

Date: August 20, 2026

To,
Department of Corporate Services,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Scrip Code: 544296
ISIN: INE0DQN01013

Dear Sir/Ma'am,

Subject: Intimation of outcome of Investors Meeting under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and in continuation of our intimation dated August 17, 2026, we hereby inform you that the representatives of Nisus Finance Services Co Limited participated in the “GIA BFSI/Fintech Analyst Meet” held on August 20, 2026, through virtual mode from 2:00 P.M. to 5:00 P.M.

During the meeting, the representatives of the Company interacted with investors/analysts and discussed matters relating to the Company, including its business operations, projects, growth prospects and future roadmap.

The meeting was successfully conducted and the investors/analysts participated in the interaction and sought clarifications on various aspects of the Company.

We further confirm that only information available in the public domain was shared/discussed during the interaction and no Unpublished Price Sensitive Information (UPSI) was shared/discussed.

The aforesaid information shall also be made available on the website of the Company at: <https://nisusfin.com/investor-relations>

Kindly Acknowledge and take the same on records.

**Yours faithfully,
For Nisus Finance Services Co Limited**

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

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

502-A, Floor-5, A-Wing, Poonam Chambers, Dr. Annie Besant Road, Worli, Mumbai, Maharashtra, India, 400 018
Tel: +91 22 61648888, E: info@nisusfin.com, W: www.nisusfin.com

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



NISUS FINANCE GROUP

("NiFCO")

CORPORATE PRESENTATION ▶▶

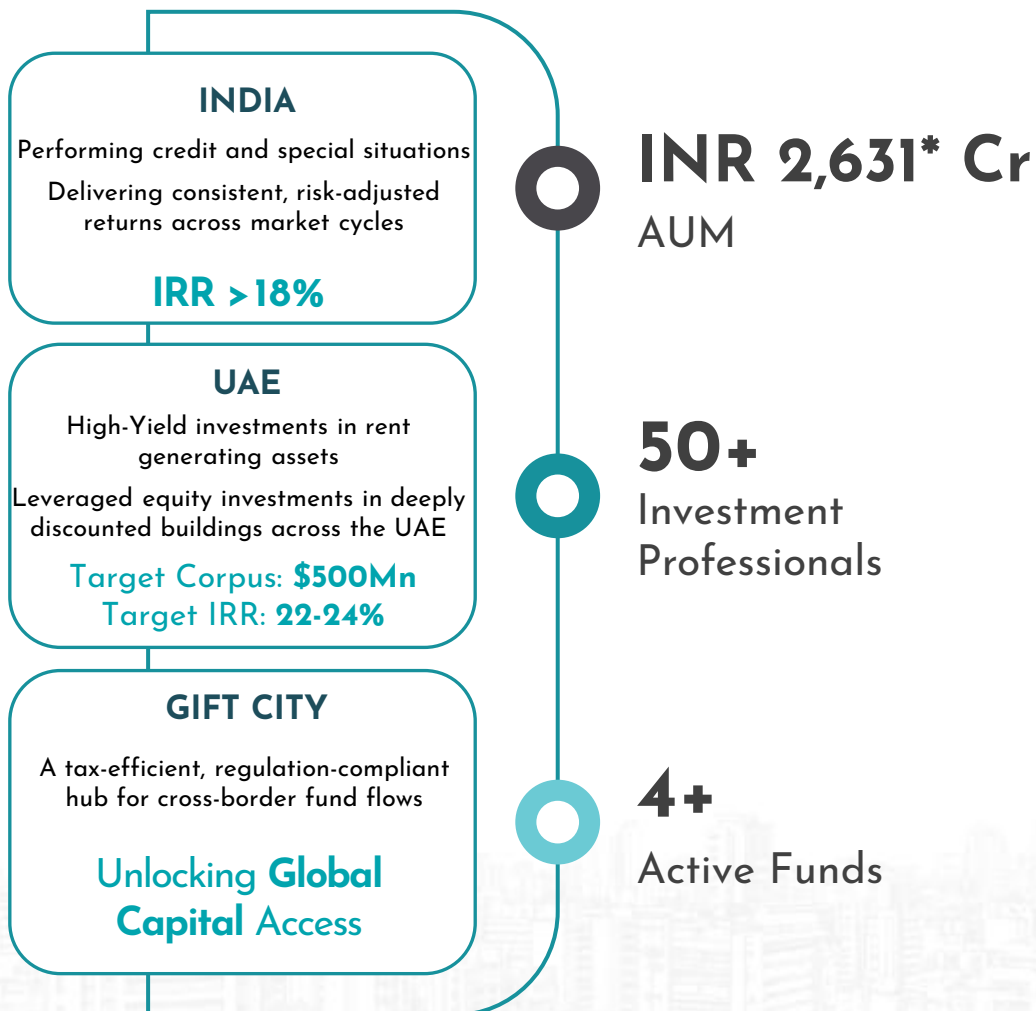


01

About Us

Introducing Nisus

Pioneering Urban Infrastructure with Capital & Execution



Company at a Glance

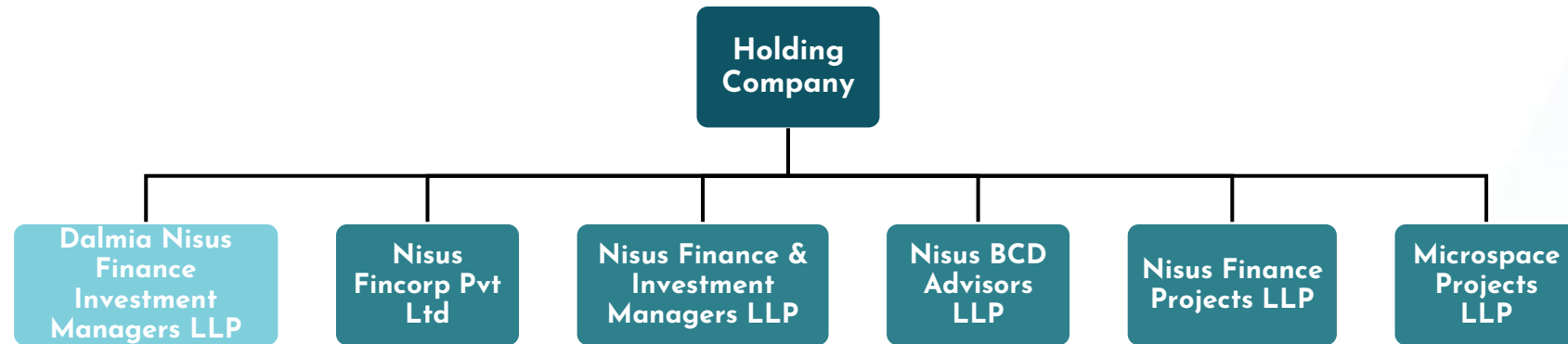
Nisus Finance - Leading Urban Infrastructure Financing & Asset Management Platform

-  Incorporated in 2013
-  Track record of 12+ years
-  Incorporated international entities in GIFT City (IFSC) & IFZA, DIFC and DFSA (UAE)
-  First Indian AIF Manager Listed on: BSE SME (Dec 2024)
-  CareEdge Rating: AIF-1 (Excellent)
-  Grown at ~100% CAGR over last 5 years (2022-26)

* AUM displayed up till 31st March 2026, with half yearly update frequency.

Group Structure - Financial Services + Construction Business

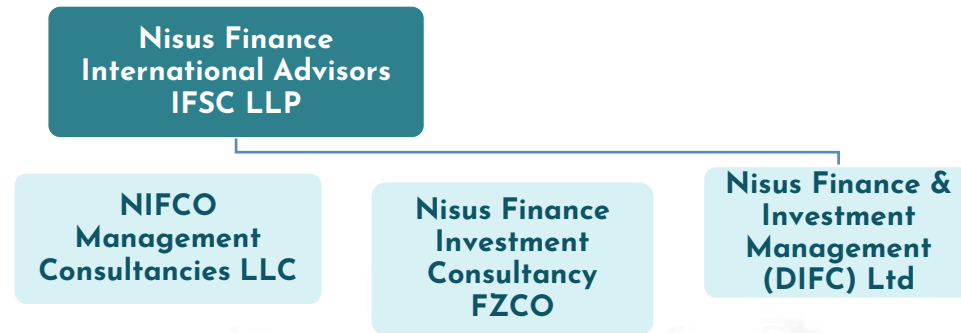
1 India Operations



Financial Services (Nisus Core)

- Fund & Asset Management and Investment Banking
- Asset Light Business Model
- EBITDA Margin > 60% with PAT Margins close to 50%
- Has grown at over 100% CAGR in last 4 years.

2 UAE Operations



2 EPC Operations



Construction and EPC Business

- Nisus' Majority stake as financial investment
- Clear IPO Path
- Low Margin and Asset heavy Business
- Business Turnaround with clear upside potential

From Niche Manager to Scaled Institution.

One firm at the *intersection* of four

Most financial institutions do one thing. Nisus Finance operates where four distinct capabilities converge – and each one makes the others stronger.

Our AIF platform **raises and manages institutional capital**. Our transaction advisory arm **originates and closes complex deals**. Our NBFC deploys firm **capital with conviction** into our own funds. And our operating business, NCCCL – **executes on the ground**.

Together, these four engines make Nisus **India's only full-stack urban infrastructure solutions provider**: we finance it, advise on it, invest in it, and build it.

A

Fund & Asset Management

raises and manages institutional capital, earns management fees, generates carry

A

NBFC - A Prop Book Investor

deploys firm capital with conviction into our own funds.

B

Investment Banking Services

originates and closes complex deals, earn advisory fees – no balance sheet risk

C

Construction and EPC

executes on the ground. Owns and operate real businesses – EPC, infrastructure, real estate operations



Globally, only **Brookfield, Apollo** and **Ares** combine all four engines under one roof. In India, **Nisus is the only listed AIF manager** operating this integrated model – a structural moat. Our NBFC is **not a lending business** – it is our conviction capital, **invested only in our own funds**. That alignment is the structural moat.

Board of Directors



Dr. Amit Goenka
Founder, CMD of NiFCO

Led transactions of ~\$2.5Bn,
Managed multiple AIF, PMS
& FDI funds for Indian Real
Estate



**Mr. Vikas
Krishnakumar Modi**
Executive Director

Rich experience across supply
chain, real estate & financial
services



Ms. Tara Subramaniam
Independent Director

Pivotal roles at HDFC & JM
Financial, shaping real estate,
governance, & industry-wide
women's initiatives



**Mrs. Mridula Amit
Goenka**
Executive Director

With experience across
finance & other fields
Qualified CA & B. Com.



Mr. Sunil Agarwal
Executive Director

Valuation expert, faculty at
Institution of Valuers
Civil engineer, ex-SARE CEO,
Black Olive founder



**Mr. Surender Kumar
Tuteja**
Independent Director

Ex-IAS,
Ex- International consultant
to the World Bank and
UNIDO





Mr. Avadhoot Sarwate
CIO, India

Leads investment strategy, monitoring and exits CA, CFA & MBA
Prior experience in GMR Group, NSE, and an affordable housing fund



Mr. Manish Meena
Director, Strategy and Corporate Affairs

Expert in restructuring and growth advisory; supports capital raising, M&A execution and strategic platform transformations across NIFCO



Mr. Rituraj Verma
Senior Partner

Leads fundraising, BD and transaction advisory for land, warehousing and pre-leased assets; manages developer and ecosystem relationships.



Mr. Amit Jhunjunwala
CIO, UAE

Investment expertise, asset management, and bank financing
Qualified CA with 18 years' experience in UAE real estate and funding



Ms. Aanchal Singh
Chief Business Development Officer

23+ years leadership experience in strategic BD & resource mobilization. Prior roles at Morgan Stanley, Kotak Mahindra Bank, and Sandhar Tech.



Mr. Sameer Wadhwan
Head - Operations

15+ years experience in fundraising, investor relations, and asset management. Strong track record in HNI relationships and successful exits

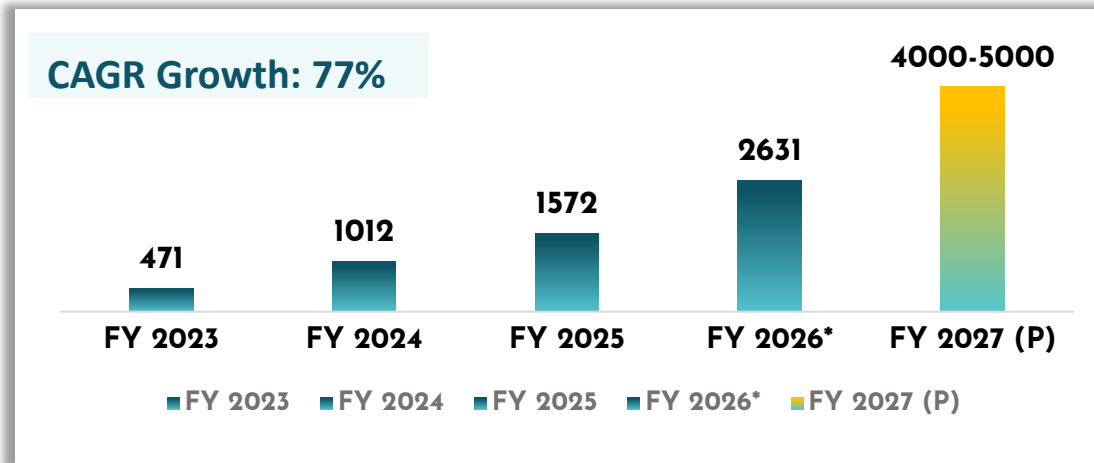


02

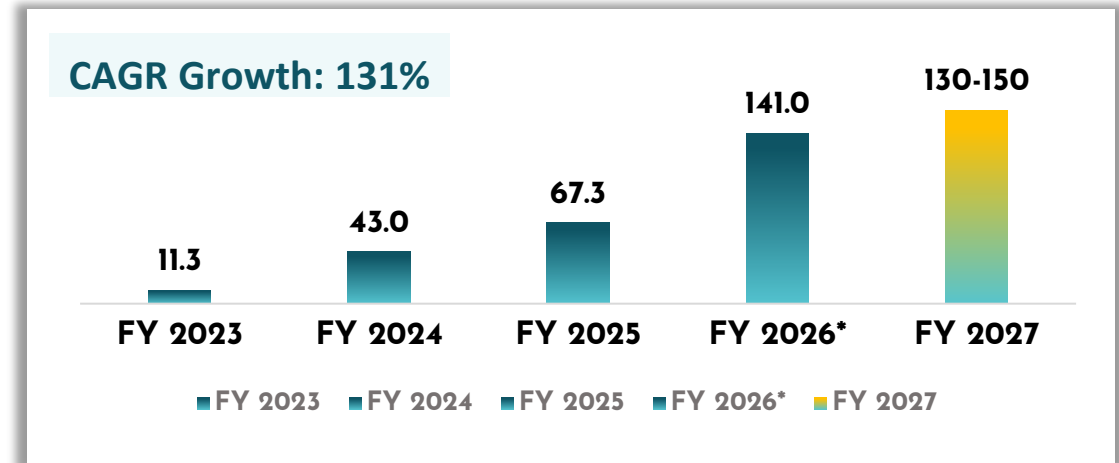
Business Overview (Financial Services - Nisus Core)

Building Scale through Disciplined Growth

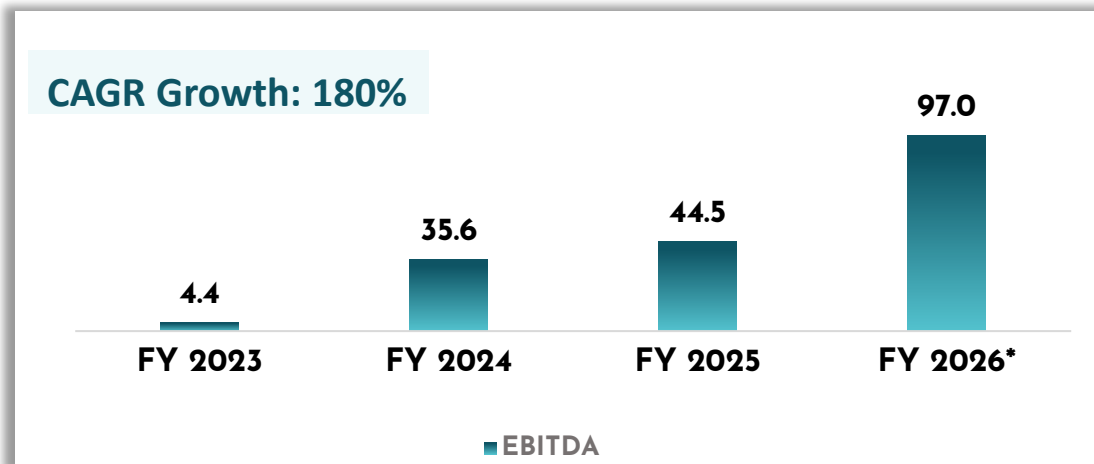
Asset Under Management (in Rs. Cr)



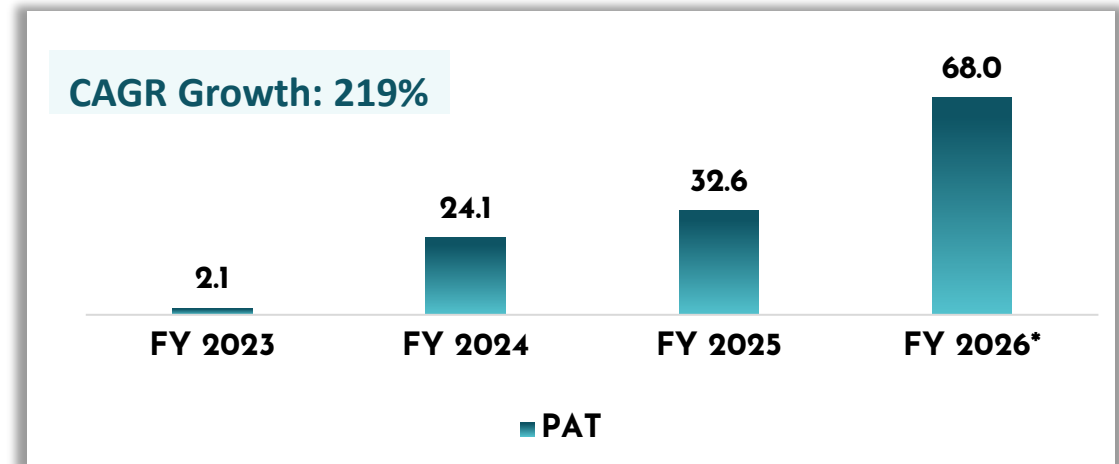
Revenue (in Rs. Cr)



EBITDA (in Rs. Cr)



PAT (in Rs. Cr)



- FY 26 data is for Nisus core business (excluding NCCCL)
- FY 27 (P) is management projections for Nisus Core business (Excluding NCCCL)

NISUS Core Business*

- New Office expansion in UAE
- **Marvan-Al-Sarkal**, renowned Emirati has joined as Vice-Chairman at Nisus-UAE
- 3 investments in Q1
- 3+ investments in final phase for Q2
- Strong active deal pipeline for both India and UAE
- Revenue: ₹27.6 Cr in Q1
- India business maintained momentum, offsetting UAE slowdown in Q1

NCCCL

- Revenue growth: +14% YoY
- EBITDA margin: 10.5% (+100 bps YoY)
- New orders: ₹1,089 Cr (Lodha, Wellspun, Mahindra)
- 3.7x PAT growth YoY (consolidated)

Fund Platform

India Platform

- SEBI approval received for NiYAM
- Strong domestic and global investor response for NiYAM
- SM REIT set to launch in H2 FY27

UAE Platform

- Launch of tokenization platform
- Secured incremental institutional capital commitments from Dubai Islamic Bank
- On track to record its first exit by Q3 with over 30% IRR

- **Multi-engine revenue architecture has insulated the business from regional volatility** — India transaction advisory growth absorbing the West Asia-driven shortfall across the past two quarters.
- **Three independent growth levers are now simultaneously active:** UAE deal pipeline recovery post-ceasefire, NCCCL order book execution accelerating, and India business at structural highs — positioning Nisus for its strongest performance going forward.
- **Nisus Core Business has compounded revenue at ~100% CAGR over four years** — a direct consequence of occupying the structural white space between institutionalizing real estate market across geographies and increased investor appetite for AIFs.

Nisus First - Disrupting Markets, Bagging Opportunities

Four Firsts. One Track Record: Structured, Regulated, First-to-Market Innovation.



2x AIF-1 (Excellent) rated



One of the 1st Movers
Regulated SM REIT



FIRST TO MARKET –
Asset Tokenization



FIRST TO TAP –
UAE Private Credit

Ni-YAM

Nisus Yield & Asset Multiplier

- **Secured credit** – senior, last-mile, capital-protected
- **7 cities** · 10-12% distribution yield + equity upside
- **One platform** – stable income + capital appreciation combined

Target Size
INR 2500 Cr.

H1 FY 27



- **Rated AIF-1 (Excellent)** by Care Edge
- Fundraising started
- Deployment Q3FY 27 onwards

SM REIT

Small & Medium REIT Platform

- **USD 47,500 Cr.** market size by 2030 – 10x growth projected
- **SEBI regulated** – INR 50 Cr min threshold, scheme-based segregation
- **95%+ cash-flow** distribution – full pass-through structure

Target Size
INR 2000 Cr.
Across multiple SM REITs

H2 FY 27



- **Registration & set-up of REIT in process**
- IM entity already set up

Tokenization

& Web3 Innovation

- **USD 50m** first tranche of NIFCOT1 tokens, exclusive to Toyow Marketplace
- **Partnership** with Toyow (Xchain Technologies FZCO)

Target Size
USD 500 Mn.
Having 2/20 Fee structure

H1 FY 27



- **First tranche** – NIFCOT1 worth \$50 Mn
- Ready to launch by Q3 FY27

Credit Fund

UAE Private Credit Platform

- **New geography** – first mover into UAE's private credit opportunity
- **Structured credit** strategy targeting regional private markets
- **Details** to be finalized – placeholder pending fund structuring

Target Size
USD 500 Mn.

H2 FY 27



- **Fund structuring & regulatory set-up underway**
- Launch timeline: TBC

Introducing NIFCOT1 on Toyow - *Institutional Real Estate Meets Tokenization*

Crypto product built on a DIFC regulated RE Fund

USD 500 Mn
Target Size

100,000
Digital Tokens

Multiple
Crypto currencies

2.0 % p.a.
Management Fees*

USD 50 Mn
First Tranche

Toyow
Market place

BVI/DIFC
Regulated Fund stcuture

12%-15 %
Gross IRR for token holders*

Fund Pillars



**Quality Driven
Investment**



**Asset
Selection**



Leverage



**In-House
Management**



**Stable rental
Yield**



Diversification

How Structure Works



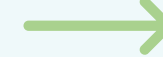
A BVI SPV subscribes to the underlying DIFC-regulated fund.



The SPV issues 100,000 economic-interest tokens through the Toyow Marketplace.



Token holders receive economic exposure through the SPV structure.



Token holders receive periodic rental yield and capital upside over the underlying assets.

Fund Terms*

INR 2500 Cr

Target Size

AIF (Excellent)

Care AIF Rated

5 Years

Fund Tenure*

2.0 % p.a.

Management Fees*

24-28 %

Gross IRR

12 %

Hurdle Rate

INR 1 Cr

Minimum Investment

20 %

Performance Fees over Hurdle*

Market Opportunity



₹1.5-2.0L Cr

Underfunded RE Opportunities



20-30%

Share of Sales in peripheral and satellite markets around major metros has significantly grown over the last 5 years



2.6 Acres

Avg. Land Holding (Fragmented)



3,900+ Acres

Land transacted in 2025



25 % CAGR

Land acquisition for Residential cum plotted use has grown 3x from 2022-2025

Why This Fund ?



Hybrid strategy

yield + appreciation in one vehicle



Full lifecycle access

participate across credit, land, and development stages



Dual arbitrage

regulatory + land premium; target MOIC 3-4x



Strong exit visibility

structured investments ensures cash flow; land exits via developers/JV

* Detailed terms are mentioned in PPM

A. Fund & Asset Management

INDUSTRY

India Opportunity

**INR 1.14
Lakh Cr**

Total Private Credit
FY26 +35% YoY

**INR 15.74
Lakh Cr**

AIF Commitments FY26
CAGR 30.7 % FY 21-26

**INR 80,750
Cr.**

Institutional Inflows 2025
+29% YoY

Dubai Opportunity

AED 971 Bn

Total Transaction value
2025 (+20% YoY)

2,70,000

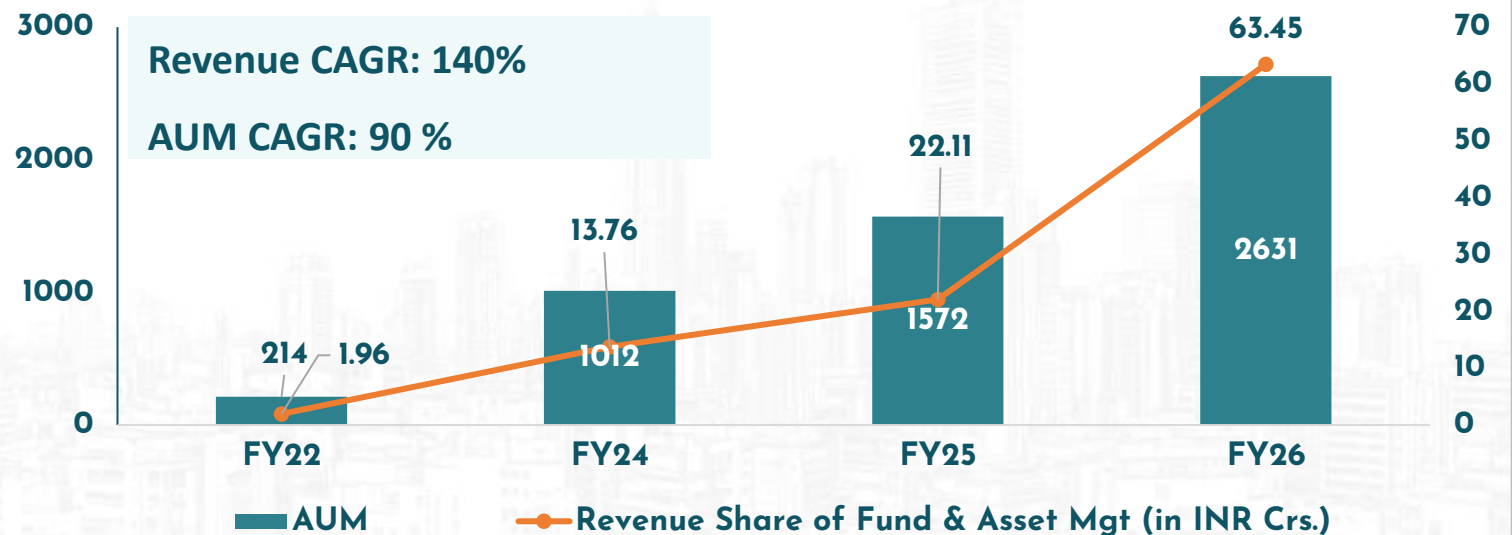
Total Transaction value
2025

AED 680 Bn

Real Estate Investments
2025
+29% YoY

Why Nisus stands Apart

- Deep Knowledge and Expertise
- Active Asset Management
- ~ INR 128 Cr of sponsor capital invested
- A proven track record of entering and exiting complex transactions across 50+ deals
- First Call Capital for developers. Investment in special



B. Investment Banking Services: Originating, Structuring & Closing High-Stakes Deals



INDUSTRY

USD 1.5 Tn Global RE Advisory

INR 5L Cr+ India RE Advisory
Transaction/year

AED 680 Bn UAE Real Estate
Investments 2025
+29% YoY

Advisory Mandates

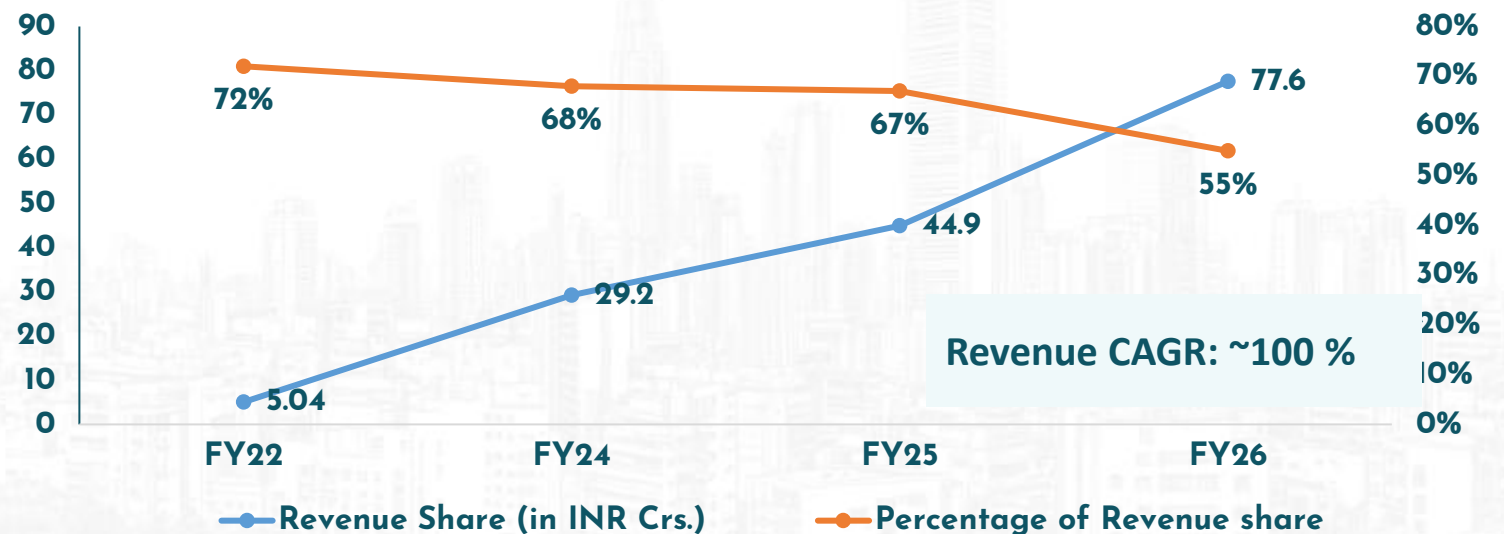
End-to-end advisory in:

- **Asset Identification**
- **Debt Syndication**
- **Exit Strategy Formulation**
- **Asset Monetization**

Why Nisus stands Apart

- Cross-Border Platform – India, GIFT City & DIFC Dubai
- 600+ Intermediary Network Across Banks, NBFCs & Developers built over 12 years
- A Decade of Full-Cycle Execution
- Differentiated Solution Providers with Institutional Partnership (SWAMIH, ARCIL, Phoenix and many more)

Transaction Advisory Revenue over the years (in INR Cr.)



A Decade of Execution – Zero Capital Loss Across 60+ Investments

₹2631 Cr.
Total AUM FY 2026

60+
Investments

Zero
Capital Loss

**Excellent
AIF-1**
Rating by CareEdge

**Institutional
Partnership**
(SWAMIH, ARCIL,
Phoenix)

3000 Cr +
Deal Pipeline

	A		B		C		D		E
	Real Estate Asset Performance Fund ("REAP")		Real Estate Credit Opportunities Fund ("RECOF")		Real Estate Special Opportunities Fund ("RESO")		Nisus High Yield Growth Fund		Nisus Yield and Assets Multiplier Fund
Inception	2015		2020		2023		2024		2026
Fund Size	INR 384cr		INR 518cr		INR 1,500cr (Target)		\$500m (Target)		INR 2,500 Cr
Status	Fully Realized		Partially Realized		Under Deployment		Under Deployment		Currently Raising
Net Yield	21.31%		18.41%*		20.93%*		25-30% *		24-28% * (Target IRR)
Country	India		India		India		UAE		India

**Expected IRR Pre-carry post management fees*

FY27 Scenarios: Two Paths Forward – Wealth Preservation in Both

Parameters		STABILIZATION CASE	RECOVERY CASE
MACRO	West Asia Conflict	● Stabilizes Q2 FY27 · Gulf shipping normalizes by H1FY27	● De-escalates Q1 FY27 · Hormuz passage secured
	Dubai RE Recovery	● Wait and watch for better entry price point	● Calculative investments
CAPITAL FLOWS	Indian HNI investment (Dubai)	● Cautious · Q2 FY27 Selective re-entry AED/INR hedge thesis builds slowly	● Active · Q1 FY27 · INR depreciation drives fresh AED demand
	GCC NRI Inflows to India AIFs	● Stable · LPs maintain exposure · new commitments deferred	● Rising Fresh NRI capital as INR weakens; LP re-commitment rate rises to 80-85%; new LP additions
BUSINESS	NiYAM Fund Launch	● SEBI Approval Q2 FY27 Delayed by regulatory queue;	● SEBI Approval Q1 FY27 Early approval
	Gift City Feeder	● IFSC Approval Q2 FY27 Delayed by regulatory queue;	● IFSC Approval Q2 FY27
	Advisory Mandates	● Existing pipeline converts; restructuring mandates from India RE stress	● Crisis-driven restructuring demand accelerates; cross-border advisory from Gulf

We don't chase returns in uncertainty. We guard capital until clarity returns.

AUM	₹4,000-5,000 Cr	₹5,000-6,000 Cr
Revenue*	₹130-150 Cr (8%-25%)	₹170-200 Cr (41%-66%)
PAT	₹65-75 Cr	₹85-100 Cr

Regardless of which scenario unfolds – Investor capital is protected. Growth is what the scenario determines. Safety is not.

* Revenue Growth is calculated after adjusting one-time gain on FY 26 revenue



02

Business Overview (Construction/EPC Business)

C. NCCCL Acquisition: Unlocking an 80-Year Legacy for the Next Chapter

New Consolidated Construction Company Ltd (NCCCL) (Stake)



80 Years of Construction Legacy, Now Under Nisus Stewardship (Acquired August 2025, 54% Stake)

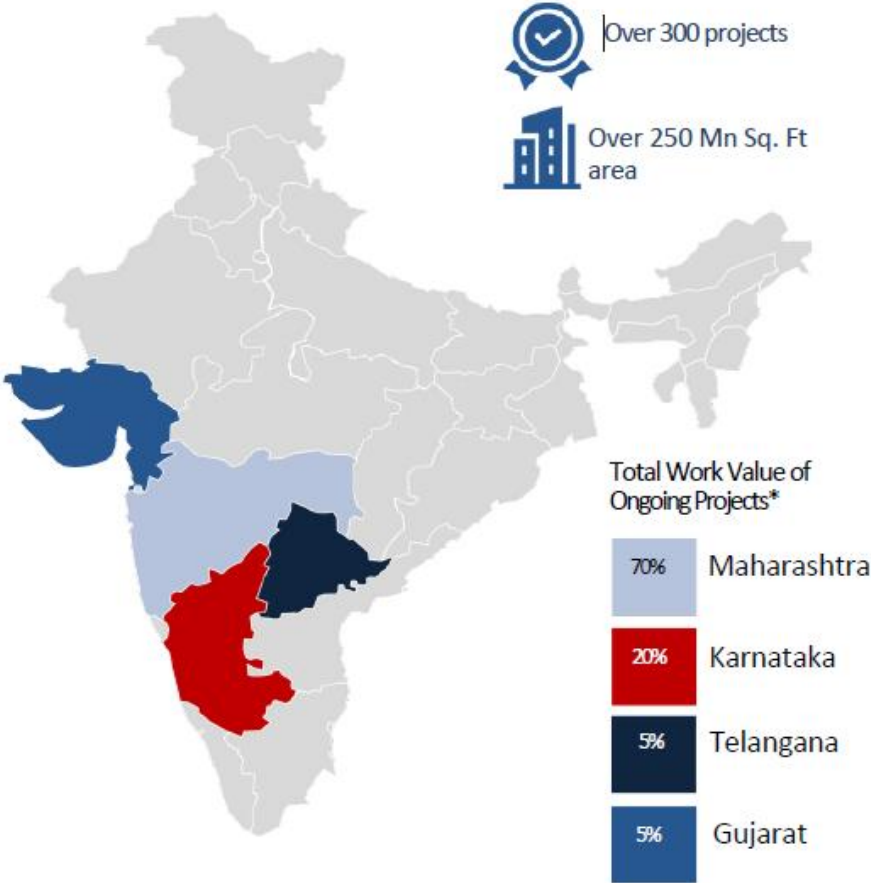
79 Years
In Operations

250 Million+
Square Feet Constructions

300+
Buildings Delivered

2760 Cr+
Work in hand

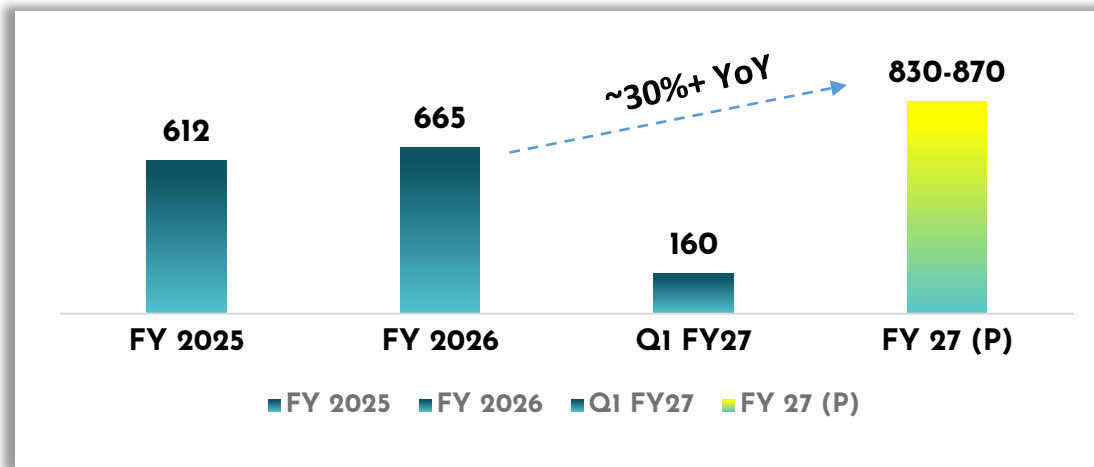
665 Cr
Revenue FY 2026



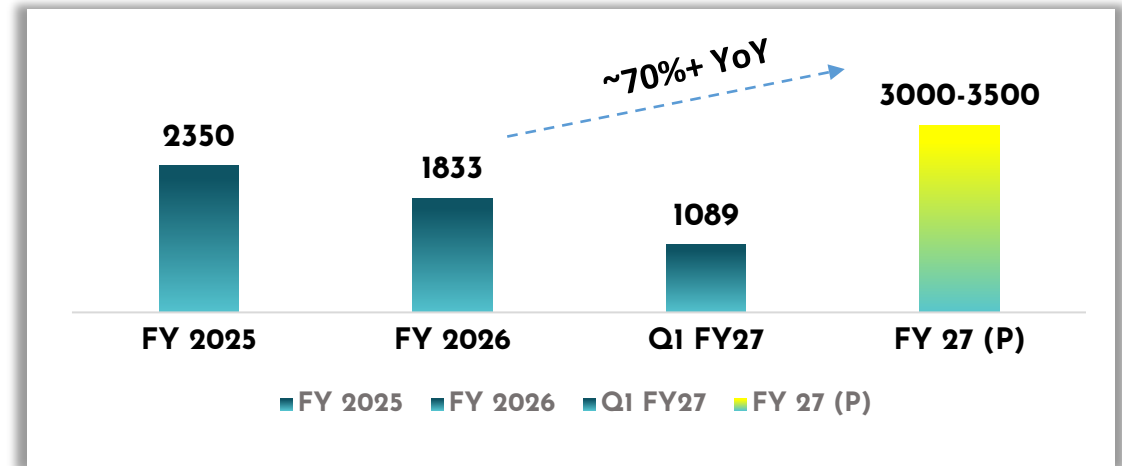
Why NCCCL Stands Apart

- Scale & Execution**
Pan-India presence – 300+ high-rise residential, commercial & institutional projects delivered
- Technical Leadership**
Complex civil contracts >4 Mn sq. ft. per site. Design & Build, Civil, MEP, turnkey
- Management Depth**
CEO: 40+ years experience | Team average: 15+ years. Led by industry veterans
- Marquee Client Base**
Lodha, Welspun, Runwal, Terminus – repeat mandates from India's top developers
- Technology & Safety**
SAP S/4HANA ERP live. BIM via Nemetschek (Germany). British Safety Council certified
- IPO-Ready Platform**
NICMAR talent pipeline, PMO setup, KRA/KPI-led governance. Year 2 target: IPO-ready

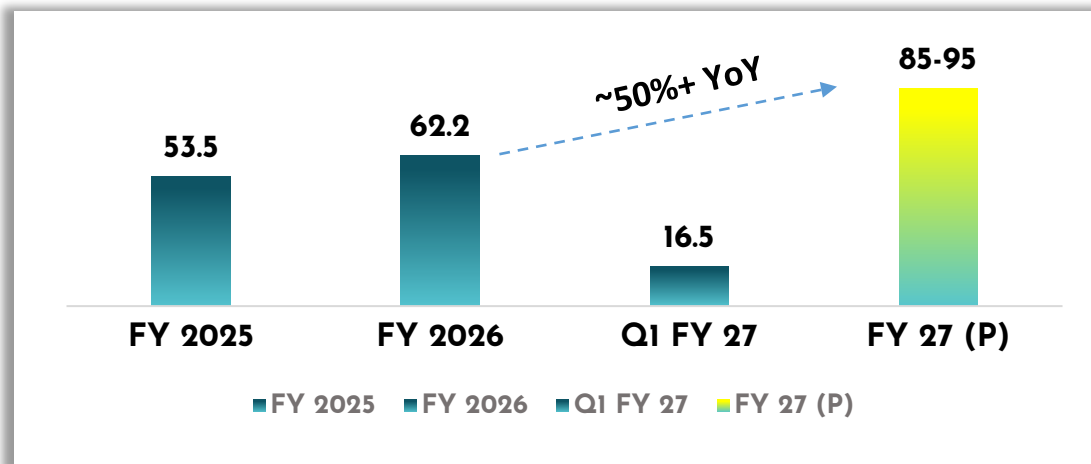
Total Income (in Rs. Cr)



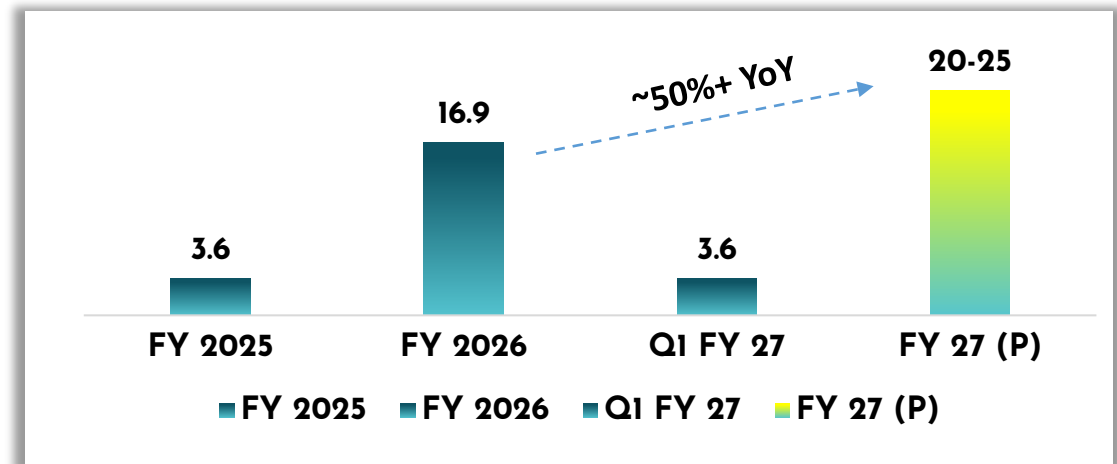
Order Book(in Rs. Cr)



EBITDA (in Rs. Cr)



PAT (in Rs. Cr)



- FY 27 (P) is management projections for NCCCL

NCCCL Acceleration : Re-ignite, Rebuilt, Delivering

Strategic Acquisition Driving Immediate Performance Gains

PAT (year 1)

INR 3.5 Cr  **INR 16.4 Cr**

Pre Nisus Post Nisus

 **~4.7x**
Improvement

INR 24.32 Cr

Retention money released

Non-current assets in process of Monetisation

New Orders Under Nisus Stewardship



~INR 313 Cr
~New orders in FY26

~INR 1089 Cr
~New orders in Q1 26



Near term pipeline (next 2-3 months)
INR 1,500 Cr+

Leadership Strengthen

Business Development Head
23 Years experience

Principal Board Advisor
40+ years Industry Veteran

Strengthening Systems & Governance (IPO Readiness)



Technology Partnership with
Nemetschek (Germany) : 60-yr old global leader in BIM/ Digital construction



PMO setup : Centralised project governance



SAP ERP - SAP S/4HANA Migration : Real-time project cost visibility



NICMAR Tie-up for Talent Pipeline : 30+ FTEs hired in May 2026



Digital HR, Quality & Safety workflows : Performance Management system (KRAs/ KPIs) live



80 years legacy



Year 1 delivered 4.7x improvement in PAT

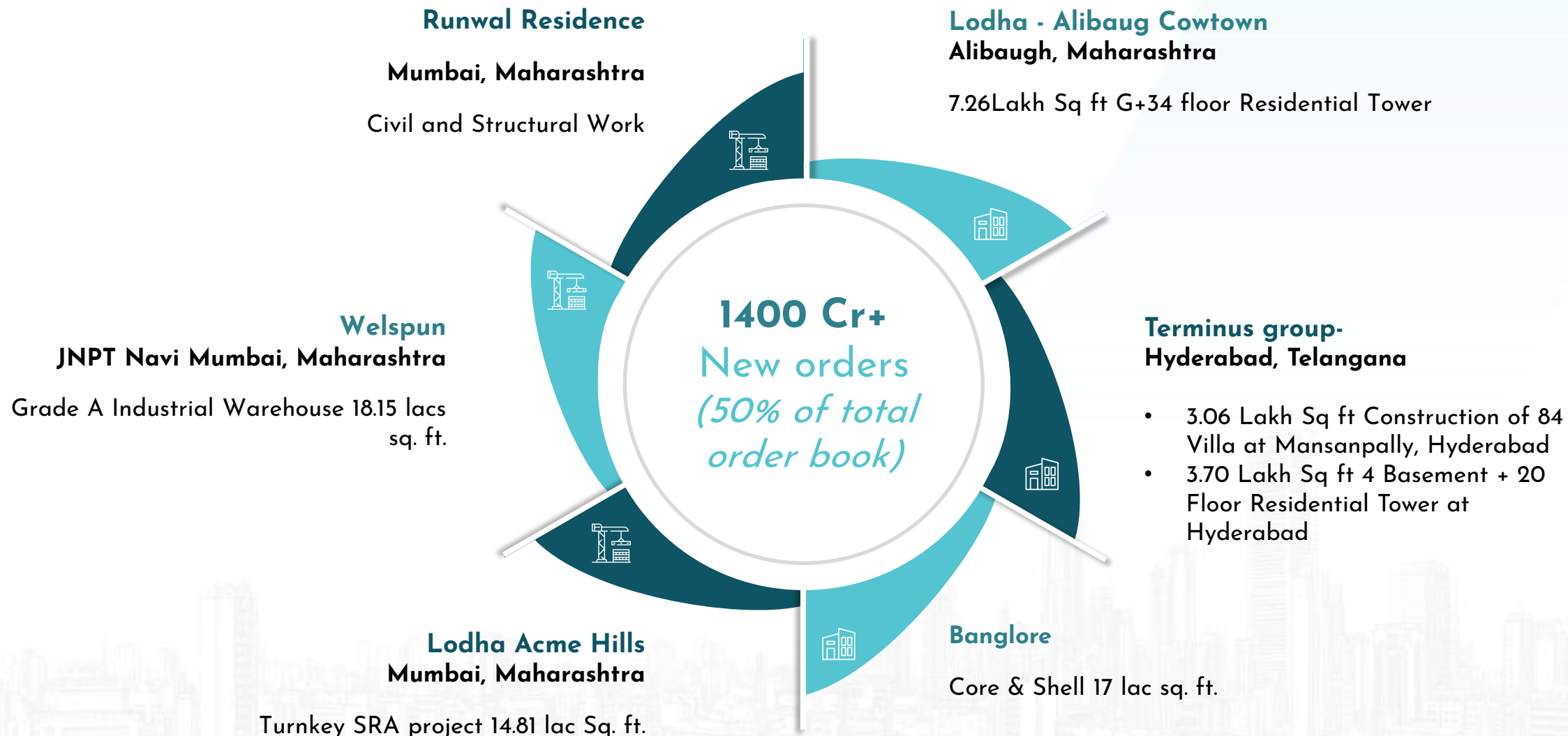


Reignited by Nisus capital, governance & technology



Year 2 Aim : Demonstrate the business that is IPO-ready

NCCCL - Acceleration since Acquisition



* NCCCL (New Consolidated Construction Company Ltd) is a 80 year old India's leading construction & EPC company acquired by Nisus Projects LLP (a subsidiary company) on 21st August 2025. (54% stake as on 31/03/2026)



04

Financials & Outlook

Profit & Loss Statement Q1 FY27 (Standalone)

	Particulars	Q1 FY27 (Unaudited)	Q1 FY26 (Unaudited)	Q4 FY26 (Audited)	QoQ	FY26
1	Revenue	9.99	4.38	8.79	(~13.6%)	22.09
	Other Income	(0.36)	2.62	2.43		22.77
	Total Income	9.62	7.00	11.22		44.86
	Employee Benefits Expense	1.84	1.32	1.95	(~5.6%) ≡	7.20
	Finance Costs	0.08	0.07	0.13		0.55
	Depreciation & Amortisation Expense	0.09	0.09	0.09		0.37
	Other Expenses	1.82	1.50	1.99	(~8.5%) ≡	7.49
2	Total Expenses (B)	3.83	2.98	4.17		15.62
	Share in profit/(loss) (net) of associate companies	-	-	-		-
	PBT	5.79	4.01	7.05		29.24
3	Tax	1.58	0.54	1.56		2.58
	PAT	4.20	3.47	5.49	(~23.5%) ≡	16.67
	PAT Margin	43.7%	49.6%	48.9%		37.2%

1. Revenue increase by ~13.6% QoQ and 128% YoY, reflecting growth momentum in India Advisory business.

2. All Other costs are well in control.

3. Reduction in PAT is on the account of reduced income from subsidiaries and associate companies.

Profit & Loss Statement Q1 FY27 (Nisus Core Business)

Particulars	Q1 FY27 (Unaudited)	Q1 FY26 (Unaudited)	Q4 FY26 (Audited)	QoQ	FY26	FY 25
Revenue	27.54	28.40	25.34	(~8.7%)	136.82	64.73
Other Income	0.02	0.32	2.09		4.25	2.56
Total Income	27.56	28.72	27.43		141.07	67.30
1 Employee Benefits Expense	5.46	3.69	5.85	(~6.6%) ≡	20.54	10.56
2 Finance Costs	2.13	0.32	2.76	(~22.8%) ≡	7.86	1.06
3 Depreciation & Amortisation Expense	2.92	1.33	2.59	(~12.7%) ≡	7.48	2.42
4 Other Expenses	5.11	3.34	5.02		19.73	12.18
Total Expenses (B)	15.62	8.68	16.22		55.63	26.22
Share in profit/(loss) (net) of associate companies	(0.03)	(0.03)	0.08		0.32	0.33
PBT	11.92	20.02	11.29	(~5.30%) ≡	85.77	41.40
Tax	1.84	3.16	0.25		18	8.82
PAT	10.08	16.85	11.04	(~8.68%) ≡	67.76	32.58
PAT Margin	36.7%	58.6%	40.2%		48.03%	48.41%

1. YoY Employee Cost increase by ~50% and in line with QoQ basis. Head count in UAE increased from 8 to 18.
2. Finance Cost YoY increased as NCCCL acquisition debt was taken in Q2 FY26. Rapid Repayments in every quarter thereafter has resulted in lower finance cost.
3. YoY Increase in Other Expenses in on the account of new office space in the UAE.
4. Increase in Depreciation & Amortization cost is on the account of increase in fundraising cost.

Profit & Loss Statement Q1 FY27 (Consolidated with NCCCL)

Particulars	Q1 FY27 (Unaudited)	Q1 FY26 (Unaudited)*	Q4 FY26 (Audited)	FY 26
Revenue	184.49	28.40	195.73	561
Other Income	1.49	0.32	7.84	13.91
Total Income	186.48	28.72	203.57	574.92
Cost of Material Consumed	46.73	-	61.17	138.56
Construction Cost	74.35	-	69.79	199.92
Employee Benefits Expense	20.60	3.69	20.34	53.59
Finance Costs	9.37	0.32	9.11	25.62
Depreciation & Amortisation Expense	8.66	1.33	8.52	20.29
Other Expenses	11.24	3.34	9.28	30.22
Total Expenses (B)	170.94	8.68	178.22	468.20
Share in profit/(loss) (net) of associate companies	(0.03)	(0.03)	0.08	0.32
Exceptional Items	-	-	-	3.98
PBT	15.51	20.02	25.44	103.06
Tax	3.14	3.16	0.31	19.98
PAT	12.37	16.85	25.13	83.08
PAT Margin	6.6%	58.6%	12.3%	14.4%

*The NCCCL consolidation is for the period from the date of acquisition, i.e., 22nd August to 31st December.

Balance Sheet (Nisus Consolidated)

Particulars	FY 26	FY25
Equity & Liabilities		
Equity	23.87	23.87
Reserves	240.19	136.84
Minority Interest	126.36	2.63
Non-Current Liabilities		
Long Term Borrowings	48.49	9.17
Long Term Provision & Other Non-current Liabilities	33.12	0.35
Total Non-Current Liabilities	81.62	9.52
Current Liabilities		
Short Term Borrowings	213.13	0.31
Trade Payables	178.33	0.51
Short Term Provision	17.35	3.48
Other Current Liabilities	119.70	1.50
Total Current Liabilities	528.53	5.82
Total Equity & Liabilities	1,005.02	178.70

Particulars	FY 26	FY25
Assets		
Non-Current Assets		
Fixed Assets	79.17	3.02
Goodwill on Consolidation	8.41	0.60
Non-Current Investments	130.05	50.80
Deferred Tax Assets	6.59	0.29
Other Non-Current Assets	50.79	19.28
Total Non-Current Assets	275.01	75.26
Current Assets		
Trade Receivables	301.66	17.83
Inventories	252.95	-
Cash & Bank Balance	25.22	67.24
Short Term Loans & Advances	75.87	11.84
Other Current Assets	71.45	6.51
Total Current Assets	730.01	103.44
Total Assets	1005.02	178.70

1. The consolidated balance sheet reflects the consolidation of NCCCL for the first time. Minority interest represents the 46% stake not held by Nisus. In NCCCL
2. The trade receivables includes INR 89.7 Cr of retention money standard in EPC contract. All clients are AAA grade entities
3. Short Term borrowing includes NCCCL working capital facility and acquisition loan on Nisus's own books.



04

Culture & Recognitions

A Great Place to Work



Glimpses of Team Engagements



• Culture of Excellence

- Nisus Finance was officially certified as a Great Place to Work® for two consecutive years (2025 & 2026), validating its progressive people practices, inclusive culture, and commitment to fostering a high-trust, high-performance workplace



• Human Capital & Culture

- High-integrity, performance-led, globally aligned team
- Human capital as a strategic growth driver



• Workforce Scaling with Global Depth

- Strength grew from 24 (FY24) to 50 (FY26)
- Established 15-member Dubai team to lead UAE operations
- Supports ambition of becoming a global investment platform

Awards and Accolades



- Real Estate Investment Company of the year (Gulf Business Awards)
- Young Game Changers of Indian Realty 2025 (Outlook)



- Great Place to Work
- 2nd position in 'Fundraising of the year' by GRI India
- India's Impactful CEO Award 2025 (ET Edge, Times Group)



- Awarded by CREDAI Maharashtra for revolutionizing finance & real estate.
 - RICS Award: Real Estate Fund Firm of the Year.
- CareEdge AIF "1" grading for Real Estate Special Opportunities Fund-I.



Burj CEO Awards (CEO Club Network) honored the Company as Best Investment Company – Emerging Markets.



Recognized at NAREDCO Finance Conclave for contribution to the Real Estate Industry.



Awarded Best Emerging Real Estate Fund by Zee Business & Adsync-Advertising LLP.



Honored again by NAREDCO for contribution at Real Estate & Infrastructure Investors Summit.



Recognized by NAREDCO at Real Estate & Infrastructure Investors Summit.



Honored by NAREDCO for contribution at Real Estate & Infrastructure Investors Summit.



Nisus Finance awarded as "Real Estate Investment Company of the Year" at Gulf Business Awards



Dr. Amit Goenka Invited as Panelist at Realty+ 40under40 - Presenting Young Tycoons



From Engineer to Entrepreneur - The HashTag Show

Dr. Amit Goenka featured in Podcast on the HashTag show



Dr. Amit Goenka Invited as Jury Member at the Realty Next Construction Tech Demo Day

Dubai Realty Deals on Shaky Ground Now...

Deal closure timelines may get longer if there is no swift end to the conflict, say brokers

Sobia Khan and Dilasha Seth

Bengaluru | Dubai: The Dubai property market is red hot, and three straight years of boom got 2020 off to a promising start. But the crisis in Iran, and its fallout through the Middle East, might cause "collateral damage" to Dubai's property industry at least for now. "We are not seeing panic, but there is a clear pause in decision-making. One of my clients just backed out of a deal," said a top broker at a leading property development firm in Dubai. "Several clients have asked to delay signings until there is more clarity. Site visits have moderated compared to January."

Dubai's residential market is deeply intertwined with global capital flows. The emirate's diversified economy, strong regulatory framework and continued inflow of global capital provide a solid cushion.

Market estimates suggest Indian nationals and non-resident Indians account for roughly 25-30% of offshore residential transactions in certain micro-markets.

Brokers say that while such ultra-prime buyers typically take a long-term view and are less sensitive to short-term volatility,

even this segment is seeking greater clarity before committing fresh capital. "Luxury buyers are still active, but discussions are more detailed," said a Dubai-based developer with a reputation of anonymity. "No one is rushing."

Construction activity across the emirate remains unaffected. While regional tensions have heightened risk perceptions and briefly disrupted travel, including temporary airport closures, there is no indication that project construction has been put on hold as a direct result of the conflict.

"We expect the market to absorb this shock and resume normal transaction velocity by the end of this week. For smart capital currently sitting on the sidelines, any short-term impact on pricing is not a deterrent — it is a distinct buying opportunity," said Ritu Kant Ojha, CEO of a leading real estate firm.



Dubai's residential market is deeply intertwined with global capital flows

"At this stage, the impact on the UAE real estate market has been sentiment-driven rather than structural. The emirate's diversified economy, strong regulatory framework and continued inflow of global capital provide a solid cushion."



Dr. Amit Goenka
Chairman & Managing Director
Nisus Finance

AMID FEARS OF PROLONGED WAR-LED DISRUPTION...

UAE Moves to Put in Place Support Measures to Keep Growth on Track

Plans to step up bank loans, boost spending in sectors such as IT, energy, food security

Dilasha Seth

"There is a large blueprint in the works. They are planning investments that will create jobs and accelerate the economy."

An NBFC framework is also being developed to allow non-banks to accelerate lending."

Dubai is drawing a blueprint from long-term self-interest to include in its strategy. Govt market forces are under pressure to ensure the country's economic resilience. The central bank of the UAE is also planning to support the private sector by providing loans to businesses and households despite heightened geopolitical uncertainty.



Key Guardrails

PROPOSALS INCLUDE:
Ensuring banks provide liquidity support to borrowers facing short-term stress

Dubai gov't last week unveiled a \$27.2B industry package to support sectors

Central Bank of UAE last month unveiled a five-pillar resilience package for banks

Govt-owned cos exploring ways to reduce commercial rents for SMEs in malls and office buildings

UAE's economy and tourism minister Abdullah bin Touq Al Marri is the government is preparing a support package for the tourism sector amid disruption of travel flows. The government last week unveiled a \$27.2 billion industry package to support sectors including hotels and tourism. Separately, several government-linked entities are taking steps to ease cost pressures for smaller businesses. Some government-owned companies are exploring ways to reduce commercial rents for small and medium enterprises (SMEs) operating in malls and office buildings. The government-owned Dubai Properties has already announced a support package for SMEs operating at its Business Park, including measures such as rent-free incentives linked to contract renewals, greater flexibility on payment deferrals and the waiver of minor administrative penalties. Dubai Holding's retail arm, Du Retail, has also begun discussions with commercial tenants across malls to explore rental adjustments aimed to help businesses navigate the current uncertainty.

For full report, see www.economictimes.com

This presentation and the accompanying slides (the “Presentation”), which have been prepared by Nisus Finance Services Co Limited (“NISUS”, The Company) solely for information purposes and do not constitute any offer, recommendation or invitation to purchase or subscribe for any securities, and shall not form the basis or be relied on in connection with any contract or binding commitment what so ever. Forward-looking scenarios presented herein represent management's internal planning framework under named assumptions and do not constitute financial guidance or profit forecasts under SEBI Listing Regulations. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company.

This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded. and unknown risks, uncertainties and assumptions that are difficult to predict.

Certain matters discussed in this Presentation may contain statements regarding the Company’s market opportunity and business prospects that are individually and collectively forward-looking statements. Such forward-looking statements are not guarantee of future performance and are subject to known and unknown risks, uncertainties and assumptions that are difficult to predict.

These risks and uncertainties include, but are not limited to, the performance of the Indian economy and of the economies of various international markets, the performance of the industry in India and world-wide, competition, the company’s ability to successfully implement its strategy, the Company’s future levels of growth and expansion, technological implementation, changes and advancements, changes in revenue, income or cash flows, the Company’s market preferences and its exposure to market risks, as well as other risks.

The Company’s actual results, levels of activity, performance or achievements could differ materially and adversely from results expressed in or implied by this Presentation. The Company assumes no obligation to update any forward-looking information contained in this Presentation. Any forward-looking statements and projections made by third parties included in this Presentation are not adopted by the Company and the Company is not responsible for such third-party statements and projections.

Thank You



Nisus Finance Services Co Limited

5th Floor, A Wing, Poonam Chambers, 502-A
Dr Annie Besant Rd, Markandeshwar Nagar,
Sagar Estate, Worli, Mumbai, Maharashtra
400018

E-mail: info@nisusfin.com

Phone: +91-22-6164 8888

Website: <https://nisusfin.com> 15

IR Contact: investor.relations@nisusfin.com

