NITCO
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NITCO/SE/2026-27/35 **August 24, 2026**

To,

Corporate Service Department **BSE Limited** Jeejeebhoy Towers Dalal Street, Mumbai – 400 001 Script code: **532722**	The Listing Department **National Stock Exchange of India Limited** Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 Script code: **NITCO**

Dear Sir/Madam,

Sub: Disclosure in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Memorandum of Understanding ("MOU")

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations"), we wish to inform you that Nitco Limited ("the Company"), Nitco Realties Private Limited ("Wholly Owned Subsidiary of the Company") and Mr. Vivek Talwar ("Promoter"), {"collectively referred as Owners"}, has entered into a Memorandum of Understanding ("MOU") on August 24, 2026 with M/s HOABL Impactum Land Private Limited ("HOABL") for the Joint development of Lands situated at Alibaug, specifically, all that piece and parcels of land in Thal and Lonare Villages at Alibaug Taluka, Raigad.

The transaction is expected to generate consideration of approximately Rs.1,300 Crore -1,500 Crore over a period of five years. The consideration will accrue to and be recognised in the books of the Nitco Limited and Nitco Realties Private Limited over the relevant period, in accordance with the terms of the transaction and as per applicable accounting standards. In connection with the transaction, an amount of Rs. 9 Crore has been received by cheque as a Security Deposit.

The parties will execute the definitive agreements or any other document(s) upon fulfilment of condition precedents and after obtaining requisite approvals, if any. The Company shall make the necessary intimation to stock exchanges as and when the transaction for the immovable properties are fully completed.

Disclosure of information pursuant to Regulation 30 of the Listing Regulations read with SEBI Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, is enclosed as **Annexure A**.

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ISO 9001

Kindly take the above information on your records.

Thanking You,

Yours faithfully,
For **Nitco Limited**

VIVEK PRANNATH TALWAR
Digitally signed by VIVEK PRANNATH TALWAR
Date: 2026.08.24 23:34:50 +05'30'

Vivek Talwar
Chairman & Managing Director
DIN: 00043180

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Annexure A

Disclosure of information pursuant to Regulation 30 of Listing Regulations read with SEBI Circular No. S5EBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026

Sr. no.	Particulars	Details
01	Name(s) of parties with whom the agreement is entered;	1.Nitco Limited 2.Nitco Realties Private limited 3.Vivek Talwar (on behalf of Nitco Realties Private limited) 4.HOABL Impactum Land Private Limited
02	Purpose of entering into the agreement	The Owners and HOABL have entered into a Memorandum Of Understanding ("MOU") whereby the Owners has granted development rights in respect of its land situated at Alibaug, specifically, all that piece and parcel of lands in Thal & Lonare villages at Alibaug Taluka, Raigad, Maharashtra to HOABL for the purpose of Joint development of said Lands in the manner set out in the MOU.
03	size of agreement	Consideration which is likely to fetch approximately Rs. 1300-1500 Crores over a period of 5 years. The consideration will accrue to and be recognised in the books of the Nitco Limited and Nitco Realties Private Limited over the relevant period, in accordance with the terms of the transaction and as per applicable accounting standards. An amount of Rs. 9 Crore has been received by cheque as a Security Deposit.
04	shareholding, if any, in the entity with whom the agreement is executed	No
05	significant terms of the agreement (in brief) special rights like right to appoint directors,	The Agreement does not contain any such special rights

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	first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	
06	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship;	1. HOABL Impactum Land Private Limited - does not belong to the promoter/promoter group/group companies. 2. Nitco Realties Private Limited - wholly owned subsidiary of Nitco Limited 3. Mr. Vivek Talwar - Promoter
07	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length";	HOABL does not fall within related party transactions.
08	In case of issuance of shares to the parties, details of issue price, class of shares issued;	Not Applicable
09	in case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis;	Not Applicable
10	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.;	Not Applicable

VIVEK PRANNATH TALWAR

Digitally signed by VIVEK PRANNATH TALWAR
Date: 2026.08.24 23:35:34 +05'30'