NPL/BSE/NSE/2026-27/64 **November 05, 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**

Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Investor Presentation

Dear Sir/ Madam,

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Investor Presentation on the Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended September 30, 2026.

The same is also available on the website of the Company at www.nimbusprojectsltd.com

The Meeting of the Board of Directors of the Company commenced at 03:00 p.m. (IST) and concluded at 08:00 p.m. (IST).

Kindly take the same on your record.

Thanking You

Yours Faithfully
For Nimbus Projects Limited

Ritika Aggarwal
Digitally signed by Ritika Aggarwal
Date: 2026.11.05 21:16:09 +05'30'

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

REAL ESTATE · HOSPITALITY · NBFC

NIMBUS GROUP

CORPORATE PRESENTATION

Q2 FY27



DISCLAIMER

This presentation has been prepared by Nimbus Group for information only. It is not an offer or invitation to buy or sell any securities, and no investment decision should be based on it.

Certain statements in this presentation are forward-looking. They reflect management's current expectations about future events and financial performance, and are subject to risks and uncertainties. These include changes in economic conditions, real estate demand, regulatory approvals, interest rates and the cost of construction. Actual results may differ materially.

Financial figures for the quarter are unaudited. The group does not undertake to update any forward-looking statement to reflect later events or circumstances.



NIMBUS AT A GLANCE

30+
Years as a trusted name in real estate

13
Projects, across residential, commercial and hospitality

5,400+
Families in Nimbus homes

~10 mn
Sq ft portfolio

REAL ESTATE

Nimbus Realty builds mid-income, premium and luxury homes and commercial space in Noida, Greater Noida and on the Yamuna Expressway. Flagship entity, Nimbus Projects Limited listed on the National Stock Exchange & Bombay Stock Exchange.

HOSPITALITY

The Golden Palms Hotel & Spa, Patparganj, Delhi: a 3-star hotel with conference and banquet facilities.

FINANCIAL SERVICES

Nimbus (India) Limited and Industrial Investment Trust Limited (IITL), RBI-registered Non Banking Financial Companies (NBFCs). IITL listed on the National Stock Exchange & Bombay Stock Exchange.



01

THE NIMBUS ADVANTAGE

NIMBUS IN BRIEF: STEADY GROWTH, SOUND BALANCE SHEET

Focused on delivery, a trusted brand and financial prudence

A record of delivery

- **FY26 highlights**
- Pre-sales of ₹4,171 mn
- Turnover of ₹2,288 mn, up 28%

A trusted brand

- A trusted name in Delhi-NCR real estate for 30+ years
- ~10 mn sq ft developed across 13 projects
- Nimbus Projects Ltd - listed on BSE and NSE
- Olympic medallist M.C. Mary Kom as brand ambassador

Prudent borrowing

- Net debt to equity of 0.76× (September 2026)
- Project-specific construction finance
- Target: net debt to equity below 0.5×

Residential development

- **7,300+ homes across seven projects** in Noida, Greater Noida and on the Yamuna Expressway
- Presence across luxury, premium and mid-income segments
- The Palm Village 83% sold within ~2.5 years of launch
- Revival of The Arista Luxe: ~₹19,000 mn revenue potential

Commercial & hospitality

- **High streets built and sold alongside our homes**
- 147 of 150 shops sold in delivered projects
- The Palm Street: 44 shops at The Palm Village
- The Golden Palms Hotel & Spa, Patparganj, Delhi

Growth pipeline

- **Capital-light expansion through JDAs** and revival of stalled projects
- ~24-acre township planned at Govardhan, Mathura
- Exploring Uttarakhand, Tier-2 cities and new formats

HOW WE CREATE VALUE (1/2)

Balanced growth, with no single point of dependence

Demand	• Sales spread across segments, micro-markets and projects • Presence across luxury, premium and mid-income homes in Noida, Greater Noida and on the Yamuna Expressway

Margins protected by brand strength and cost discipline

Brand premium	• Buyers pay for a 30-year name and a record of delivery • Price per sq ft up 93% at The Hyde Park and 138% at The Golden Palms since launch; Palm Village tickets up 53–56% in two years
Land access	• Several routes to land let us pick only the projects that meet our return targets **Aggregated land** · **Outright purchase** · **Redevelopment** · **JDA with landowner** · **Stalled-project revival**
Execution	• Phased construction over 3–4 year cycles and long-standing contractor relationships keep costs in check
Lean operations	• A lean, focused team, with most of the business concentrated in Delhi-NCR, keeps overheads low

HOW WE CREATE VALUE (2/2)

Quicker cash and better returns on capital

Speed to market	• The Arista Luxe went from co-developer approval (September 2024) to launch (July 2025) in under a year • The Palm Village sold 83% of its 1,176 homes within ~2.5 years of launch • 5,400+ homes handed over and equivalent sub-lease deeds registered in buyers' names
Capital-light JDAs	• Landowner brings the land; Nimbus brings brand, approvals, sales and execution • Lower upfront land cost lifts return on equity and frees capital for more projects
Recurring income	• The Golden Palms Hotel & Spa, Delhi • Nimbus (India) Limited, an RBI-registered NBFC

Growth with prudence

Balance sheet	• Net debt to equity of 0.76× (September 2026), backed by project-specific construction finance
Community	• Community work through the Lala Ram Kumar Agarwal Memorial Trust

A LARGE MARKET & A LARGE POTENTIAL



India's second-largest housing market

Delhi-NCR is second only to Mumbai by value of homes sold

Infrastructure-led growth

Noida International Airport, expressways and metro lines are opening up new corridors where Nimbus already builds

Industry shifting to branded developers

Buyers are moving to established, trusted names, which favours developers with a long delivery record

Nimbus holds ~0.3% of Delhi-NCR's housing market — plenty of room to grow

Sources: PropEquity (NCR FY26 housing sales value); company data.

LEADERSHIP

BOARD OF DIRECTORS · NIMBUS PROJECTS LIMITED



Mr. Anand Kumar
Non-Executive Chairman of the Board

IAS (1984); former Secretary to the Government of India; founding MD of NHIDCL; has chaired RERA Delhi and Chandigarh.



Mr. Bipin Agarwal
Managing Director

Fellow member of ICSI; 37 years in real estate, infrastructure and finance.



Mr. Rajeev Kumar Asopa
Non-Executive Director

Fellow member of ICSI; about 31 years in finance, secretarial and legal compliance.



Mr. Deepak Kumar Lath
Independent Director

Fellow of ICSI; 27+ years in secretarial and legal functions. Chairs the Audit and NRC Committees.



Ms. Aradhana Singh
Independent Woman Director

ACS and law graduate; insolvency law specialist. Chairs the Stakeholders Relationship Committee.



Ms. Neha Atal Poddar
Independent Woman Director

Chartered Accountant (2011); B.Com, Narsee Monjee College of Commerce & Economics, Mumbai, M.Com, Mumbai University. Proprietor, S. S. Khudania & Co.

MANAGEMENT TEAM · NIMBUS GROUP



Mr. Lalit Agarwal
Head - Legal & Secretarial

Company Secretary with an LL.M.; experienced in corporate law, finance and administration; key member of the Corporate Management Team.



Mr. Sahil Agarwal
Chief Executive Officer

Hult International Business School, London; leads group strategy, finance and marketing.



Ms. Yamini Agarwal
Chief Marketing Officer

M.A. Luxury Brand Management, Regent's University, London; leads brand positioning, corporate communication and stakeholder engagement.

NG

Mr. Nitesh Kumar Gupta
Chief Financial Officer, Nimbus Projects Ltd.

Leads finance, funding and reporting for Nimbus Projects Ltd; CFO since February 2026.

RA

Ms. Ritika Aggarwal
Company Secretary & Compliance Officer, Nimbus Projects Ltd.

Associate member of ICSI; leads secretarial, listing and regulatory compliance.

VS

Mr. Virensh Pratap Singh
VP – Projects

In charge of construction activities at the Group's project sites.

RECOGNITION

AWARDS AND RECOGNITION

THE GROUP AND ITS PROJECTS · 2025–26



Iconic Project – Residential (North, Completed)

The Golden Palms

ET Real Estate Awards 2026 · The Economic Times



Most Trusted Real Estate Brand

Nimbus Realty

Realty+ India Brand Leadership Awards · January 2026



Excellence in Customer Focused Real Estate Development

Nimbus Group

ET Now Realty Conclave & Awards 2026



Leading Residential Real Estate Developer – NCR

Nimbus Realty

ET Now Business Conclave & Awards 2026 · Times Network

LEADERSHIP · MS. YAMINI AGARWAL, CHIEF MARKETING OFFICER



Woman Leader in Real Estate Marketing Innovation

ET Inspiring Women Leaders 2026



Women Achievers Award

NAREDCO Mahi · Women Achiever Awards 2025



Emerging Woman Leader

Realty+ Women Icon Awards 2026



40 Under Forty

Z Media Conclave

Logos belong to the respective awarding bodies.

BRAND AND LIFESTYLE PARTNERS



BRAND AMBASSADOR

M.C. Mary Kom

Six-time world boxing champion and Olympic medallist. Her dedication and discipline reflect how Nimbus builds.

THE ARISTA LUXE CLUBHOUSE PARTNERS

Michael Phelps Swimming
Swimming programme

MMA Matrix Gym
Mixed martial arts and fitness by **Tiger Shroff and Krishna Shroff**

Saurav Ghosal Squash
Squash coaching

Tattva Wellness
Spa and wellness



02

REAL ESTATE PORTFOLIO

OUR PRESENCE

DELHI NCR

Ghaziabad

Delhi

IGI Airport

← Gurugram

Noida

Yamuna River

Greater Noida

Faridabad ↓



1 **PEARLS BUSINESS PARK**
Pitampura, Delhi



2 **GOLDEN PALMS HOTEL & SPA**
Patparganj, Delhi



3 **THE HYDE PARK**
Sector 78, Noida



4 **THE ARISTA LUXE**
Sector 168, Noida



5 **THE GOLDEN PALMS**
Sector 168, Noida



6 **EXPRESS PARK VIEW I**
Chi V, Greater Noida



7 **EXPRESS PARK VIEW II**
Chi V, Greater Noida



8 **THE PALM VILLAGE**
Yamuna Expressway

OUR PROJECTS

1. **Pearls Business Park**
   Pitampura, Delhi
2. **Golden Palms Hotel & Spa**
   Patparganj, Delhi
3. **The Hyde Park**
   Sector 78, Noida
4. **The Arista Luxe**
   Sector 168, Noida
5. **The Golden Palms**
   Sector 168, Noida
6. **Express Park View I**
   Chi V, Greater Noida
7. **Express Park View II**
   and The Park Street, Chi V, Greater Noida
8. **The Palm Village**
   Yamuna Expressway

Expressways · map not to scale

WELL-CONNECTED LOCATIONS

Projects sits on one of NCR's main growth corridors



SECTOR 78, NOIDA

The Hyde Park

- Close to the metro and the Noida Expressway
- Schools, hospitals and shopping nearby



CHI-V, GREATER NOIDA

Express Park View I & II

- At the Yamuna Expressway
- Own retail high street, The Park Street



SECTOR 168, NOIDA

The Golden Palms

- At the Noida Expressway, by the IT corridor
- Malls, schools and a golf course close by



YAMUNA EXPRESSWAY

The Palm Village

- Near Noida International Airport
- Opposite the Buddha International Circuit



SECTOR 168, NOIDA

The Arista Luxe

- At the Noida Expressway, beside The Golden Palms
- Clubhouse with Michael Phelps Swimming and Tattva Spa

THREE GROWTH CORRIDORS

Noida Expressway	The Hyde Park · The Golden Palms · The Arista Luxe
Greater Noida	Express Park View I & II · The Park Street
Yamuna Expressway	The Palm Village, near Noida International Airport

Project images are renders or illustrations.

RETAIL

High streets built and sold alongside our homes



Hyde Park Crown

Sector 78, Noida

58

shops · sold out



The Park Street

Express Park View, Greater Noida

40

shops · sold out



Golden Palms Downtown

Sector 168, Noida

52

shops · 49 sold



The Palm Street

The Palm Village,
Yamuna Expressway

44

shops · under development

147 of 150 shops sold in delivered projects; The Palm Street (44 shops) under development at The Palm Village

RESIDENTIAL PORTFOLIO

COMPLETED AND SOLD OUT

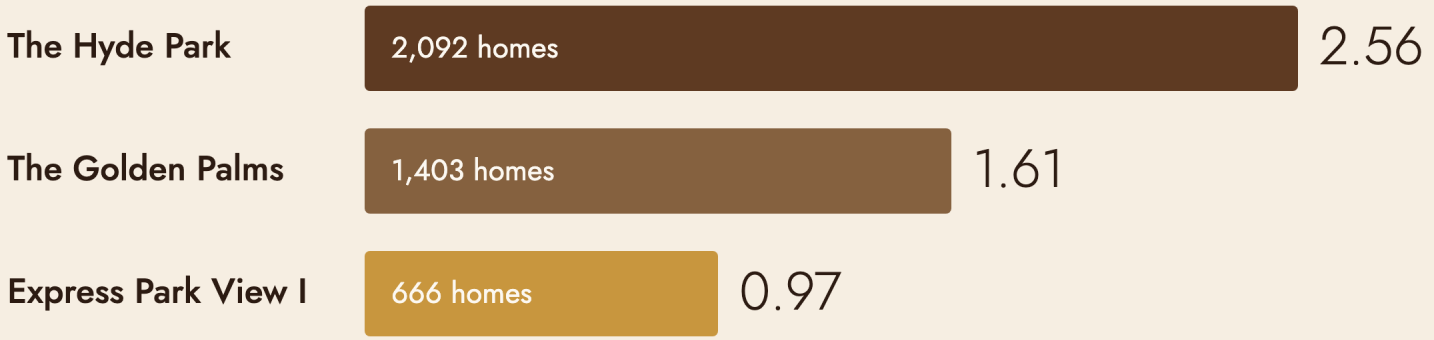
Three delivered communities in Noida and Greater Noida: 4,161 homes, 4,153 sold

4,161
HOMES DELIVERED

5.14 mn
SQ FT DEVELOPED

~100%
HOMES SOLD

DEVELOPED AREA BY PROJECT (MN SQ FT)



Project	Location	Homes	Sold	Developed area (mn sq ft)
The Hyde Park	Sector 78, Noida	2,092	2,091	2.56
The Golden Palms	Sector 168, Noida	1,403	1,396	1.61
Express Park View I	Chi-V, Greater Noida	666	666	0.97
Total		4,161	4,153	5.14

RESIDENTIAL PORTFOLIO

ONGOING PROJECTS

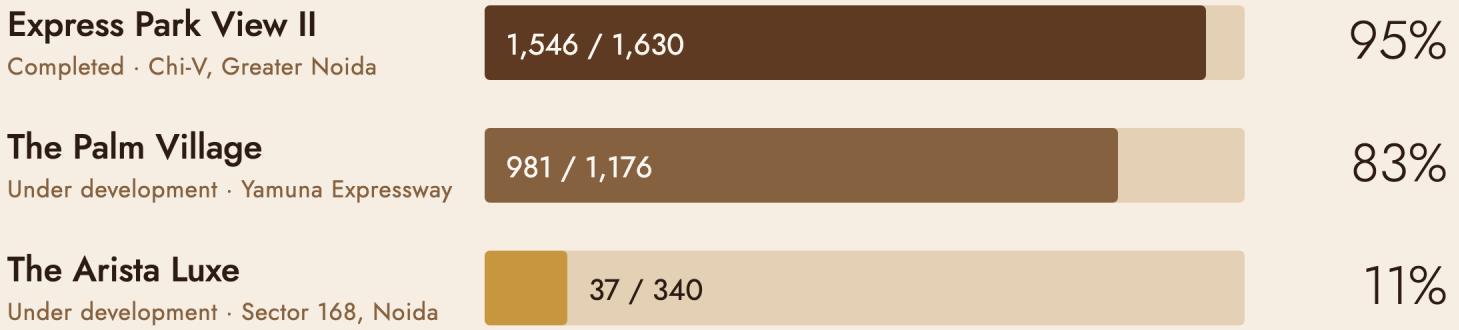
Three projects in market: ~4 mn sq.ft., 3,146 homes, over 80% already sold

3,146
HOMES ACROSS THREE PROJECTS

4.02 mn
SQ FT BEING DEVELOPED

81%
SOLD (2,564 HOMES)

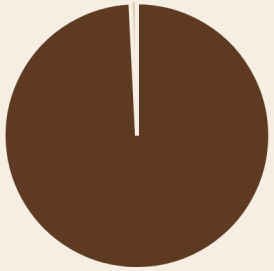
SALES PROGRESS (HOMES SOLD OF TOTAL)



Project	Area (mn sq ft)	Homes	Sold	% sold	Unsold	Status
Express Park View II	1.90	1,630	1,546	95%	84	Completed
The Palm Village	1.00	1,176	981	83%	195	Under development
The Arista Luxe	1.12	340	37	11%	303	Under development
Total	4.02	3,146	2,564	81%	582	

COLLECTIONS: ONGOING PROJECTS

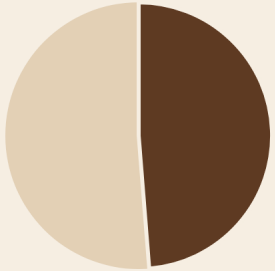
Express Park View II



99% collected

₹7,590 mn of ₹7,651 mn

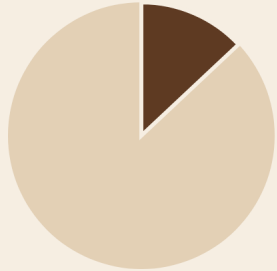
The Palm Village



49% collected

₹4,238 mn of ₹8,696 mn

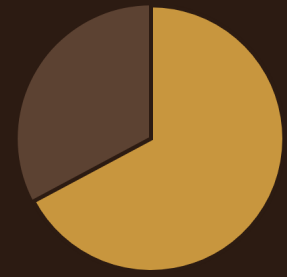
The Arista Luxe



13% collected

₹203 mn of ₹1,559 mn

All three projects



67% collected

₹12,032 mn of ₹17,906 mn

Project	Sales value (₹ mn)	Collected (₹ mn)	% collected
Express Park View II	7,651	7,590	99%
The Palm Village	8,696	4,238	49%
The Arista Luxe	1,559	203	13%
Total	17,906	12,032	67%

CONSTRUCTION PROGRESS: ONGOING PROJECTS

Area constructed and construction cost incurred so far

The Palm Village

Yamuna Expressway · 1,176 homes

60% APPROX

CONSTRUCTION COMPLETE

CONSTRUCTION PROGRESS · AREA

60%

~0.60	~0.40	1.00
Constructed	Remaining	Total area
MN SQ FT		

CONSTRUCTION COST · ₹ MN

~38% incurred

~1,500	~2,500	~4,000
Incurred	To be incurred	Total
₹ MN		

The Arista Luxe

Sector 168, Noida · 340 homes

15% APPROX

CONSTRUCTION COMPLETE

CONSTRUCTION PROGRESS · AREA

15%

~0.17	~0.95	1.12
Constructed	Remaining	Total area
MN SQ FT		

CONSTRUCTION COST · ₹ MN

~15% incurred

~1,000	~5,750	~6,750
Incurred	To be incurred	Total
₹ MN		

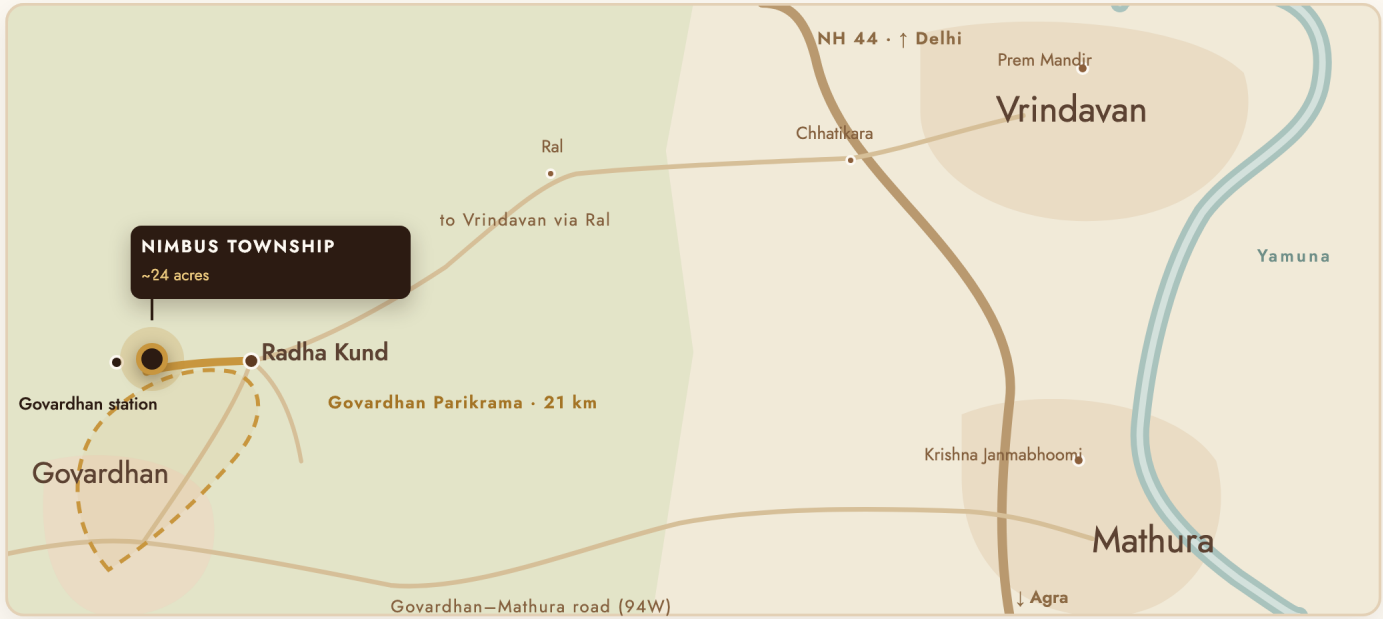
UPCOMING PROJECT

GOVARDHAN, MATHURA

Proposed integrated township, developed jointly with landowners on a 54 : 46 revenue share. Land aggregation is under way.

~24 acres
site area

~1.5 h
to Noida International Airport



Schematic map, not to scale

PROJECT ECONOMICS · INDICATIVE, ₹ MN

PROJECT REVENUE		NIMBUS SHARE · 54%		DEVELOPMENT COST		INITIAL INVESTMENT		NIMBUS PROFIT
4,500	→	2,430	−	770	−	350	=	1,310

~54% margin on Nimbus's 54% share

~3.7× return on the ₹350 mn initial investment

54 : 46 revenue share, Nimbus : landowners

THE ROAD AHEAD: UPCOMING PROJECTS

Six launches of about 25 acres each over three years, each delivered in about two years

NEW REGIONS

Mathura & Vrindavan | Uttarakhand | Tier-2 cities such as Meerut

FOCUS FORMATS

Plotted | Townships | Joint development

THE PLAN

6	2	~25	24
projects in 3 years	launches every year	acres per project	months to completion

PROJECTED ECONOMICS BY LAUNCH YEAR · ESTIMATES, ₹ MN · LANDOWNERS' ~50% SHARE TREATED AS A COST

Per project: revenue ~4,500 – landowners' share ~2,250 – development cost ~750 – initial investment 250 = Nimbus profit ~1,250 (5.0× the investment)

Year	Projects to be launched	Project revenue (Total)	Landowners' share (cost)	Development cost	Initial investment	Nimbus profit
FY 2027-28	2 projects	9,000	4,500	1,500	500	2,500
FY 2028-29	2 projects	9,000	4,500	1,500	500	2,500
FY 2029-30	2 projects	9,000	4,500	1,500	500	2,500
Total	6 projects	27,000	13,500	4,500	1,500	7,500

All figures are estimates and projections; opportunities under evaluation, no commitments made. See disclaimer.



03

HIGHLIGHTS

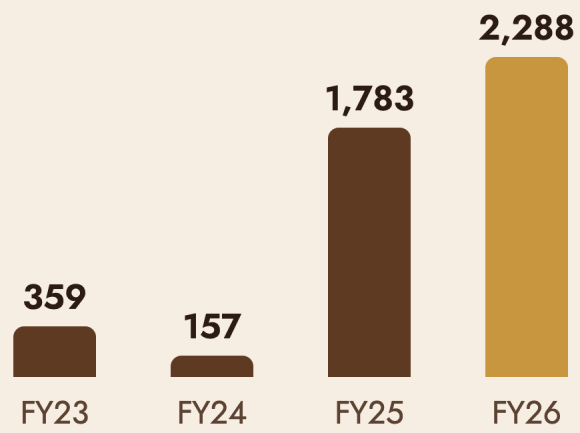
REVENUE, PROFIT AND DEBT AT A GLANCE

Revenue, earnings and borrowing in recent years · consolidated, ₹ mn

REVENUE

₹2,288 mn

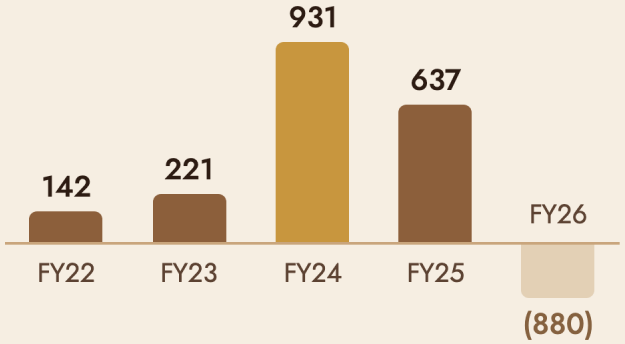
revenue from operations in FY26; +28% over FY25 and 6.4× since FY23



PROFIT AFTER TAX

₹637 mn

profit in FY25; 6.5× growth from FY22 to FY24

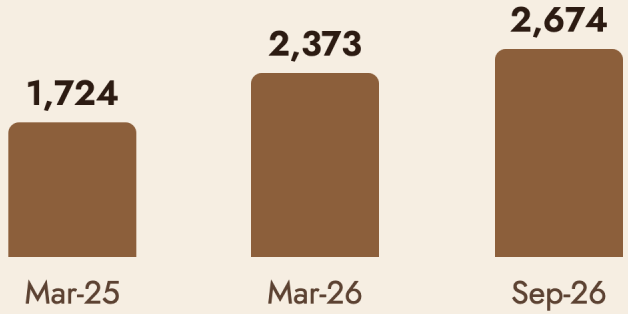


The FY26 loss is mostly one-off and non-operating: ₹521 mn of investment losses and ₹238 mn share of associates' losses.

NET DEBT

0.76×

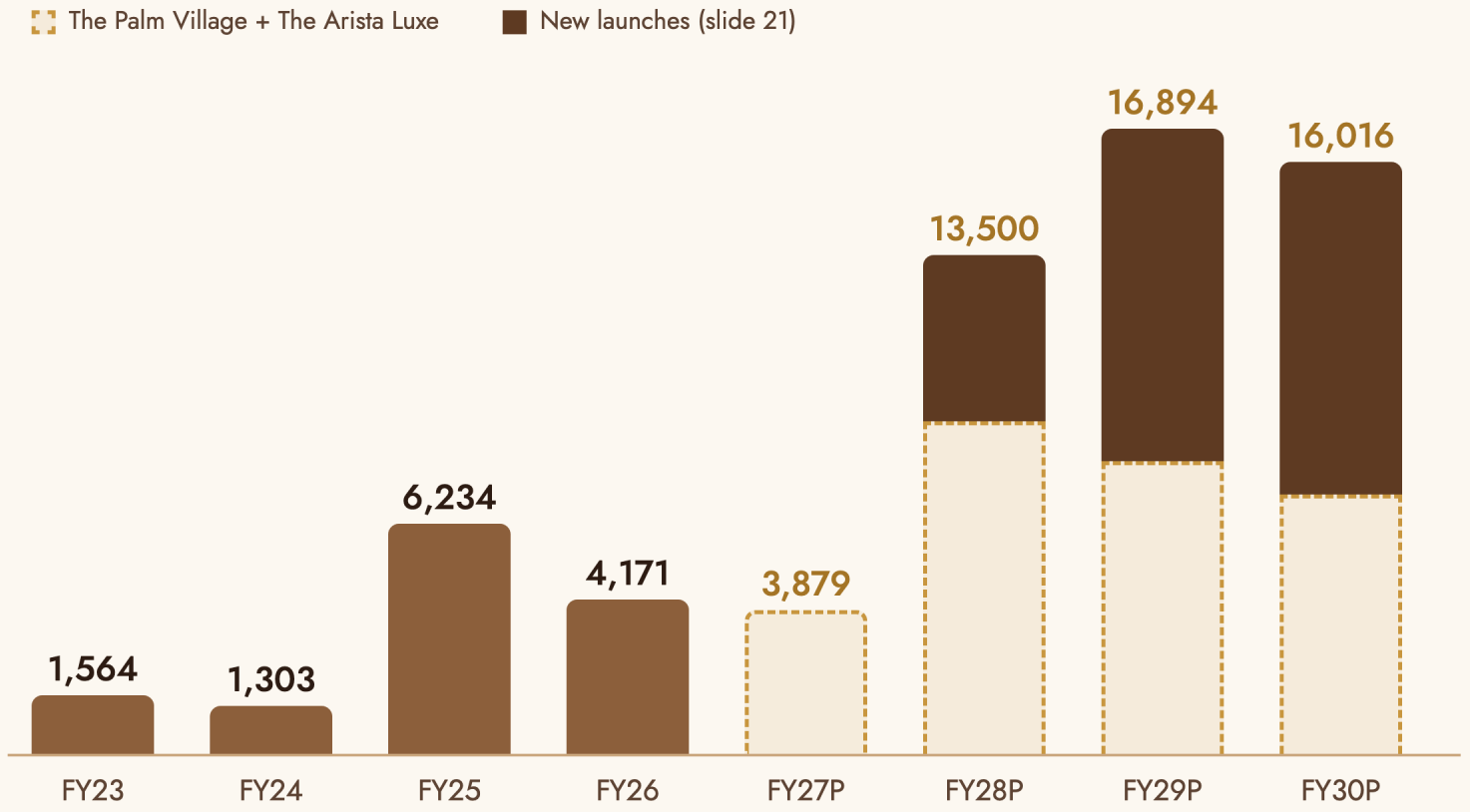
net debt to equity, September 2026 (net debt ₹2,674 mn)



Funding for construction at The Palm Village and The Arista Luxe as well as new projects.

PRE-SALES GROWTH

Value of homes and shops booked each year · ₹ mn · FY27–FY30 projected



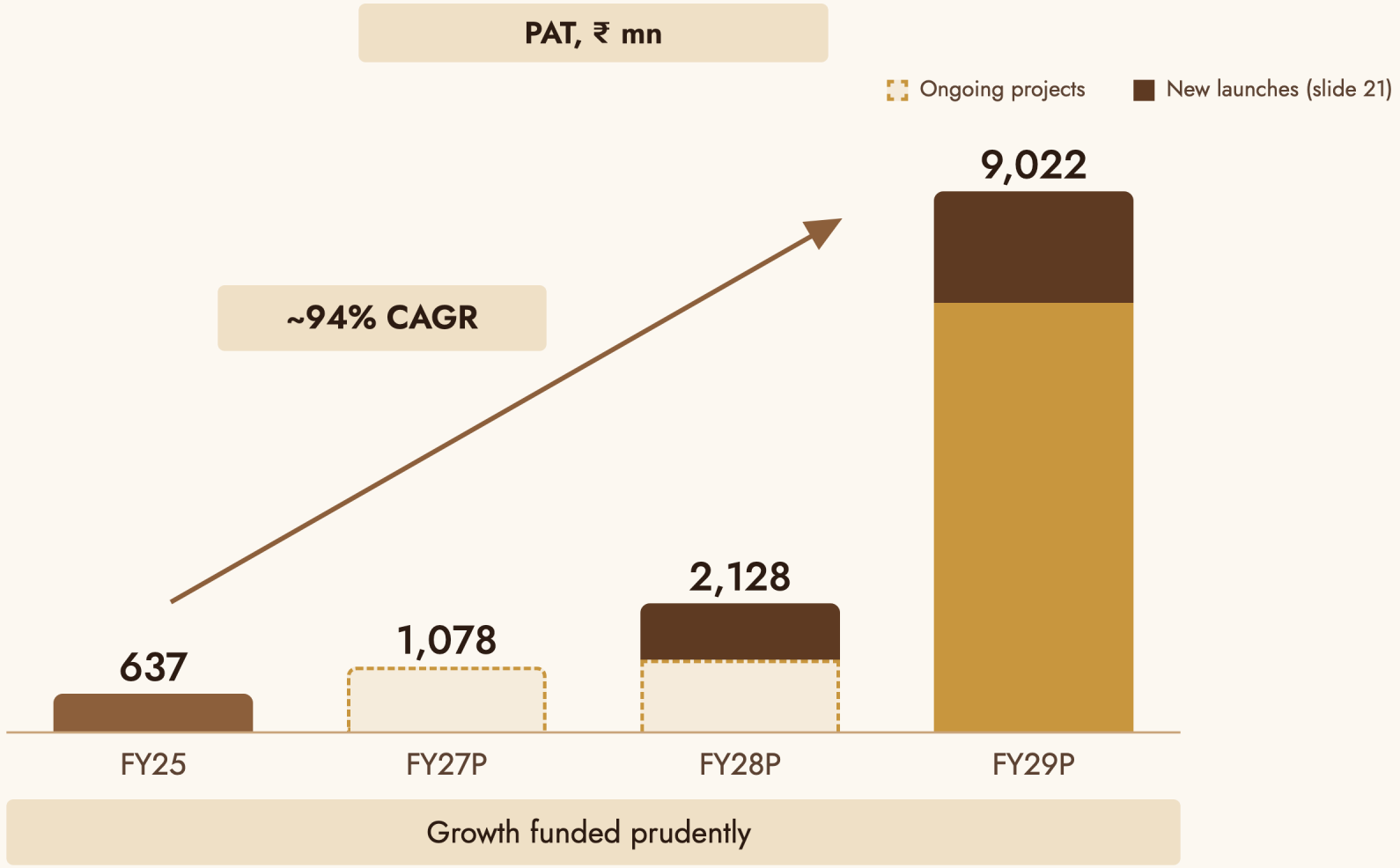
₹4,171 mn
PRE-SALES IN FY26

₹16,894 mn
PROJECTED PEAK, FY29

₹50,289 mn
PROJECTED, FY27–FY30

FY27–FY30 are projections (estimates). H1FY27 booked: ₹2,355 mn, up 36%.

PAT TARGET: ₹9,022 MN BY FY29



Q2FY27 OPERATIONAL PERFORMANCE

Pre-sales

₹2,355 mn
(+36% YoY)
H1FY27

Collections

₹1,299 mn
from customers in H1FY27, +13% YoY

Area sold

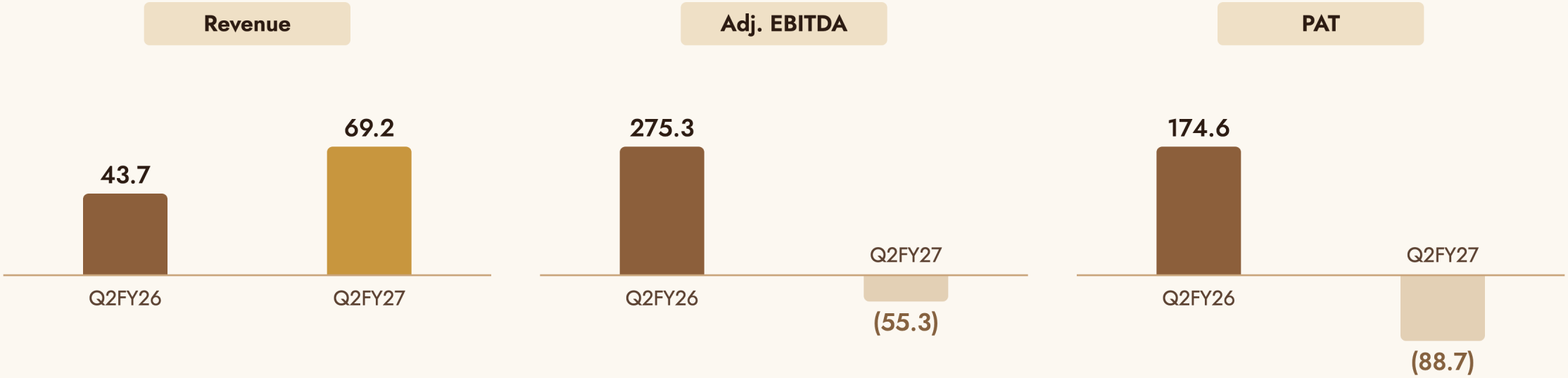
48%
1.21 mn of 2.54 mn sq ft in ongoing projects

Net debt

₹2,674 mn
Net debt to equity at 0.76×

Q2FY27 FINANCIAL PERFORMANCE

₹ mn



Revenue from operations up 58% year on year in Q2FY27; H1FY27 pre-sales up 36% to ₹2,355 mn

H1FY27 CASH FLOW

OPERATIONS

₹ mn	H1FY27
Loss before tax	–144
Non-cash and other adjustments	–60
Construction spend (inventories)	–850
Customer advances and other liabilities	520
Provisions	474
Other working capital	–271
Taxes paid	–18
Operating cash flow	–349

FUNDING AND INVESTMENTS

₹ mn	H1FY27
Operating cash flow	–349
Investments realised (net)	76
Net new borrowings	365
Finance costs paid	–22
Net increase in cash	70
Cash, 30 September 2026	395

Q2FY27 RESULTS

Assets (₹ mn)	Sep-26	Mar-26
Fixed assets	108	120
Goodwill	421	421
Investments	996	1,254
Financial assets	2,064	1,880
Inventories	7,650	6,800
Trade receivables (incl. accrued)	361	542
Cash and bank balances	395	325
Other financial assets	131	50
Tax assets (current and deferred)	40	29
Other assets	858	764
Total assets	13,024	12,187

Equity and liabilities (₹ mn)	Sep-26	Mar-26
Equity share capital	193	193
Other equity	2,886	2,593
Non-controlling interests	445	403
Total equity	3,525	3,189
Borrowings	3,069	2,701
Lease liability	12	15
Trade payables	548	623
Other financial liabilities	694	1,342
Provisions and tax liabilities	360	19
Other current liabilities	4,817	4,297
Total liabilities	9,499	8,998
Total equity and liabilities	13,024	12,187

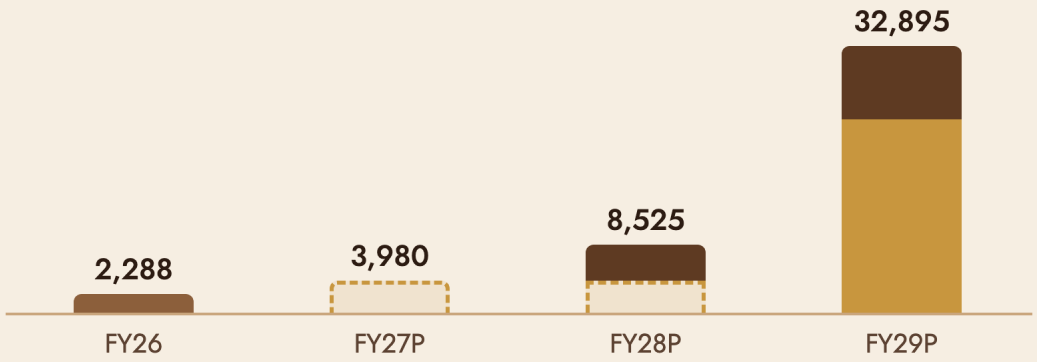
PROFITS STEP UP AS PROJECTS COMPLETE

Projected consolidated profit and loss · ₹ mn · current projects plus new launches

TURNOVER

₹32,895 mn

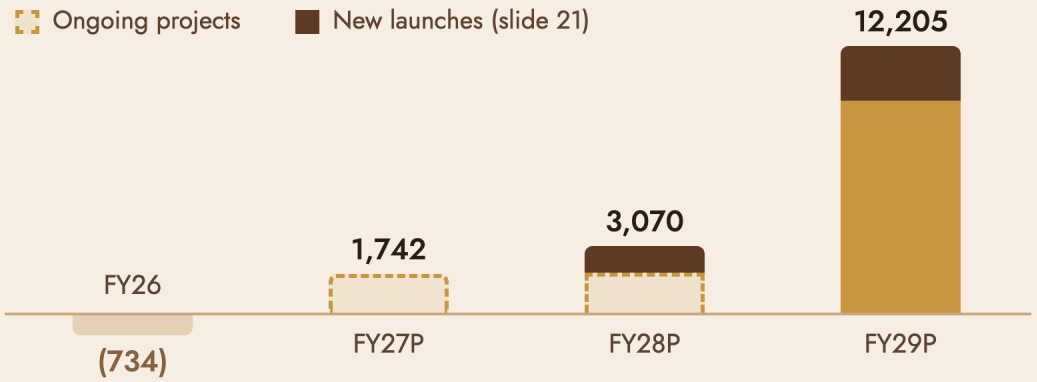
projected for FY29, incl. ₹9,000 mn from new launches



EBITDA

₹12,205 mn

projected for FY29, incl. ₹2,500 mn from new launches



~54% **The Palm Village**
projected gross margin

~39% **The Arista Luxe**
projected gross margin

~51% **Express Park View II**
projected gross margin, FY27

FY27 OUTLOOK

GROWTH OUTLOOK

₹3,980 mn +74%

FY27 TURNOVER TARGET



₹6,000 mn +44%

FY27 PRE-SALES PROJECTED



₹ mn. FY27 figures are management estimates; see disclaimer.

GROWTH DRIVERS



SECTOR 168, NOIDA

The Arista Luxe

Launched July 2025: 340 luxury homes, about 1.1 mn sq ft. A revived stalled project, with ₹1,410 mn booked in FY26.



YAMUNA EXPRESSWAY

The Palm Village

962 of 1,176 homes booked (83%) by September 2026. Near Noida International Airport, opposite the Buddha International Circuit.

₹950 mn

FY27 turnover, projected

CHI-V, GREATER NOIDA

Express Park View II

Completed, with 95% of 1,630 homes sold; revenue is booked as the remaining homes are handed over.

SHARE PRICE

Nimbus Projects Limited · BSE 511714 · NSE NIMBSPROJ

Price, ₹ per share — Last 12 months · BSE



Daily closing price on BSE, 5 November 2025 – 4 November 2026

LAST CLOSE
₹178.00
4 November 2026, BSE

MARKET CAPITALISATION
₹3,439 mn
19.3 mn shares

52-WEEK RANGE
₹145 – ₹303
low and high, BSE

PROMOTER HOLDING
70.46%
as on 5 Nov 2026

LISTED ON
BSE · NSE

Source: BSE price archive. Market cap = last close × shares.



04

BUILDING RESPONSIBLY

OUR SUSTAINABILITY STRATEGY: ***BUILD WELL, GIVE BACK***

We see environmental, social and governance issues as long-term risks that are also **opportunities to create value**.
Our approach puts homebuyers, communities and shareholders at the centre of how we plan, build and govern.

Environment	**Green & open spaces** Landscaped estates and courtyards	**Water** Rainwater harvesting and sewage treatment	**Energy** Efficient common-area lighting	**Land reuse** Reviving stalled sites	**Healthy homes** Light, air and open layouts
Social	**Homebuyers** Delivery, possession and title registration	**Community** Lala Ram Kumar Agarwal Memorial Trust	**Our people** Training, safety and a POSH policy	**Residents** Handover to resident welfare associations	**Partners** Fair dealing with contractors and vendors
Governance	**Transparency** Listed on BSE and NSE; regular disclosures	**Board** Independent directors chair all committees	**Risk** Internal audits reviewed by the Audit Committee	**Ethics** Vigil mechanism and code of conduct	**Compliance** Projects registered with UP RERA



ENVIRONMENT

CARING FOR THE PLACES WE BUILD

Green, landscaped estates

Nearly 80% of the landscaped area at The Golden Palms is greenery: palms, flowering plants and hedges.

Light, air and open layouts

Low-rise G+4 homes at The Palm Village use open-plan layouts that bring in natural light and ventilation.

Reviving land, not consuming it

Completing stalled sites such as The Arista Luxe puts approved land and existing structures back to use.

Water and energy care

Rainwater harvesting, sewage treatment and energy-efficient common-area lighting at our communities.

> *"We remain conscious of the importance of responsible resource utilisation, green spaces, efficient infrastructure and sustainable community development."*
>
> Bipin Agarwal, Chairman & Managing Director

GIVING BACK

"

Blessed are the hands that lend support to the helpless persons and help in ending their troubles.

Lala Ram Kumar Agarwal (1937–2011)

Father of Chairman Bipin Agarwal, remembered for his care for the underprivileged

OUR FOUNDATION

Lala Ram Kumar Agarwal Memorial Trust

Set up in his memory to support mothers, children and families through nutrition, education and counselling, with an ashram in Vrindavan, Uttar Pradesh

FOCUS AREAS

01 Old age home for women

02 Hostel for orphans

03 Vocational training for widows

04 Care for orphans and the mentally challenged

05 Special education for the differently abled

06 Heritage, art and culture

GIVING BACK, IN THE NEWS

How our community partnerships have been reported

REALTY N MORE

Nimbus Realty Partners with Sankalp Cancer Care Foundation for Labour Day Health Initiative at Yamuna Expressway

Free cancer screening for construction workers at The Palm Village, run with specialists from Apollo Hospital.

REALTY N MORE

Nimbus Realty and Niveda Foundation Join Hands to Uplift Young Learners on Children's Day

Study kits and daily essentials for students at Niveda Vidya Mandir, Nithari Village, Noida.

DEVDISCOURSE

Nimbus Realty Backs Indian Deaf Cricket Team for World League

Support for the Indian Deaf Cricket Team at the World Deaf Cricket League 2025 in Dubai.

REALTY N MORE

Nimbus Realty, Setu Foundation Organise Plantation Drive

Around 100 saplings planted with children with special needs at Express Park View II on World Environment Day.

THE ORGANISATIONS WE SUPPORT

Nivedia Foundation

Education for underprivileged students, women empowerment and skill development

Setu Foundation

Rehabilitation and physiotherapy for special students; women-led skill programmes

Sankalp Cancer Care Foundation

Free cancer screening and treatment for underserved patients

Noida Deaf Society

Education and vocational training for deaf children and youth

Bright The Soul Foundation

Elderly care and community service



05

WHY REAL ESTATE, WHY NOW

MARKET CONTEXT

A STRONG MARKET BACKDROP

7.4%

India's real GDP growth in FY26, with 6.8–7.2% projected for FY27

Economic Survey 2025-26

₹6 tn+

Value of homes sold in India's top 7 cities in 2025; average prices up 8%

ANAROCK

+23%

Rise in Delhi-NCR average home prices in 2025, the highest of the top 7 cities

ANAROCK

12–15%

Projected growth in NCR housing area sold in FY26, to a decadal high

ICRA

Jun 2026

Noida International Airport opens for commercial flights, near our Yamuna Expressway projects

Airport and airline announcements

Sources: Economic Survey 2025-26 and ICRA (via Annual Report 2025-26); ANAROCK.

A RISING INDIA NEEDS MORE HOMES

The sector is set to outpace the wider economy

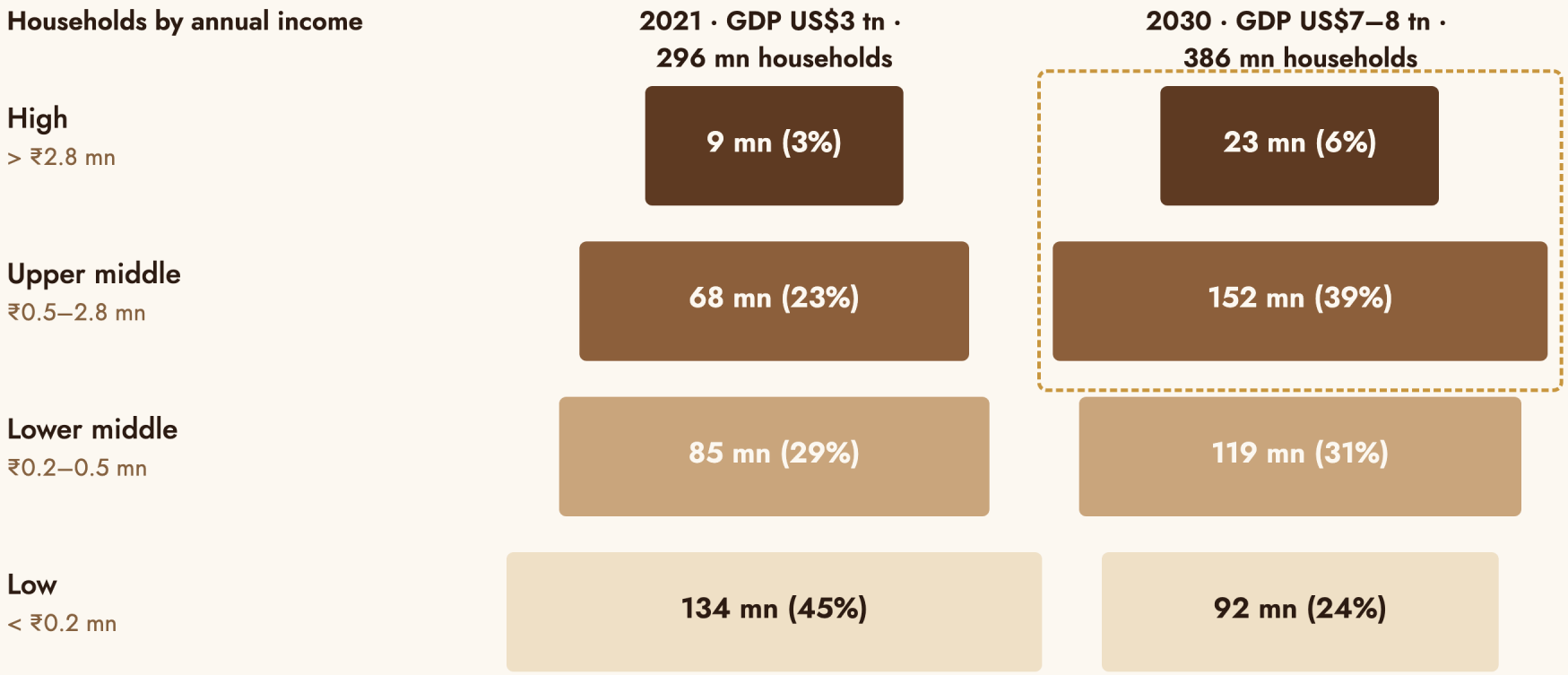
GDP	US$ ~3 tn FY22	US$ ~7–8 tn FY31	~2.5× FY22–31
Real estate share of GDP	6–7% FY22	13–15% FY31	Doubling of share FY22–31
Real estate industry size	US$ 200 bn FY22	US$ ~1 tn FY31	~5× (20% CAGR) FY22–31

As incomes rise, housing both powers and gains from India's growth

Source: industry estimates (EY, NITI Aayog) as compiled in industry presentations.

14 MILLION NEW HOMES NEEDED THIS DECADE

By high-income households — against a likely supply of ~2.75 million



Dashed box: our target segment, which grows by ~98 mn households to 2030

Housing completions in the top 7 cities

~2.75 mn

cumulative units over CY21–30 in the high-income segment (~50% of overall supply)

~1 mn

CY21–25

~1.75 mn

CY26–30, assuming ~10% CAGR

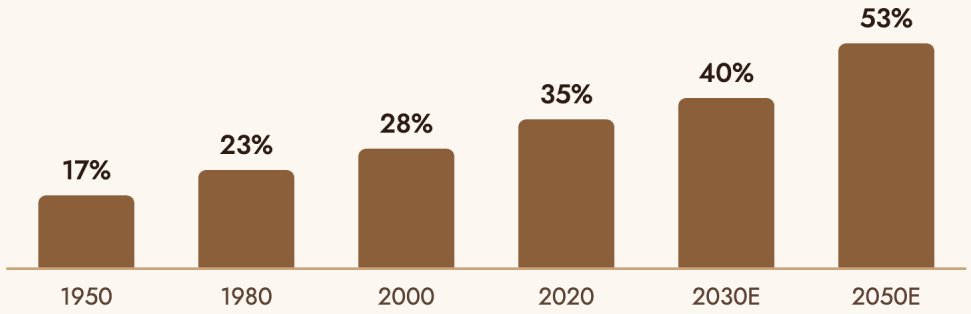
Even with strong growth in new supply, the shortfall in quality homes stays wide

Source: WEF Future of Consumption; EY; ANAROCK. Income bands are annual household income.

HOMES ARE MORE WITHIN REACH

Turning the need for a home into a purchase

Rapid urbanisation creates demand for quality urban housing



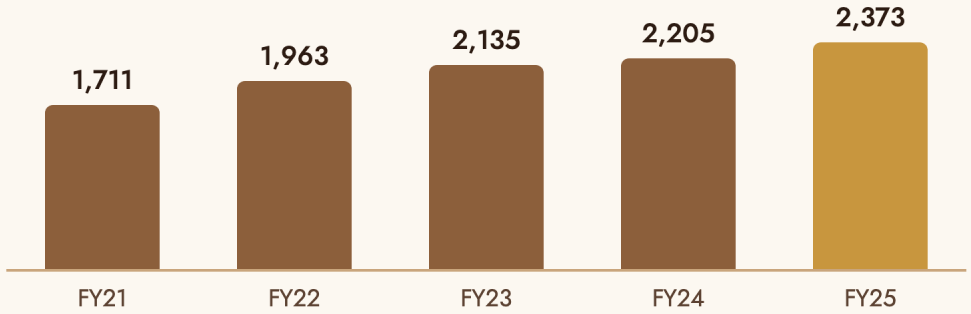
Smaller families mean more households

~4.4

people per household in India today, down from 4.9 in 2011

Nuclear families add households faster than population grows

More graduates enter the workforce every year



Improved affordability supports demand

28%

EMI-to-income ratio in Delhi-NCR in 2025, against 53% in 2010

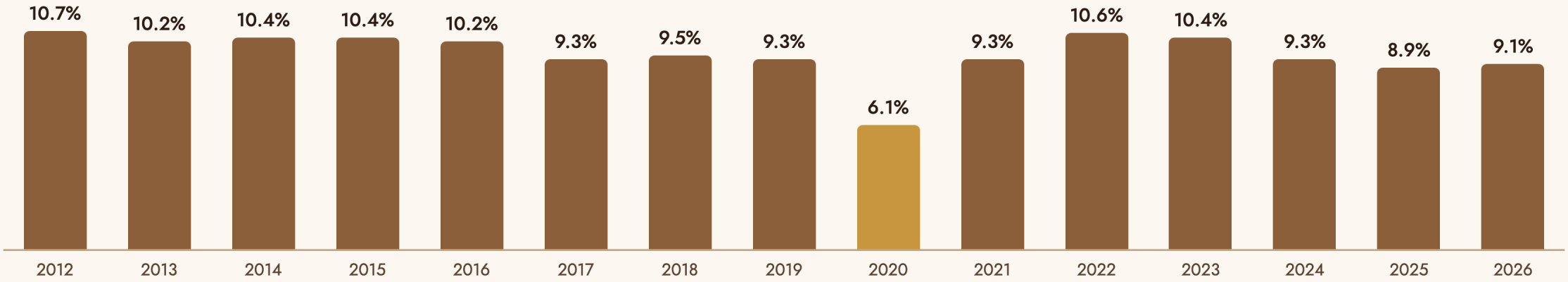
Rising incomes and stable rates have made homes more affordable

When pay rises faster than home prices, more households can buy

Sources: UN World Urbanization Prospects (urban share, %); AICTE (graduates, '000); Census 2011; GlobalData (2021 household size); Knight Frank Affordability Index.

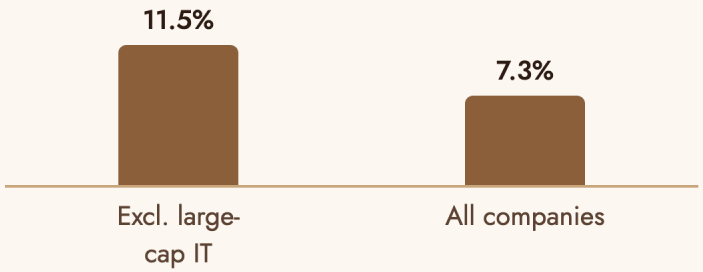
RISING PAY KEEPS BUYERS IN THE MARKET

Salaries in India have risen 9–10% a year for over a decade

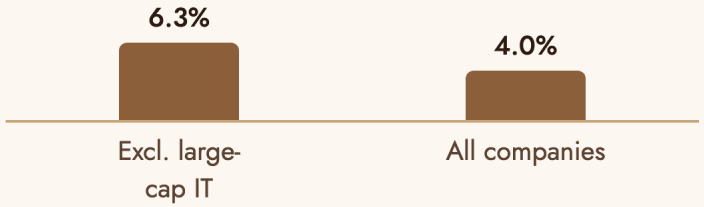


At 60 large listed companies outside big IT, pay bills grew in double digits

Wage bill growth (FY25 vs FY24)



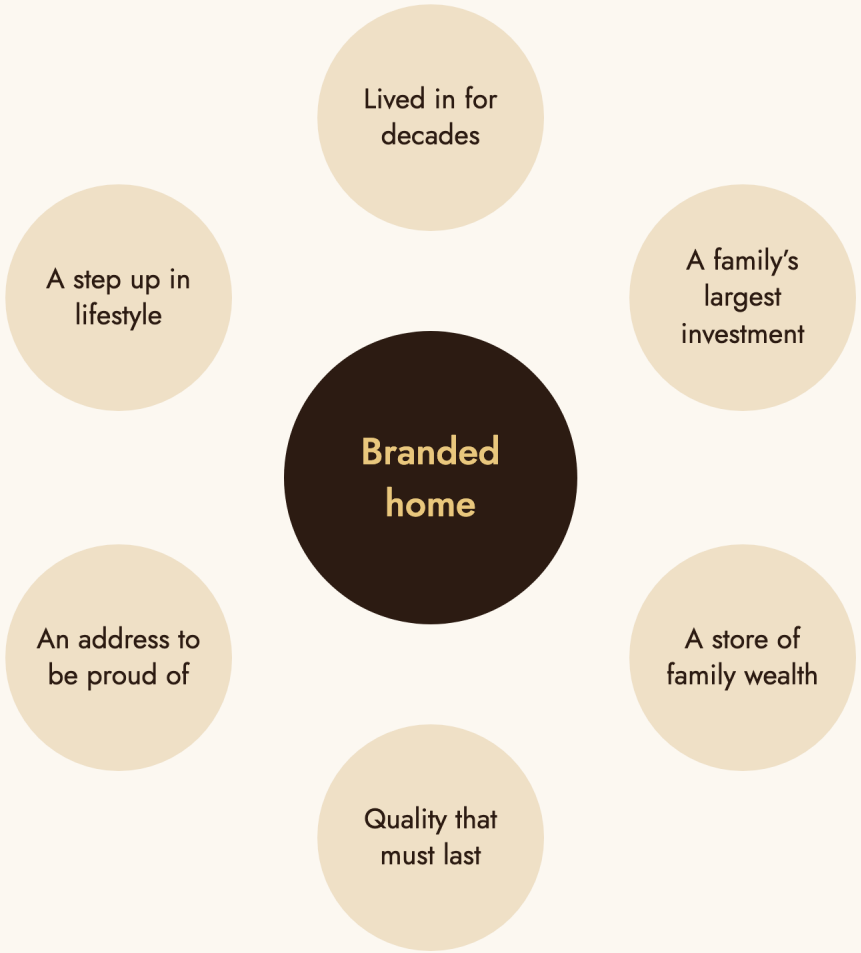
Headcount growth (FY25 vs FY24)



Source: Aon salary increase surveys (2020 was the Covid year).

BUYERS NOW CHOOSE THE BRAND

A home is the biggest purchase most families make, and it is bought on trust



Why this favours Nimbus

01 A 30-year name in Delhi-NCR, with ~10 mn sq ft delivered and underway

02 5,400+ homes handed over and ~5,400 sub-lease deeds registered

03 Brand partners such as Mary Kom, Tiger Shroff's MMA, Michael Phelps Swimming

04 Buyers moving from smaller developers to trusted brands

MARGINS WELL PROTECTED FROM COST INFLATION

01

Construction is only part of the price

Construction costs typically form 25–45% of a home's sale price.

02

Labour supply is ample

About one-third of construction cost is low- and semi-skilled labour, with plentiful supply from rural India; this cost is not exposed to sharp, sticky spikes.

03

Commodity spikes are short-lived

Commodity inflation, though sometimes sharp, usually runs in short cycles as demand and supply adjust.

04

Time to manage costs

A 3–4 year construction cycle gives flexibility to manage costs across the project life.

05

Inventory is a natural hedge

Ready and under-construction inventory gains in value as prices rise, offsetting cost inflation.

AT THE PALM VILLAGE

+53–56%

rise in average ticket size since launch in 2024

~7–8%

estimated rise in market construction costs over the same period (2024–26)

Sources: Palm Village sales file (average ticket, 2024 vs 2026 bookings); JLL Construction Cost Guide 2026; Colliers; ANAROCK.


THANK YOU
FOR FURTHER INFORMATION, PLEASE CONTACT
info@nimbusgroup.net