our shareholders for their continued trust, confidence and support.

The financial year under review was a year of both opportunities and challenges. The global economic environment continued to remain uncertain because of geopolitical developments and volatility in international markets. However, the Indian economy continued to show strong resilience and maintained a good growth momentum.

The Indian real estate sector continues to play an important role in the country's economic growth. Increasing urbanisation, rising household incomes, development of infrastructure and changing lifestyles are supporting the demand for quality residential and commercial properties.

At the same time, the expectations of customers are also changing. Today, customers are looking not only at price, but also at location, quality, amenities, transparency and timely delivery.

We at Nimbus Group remain focused on principles. Our objective is to develop quality projects, fulfil our commitments to customers and create sustainable value for all our stakeholders.

Our focus has continued to remain on the Delhi-NCR real estate market, going forward, the Company is now looking to expand beyond the NCR region and enter select Tier-2 cities**,** with the objective of broadening its geographical footprint and exploring new growth opportunities.

We believe that these developments will provide a good long-term opportunity for the Company.

NOW, I WILL TAKE YOU THROUGH THE HIGHLIGHTS OF THE DEVELOPMENT AND PERFORMANCE OF YOUR COMPANY DURING THE COURSE OF THE FINANCIAL YEAR

Now, I take this opportunity to brief you about the Company's performance in the Financial Year 2025-26:

- **a) Standalone Results of Operation:** During the financial year under review, your Company’s standalone revenue from operations is Rs. 146.73 Lakh as compared to revenue of Rs. 151.12 Lakh in the last year. The standalone loss of your Company is Rs. 1212.94 Lakh as compared to the loss of Rs. 1274.92 Lakh in the last year.
- **b) Consolidated Results of Operation:** During the financial year under review, your Company has consolidated its Financial Statement w.r.t. to Subsidiaries viz N.N. Financial Services Private Limited, Pelican Realty Ventures Private Limited, partnership firms (IITL-Nimbus, The Express Park View and IITL-Nimbus, The Palm Village) and Associate Companies viz Capital Infraprojects Private Limited, Brothers Trading Private Limited, Nimbus (India) Limited and World Resorts Limited.

IITL-Nimbus, The Express Park View and IITL-Nimbus, The Palm Village, the Joint partnership firms of the Company wherein the Company holds 95% of partners’ capital, the financial statements of these firms have been consolidated like subsidiaries.

The Company has recorded a consolidated revenue from operations of Rs. 22875.62 Lakh in the current financial year as compared to revenue of Rs. 17829.71 Lakh in the last year. The consolidated loss of your Company is Rs. 8798.85 Lakh in the current financial year compared to the profit of Rs. 6411.66 Lakh in last financial year.

The individual performance of these subsidiaries, firms and associate companies has been discussed under the relevant head of this report.

I am pleased to share that the Company made meaningful progress across its project portfolio during the year.

As on March 2026, The Company has successfully delivered four projects: Express Park View-I, Express Park View-II, Hyde Park, and Golden Palms. The total saleable area across all four projects is approximately 65.31 lakh sq. ft.

The Company presently has two ongoing projects, namely Nimbus The Palm Village and Nimbus Sunworld Arista.

Nimbus The Palm Village has a total saleable area of approximately 14.18 lakh sq. ft., comprising 1,172 residential units and 44 commercial units. As of March 31, 2026, the Company has sold 978 units, aggregating to a total sales value of ₹79,249 lakh. Construction activities at the project are progressing at full pace, with the Company committed to offering possession to customers on or before March 2028.

Nimbus Sunworld Arista has a total saleable area of approximately 11.27 lakh sq. ft., comprising 340 units. As of March 31, 2026, the Company has sold 16 units, aggregating to a total sales value of Rs.9,979.21 lakh. Construction activities at the project are progressing satisfactorily, with the Company committed to offering possession to customers on or before December 2029.

Friends, we have also continued to make steady progress in the execution and registration of Sub-Lease Deeds in favour of the respective allottees across all our projects.

Dear Shareholders, at this juncture, I would like to brief you on a recent significant development in the Company. Your Company has entered into a Joint Development Agreement (JDA) for the development of a residential plotted township spread across approximately 25 acres of land in Vrindavan, the sacred city associated with Lord Krishna. Acquisition of Land is already completed.

This initiative marks an important step in expanding the Company's presence into the Tier-2 city real estate market. It also reflects our strategy of identifying promising development opportunities beyond established metropolitan markets.

Going forward, the Company intends to explore and evaluate similar opportunities across Tier-2 cities and other emerging markets, with a focus on creating sustainable long-term value for our shareholders.

We look forward to sharing further updates on this project and our growth initiatives in due course.

Shareholders, for a real estate company, completing construction is only one part of the journey. We understand that behind every home there is a family and a commitment made by the Company. Therefore, every completed home is not merely a project milestone. It is a commitment fulfilled towards our customer.

As a listed Company, we understand the importance of good corporate governance, transparency and regulatory compliance.

We believe that good governance is essential for maintaining the confidence of our shareholders, customers, financial institutions, regulators, employees and other stakeholders. We will continue to maintain high standards of integrity and transparency in our business operations.

Before I conclude, I would like to express my sincere gratitude to all our shareholders for their continued trust and confidence in the Company.

I would also like to thank our customers, bankers, financial institutions, business associates, consultants, contractors, regulatory authorities and all other stakeholders for their valuable support.

I would particularly like to appreciate the efforts and commitment of our management team and employees. Their hard work is an important part of our ability to execute our plans and face the challenges before us.

As we move forward, we remain committed to building with integrity, executing with discipline and creating lasting value.

I look forward to your continued support and confidence in Nimbus Projects Limited.

Thank you.

Bipin Agarwal
Chairman