

Date: 14th May, 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 Strengthens Pune Portfolio with ₹90 Crore Investment in Hinjewadi

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
Chairman & Managing Director
(DIN: 02778565)

Encl. : As Above

Nisus Finance Services Co Limited
(Formerly known as Nisus Finance Services Co Private Limited)

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PAN: AAJCM2118H | CIN : L65923MH2013PLC247317 | GSTIN: 27AAJCM2118H1ZK

Nisus Finance strengthens Pune portfolio with an investment of INR 90 crore in Hinjewadi

Mumbai, May 14, 2026: Nisus Finance Services Co Limited (BSE- NISUS | 544296 | INE0DQN01013) one of India's leading structured real estate credit fund managers, has announced an investment of **₹ 90 Cr.** through its **Real Estate Special Opportunities Fund-I (RESO-I)** in **Realnet Ventures Private Limited**, a wholly owned subsidiary of **Paranjape Schemes (Constructions) Limited**, promoted by **Mr. Shrikant Paranjape and Mr. Shashank Paranjape.**

The Project forms a part of **"Blue Ridge"** a **150 Acres** developed township by **Paranjape Schemes (Constructions) Limited located in Hinjewadi Ph 1.** The township is a mixed-use township with 33 residential towers already delivered to 6,000+ families living, 3 SEZ with 35,000+ IT professionals employed, commercial establishments, school, social infrastructure and township level modern amenities like 9 pocket golf course, basketball court, tennis court etc.

Hinjewadi is Pune's most established and high-demand residential micro-markets. Hinjewadi continues to witness sustained end-user demand, driven by its proximity to major IT hubs, robust social infrastructure, and strong connectivity to key parts of the city. The micro-market has consistently attracted both first-time homebuyers and upgrade demand, making it a resilient residential destination.

Project is a residential apartment tower being developed on a **1.09 Acres** of conveyed land having total saleable area of **4.02 lakh sq. ft.** The project has a total of **188 units with 3 BHK** (average area 1,300 sq. ft.) and **4 BHK** (average area of 1,700 sq. ft.) unit configuration. Project has **GDV of ~INR 370 Crs** and is expected to generate an **operating surplus of ~INR 143 Crs.**

The asset benefits from its prime micro-market location within an integrated township, improving approval visibility and steady demand from end users. These factors collectively offer an attractive risk-adjusted return profile aligned with Nisus Finance's disciplined investment strategy.

About the Fund – RESO-I

RESO-I, managed by Nisus BCD Advisors LLP, is a ₹ 1700 Cr. SEBI-registered AIF focused on structured credit in special situation real estate. The fund specifically targets:

- Projects with established cashflows
- Strong asset cover
- Short exit timelines

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These investments will help accelerate project execution, and provide funding to credible developers. The fund is structured to deliver superior risk-adjusted returns while supporting the development of high-quality urban housing.

Commenting on the Development, Mr. Avadhoot Sarwate, CIO, Nisus Finance Services Co Limited said, “Association with Paranjape Group having legacy of 35+years and delivery track record of 2+ MN sq. ft. in different micro markets of India. Investment by Nisus Finance in their flagship township where all infrastructure is already in place — schools, commercial spaces, modern amenities, a golf course, tennis courts. The existing development of 1BHK/ 2 BHK residential units and the growing demand of the consumers for larger homes in recent macro-economic changes suggest strong demand for the product that is being offered through this Project. With deep managerial capabilities, professional team, proven delivery record, strong presence in Pune, for Nisus Finance, this checks every box of a disciplined, risk-adjusted investment.”

Shrikant Paranjape, Chairman, Paranjape Schemes (Constructions) Limited, commented, “We're thrilled to be partnering with Nisus Finance and their involvement was instrumental in achieving financial closure for this project. The confidence Nisus Finance placed in this project and in the Paranjape Group, their structured approach and deep understanding of real estate fundamentals gave us exactly the financial certainty we needed to move forward with conviction. With Nisus Finance as our financial partner, we are well-positioned to deliver this project to the highest standard.”

Commenting on the investment, Dr. Amit Goenka, Chairman & Managing Director, Nisus Finance, said: “Hinjewadi remains one of Pune’s most resilient residential micro-markets, backed by strong employment drivers and sustained housing demand. Our investment with the Paranjape Group reflects our continued focus on partnering with established developers and investing in projects that offer strong cash flow visibility and inherent downside protection. This transaction aligns well with our strategy of identifying high-quality residential assets in growth corridors with robust end-user demand.”

The investment is structured to optimise capital protection while enabling participation in projects with a focus on disciplined underwriting and risk management. It also reflects Nisus Finance’s continued confidence in Pune as a key residential market supported by strong economic fundamentals and consistent housing demand.

With this transaction, Nisus Finance continues to strengthen its domestic real estate portfolio through selective investments in high-growth micro-markets. The company remains focused on building a diversified portfolio of residential assets that offer stable cash flows and attractive risk-adjusted returns.

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About Nisus Finance:

Nisus Finance is one of India's leading diversified financial services companies, specializing in urban infrastructure finance, private capital market transactions, and real estate-focused funds. The group excels in identifying and unlocking value in special situations and High-yield assets through its diverse fund offerings in India, GIFT City and UAE. With a strong track record in managing special opportunities and stressed assets, Nisus delivers value through disciplined investment management and proactive resolution strategies.

For more information, please visit: www.nisusfin.com

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