Date: 20th August, 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 brings Institutional Real Estate to Blockchain with NIFCOT1, marking a new chapter in Tokenised investing

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
Digitally signed by AMIT ANIL GOENKA
Date: 2026.08.20 12:36:27 +05'30'

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

Encl. : As Above

NiFCO
NISUS FINANCE

Nisus Finance brings Institutional Real Estate to Blockchain with NIFCOT1, marking a new chapter in Tokenised investing

Launch of first tokenised offering backed by Nisus High Yield Growth Fund, in partnership with digital asset marketplace Toyow, opens a $500 million roadmap for regulated real-world asset (RWA) investing

Mumbai, August 20, 2026: Nisus Finance Services Co Limited (BSE: NISUS | 544296 | INE0DQN01013) announces the launch of NIFCOT1, its first tokenised offering backed by the Nisus High Yield Growth Fund, the Company's DIFC-regulated real estate fund based in Dubai, investing in completed, pre-leased and income-generating residential and commercial assets across the GCC and EMEA. It marks a significant milestone in the evolution of institutional real estate investing. The launch represents Nisus Finance's first step towards bringing regulated real-world assets (RWAs) onto blockchain infrastructure through a compliance-first investment framework.

Structured through a Special Purpose Vehicle (SPV), NIFCOT1 represents tokenised economic interests linked to the fund. The first offering comprises 100,000 digital ownership tokens. With a USD 50 million inaugural issuance, within a broader USD 500 million multi-tranche roadmap. It is being brought to market with Toyow, the digital asset marketplace operated by Xchain Technologies FZCO, under a memorandum of understanding covering the full roadmap, and is the first asset to list on the Toyow Marketplace.

The structure has been designed around institutional-grade safeguards. Ownership records are maintained on-chain for real-time auditability, with token custody and transfer. All participants complete KYC and onboarding before allocation, subject to applicable jurisdictional restrictions, and token holders receive contractual economic rights through the SPV rather than governance rights over the underlying fund.

By digitising ownership interests rather than altering the underlying assets, tokenisation creates a more accessible and transparent investment layer while preserving the existing regulated fund structure. With private real estate traditionally requiring large capital commitments and limited access, Nisus Finance sees RWA tokenisation as a significant step towards modernising private markets — combining regulated asset management with blockchain infrastructure to enhance transparency, operational efficiency and compliance.

Commenting on this Dr. Amit Goenka, Founder & CMD, Nisus Finance said: "Tokenisation represents one of the most meaningful structural shifts in how institutional assets can be accessed and distributed. At Nisus Finance, we believe the future of private markets lies in combining the credibility of regulated investment platforms with the efficiency of digital infrastructure. NIFCOT1 is not about changing real estate; it's about changing how investors can participate in it. By creating a compliant framework that brings institutional-grade real estate onto blockchain rails, we are building a bridge between traditional finance and the next generation of investment infrastructure."

NIFCOT1 demonstrates how regulated real estate investments can coexist with blockchain-enabled ownership infrastructure while maintaining institutional governance standards. As capital markets increasingly embrace digital infrastructure, Nisus Finance believes real-world asset tokenisation has the potential to reshape how investors discover, access and participate in private markets over the coming decade.

About Nisus Finance:

Nisus Finance Services Co. Ltd., promoted by Mr. Amit Goenka and Mrs. Mridula Goenka, specialises in urban infrastructure financing and capital markets, with over a decade of experience. Operating under the "Nisus Finance Group" or "NiFCO" brand, the company focuses on Transaction Advisory Services and Fund & Asset Management, and is India's first and only listed AIF manager, listed on the BSE SME platform in December 2024.

Nisus Finance's network includes subsidiaries and associates like Nisus BCD Advisors LLP and Dalmia Nisus Finance Investment Managers LLP, managing Real Estate and Urban Infrastructure Fund and Asset Management operations. Additionally, Nisus Fincorp Private Limited functions as a Non-Banking Finance Company (NBFC) focused on financing. The group also manages investment vehicles such as the Nisus High Yield Growth Fund through entities including Nisus Finance Investment Consultancy FZCO (for the closed-ended IC structure) and Nisus Finance International Advisors IFSC LLP.

With a decade-long presence in India and a regulated platform across India, GIFT City and Dubai (DIFC), Nisus Finance leverages local market knowledge and proprietary data to deliver superior solutions. The company's strategic execution and industry insights underpin its reputation as a trusted partner in the financial sector.

For more information, visit: www.nisusfin.com