Date: August 20, 2026

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

Scrip Code: 544296
ISIN: INE0DQN01013

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

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI Listing Regulations as amended from time to time, we wish to inform that the representatives of Nisus Finance Services Co Ltd will be meeting with the investors on August 20, 2026 as per the details given below :

Event Name	GIA BFSI/Fintech Analyst Meet
Meeting Type	Virtual Analyst/Investor Group Meeting
Mode	Virtual
Timings	2-5PM
Link to Register	https://us06web.zoom.us/meeting/register/ekllTpO7RHKD9UOVYrdbWg#/registration

Please find attached herewith Investor Presentation to be presented in the abovementioned Investors Meet.

Kindly note that only information available in the public domain will be shared/discussed and no unpublished price sensitive information (UPSI) will be shared/discussed during the interaction with investors/analysts. The said meeting is in compliance with SEBI (PIT) Regulations

The intimation is also being uploaded on the Company's website at
https://nisusfin.com/investor-relations

Note: The above date is subject to change. Change may happen due to exigencies on the part of the Company or Organizer.

We request you to kindly take the above information on record.

Yours faithfully

For Nisus Finance Services Co Limited

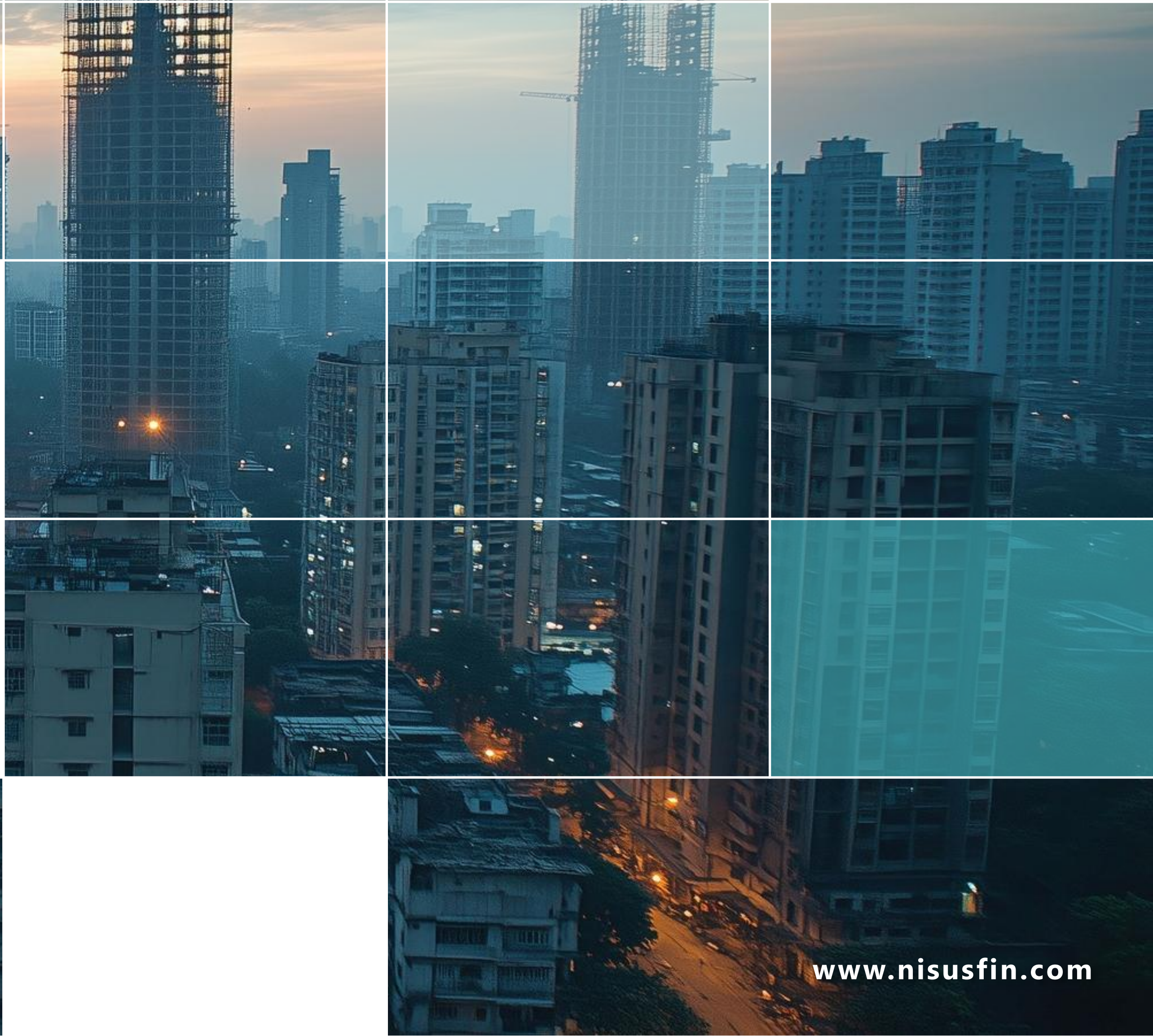
AMIT ANIL GOENKA
Digitally signed by AMIT ANIL GOENKA
Date: 2026.08.20 15:39:17 +05'30'

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

NISUS FINANCE GROUP

("NiFCO")

CORPORATE PRESENTATION



Great Place To Work. Certified APR 2026-APR 2027 INDIA

NiFCO NISUS FINANCE

01

About Us

Introducing Nisus

NiFCO NISUS FINANCE

Pioneering Urban Infrastructure with Capital & Execution

INDIA
Performing credit and special situations

Delivering consistent, risk-adjusted returns across market cycles

IRR >18%

UAE
High-Yield investments in rent generating assets

Leveraged equity investments in deeply discounted buildings across the UAE

Target Corpus: **$500Mn**
Target IRR: **22-24%**

GIFT CITY
A tax-efficient, regulation-compliant hub for cross-border fund flows

Unlocking **Global Capital** Access

INR 2,631* Cr
AUM

50+
Investment Professionals

4+
Active Funds

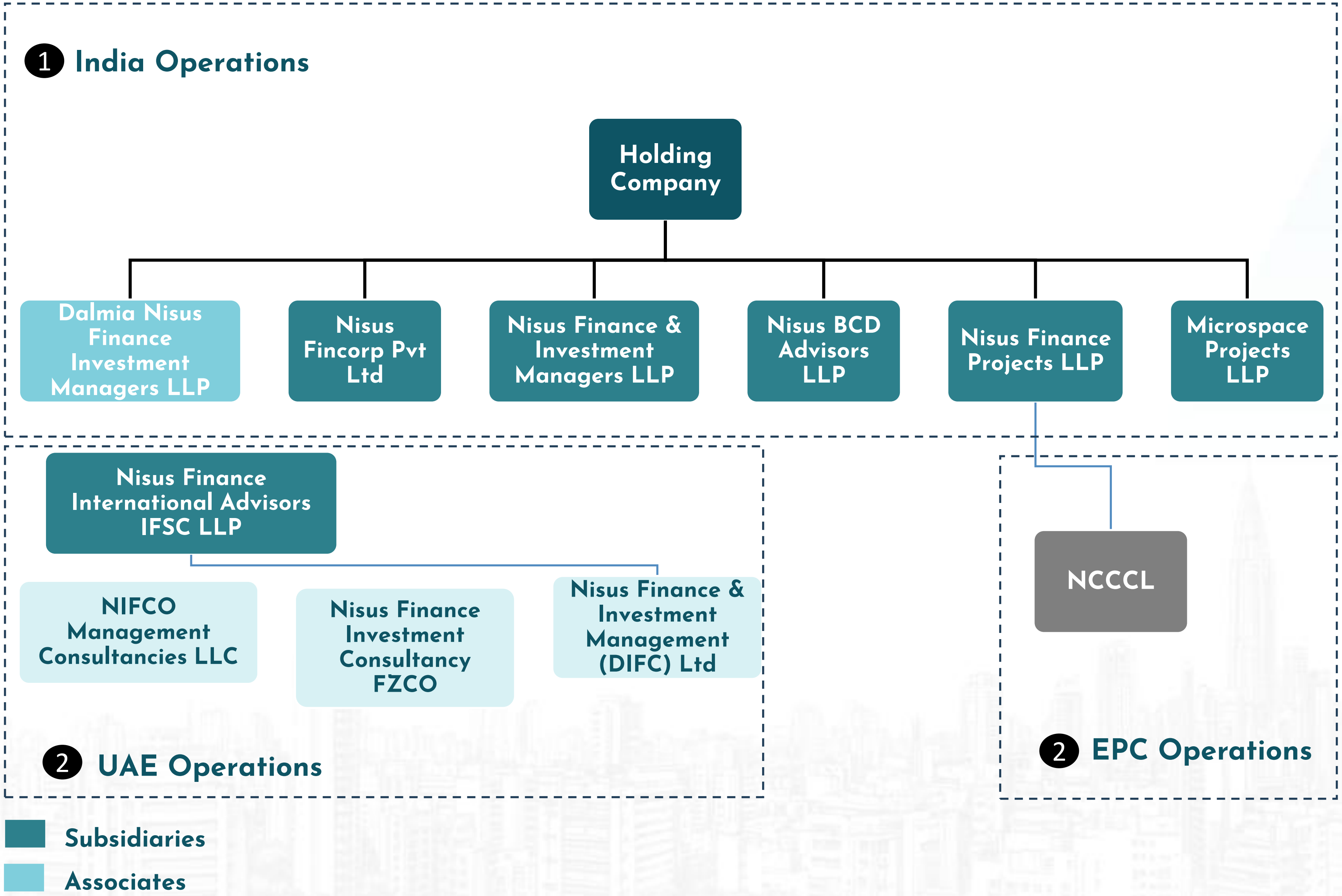
Company at a Glance

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



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.

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.

NiFCO NISUS FINANCE

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.

NiFCO NISUS FINANCE

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 Subramanium
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

Executive Leadership

NiFCO
NISUS FINANCE

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 Jhunjhunwala

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

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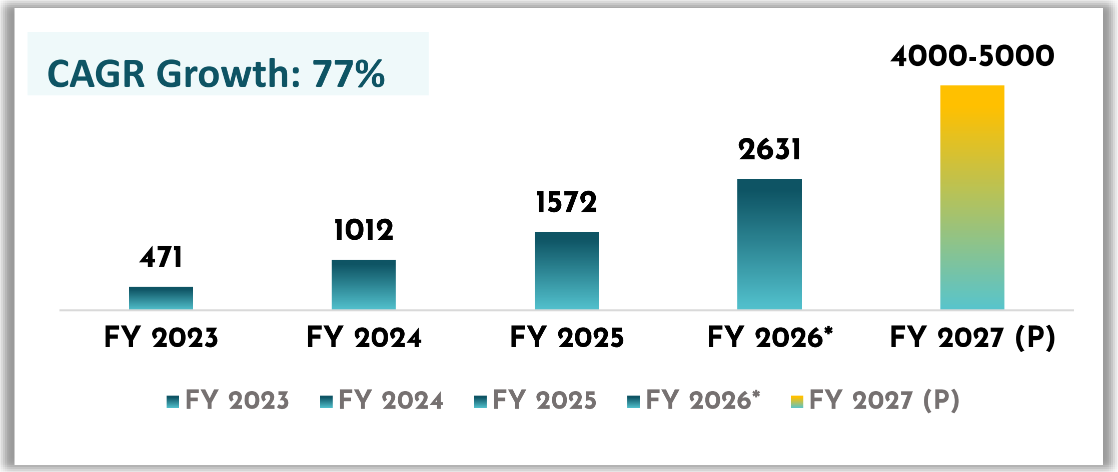
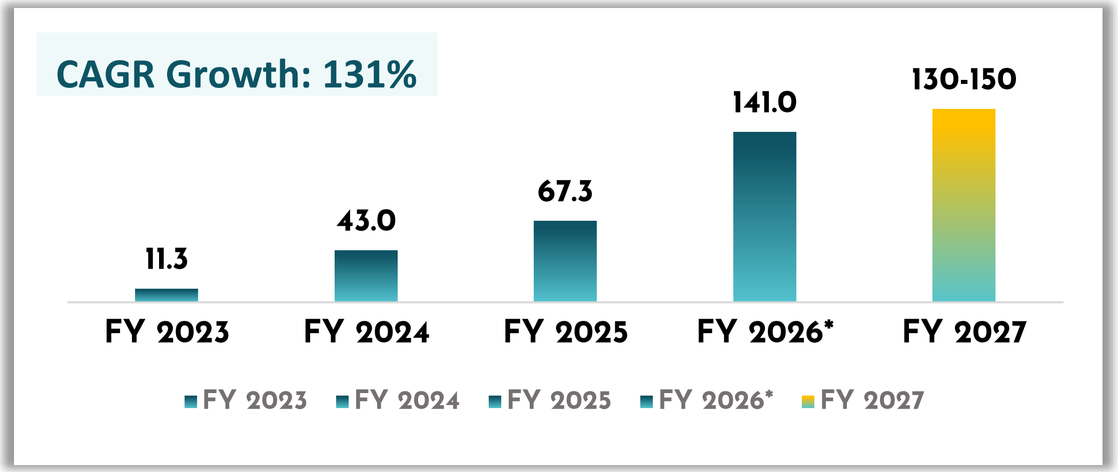
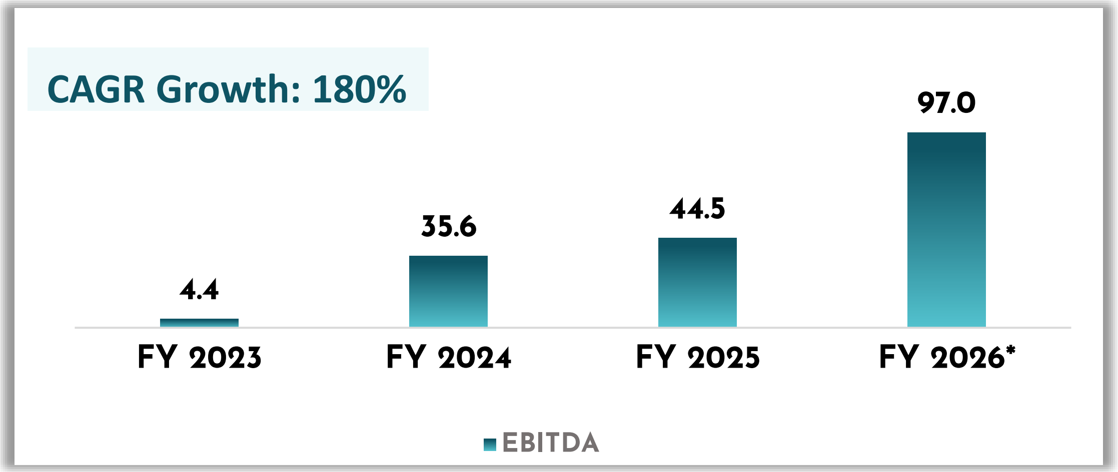
Asset Under Management (in Rs. Cr)



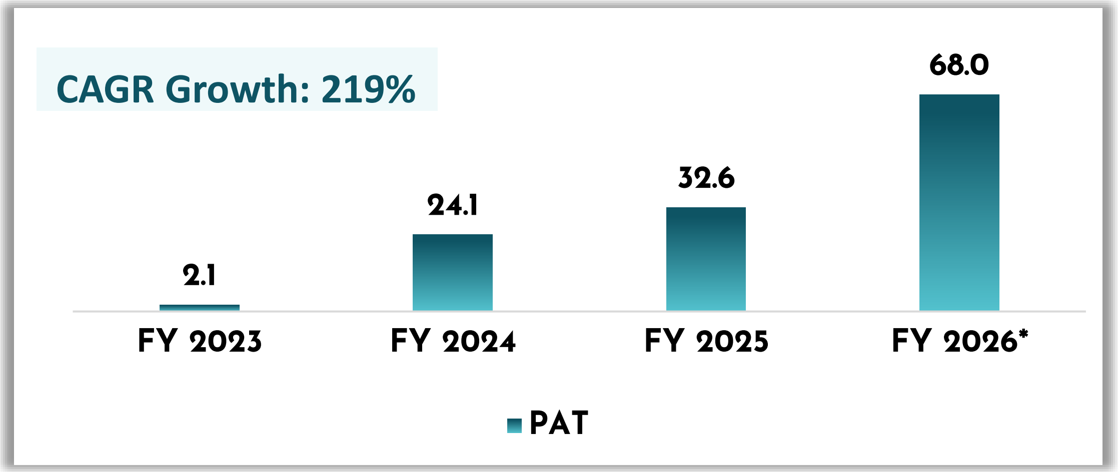
Revenue (in Rs. Cr)



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)*

FY27: Resilient Foundations. West Asia Headwinds. Q2 Inflection Ahead.

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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

NiFCO NISUS FINANCE

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

2x AIF-1 (Excellent) rated

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

One of the 1st Movers Regulated SM REIT

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

FIRST TO MARKET – Asset Tokenization

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

FIRST TO TAP – UAE Private Credit

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** Cypto 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.

** Detailed terms are mentioned in PPM*

NiYAM - Hybrid Real Estate Structured Investments

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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

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NISUS FINANCE

INDUSTRY

India Opportunity

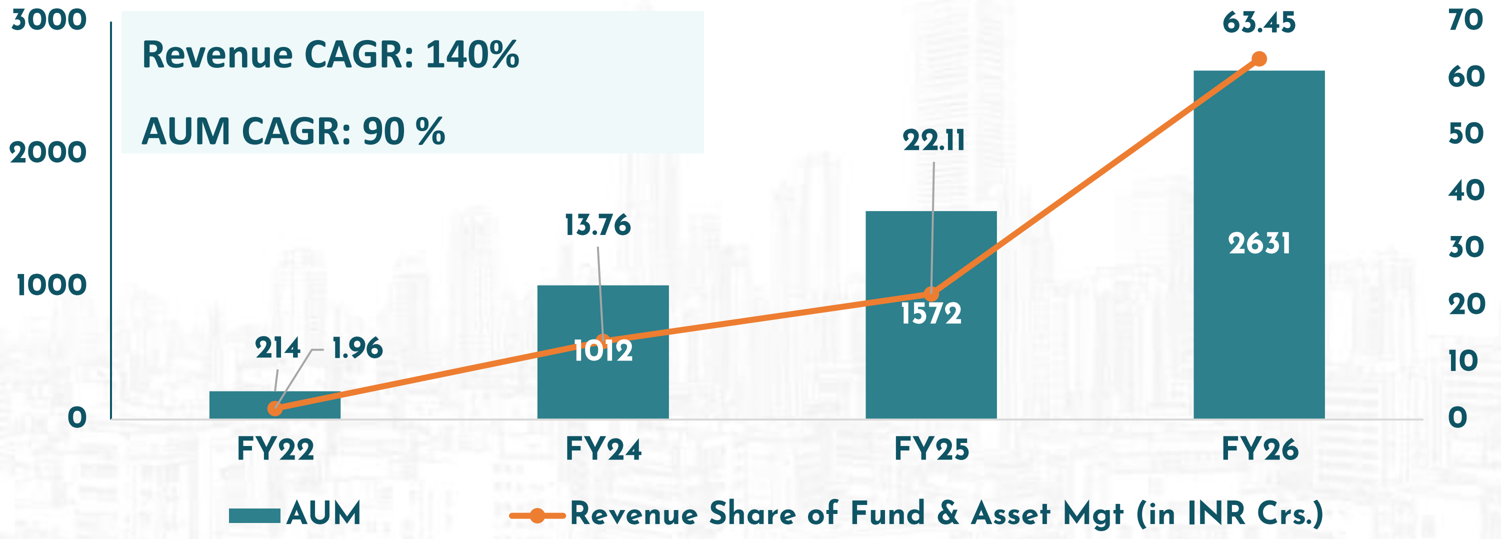
INR 1.14 Lakh Cr — Total Private Credit FY26 +35% YoY	**INR 15.74 Lakh Cr** — AIF Commitments FY26 CAGR 30.7 % FY 21-26	**INR 80,750 Cr.** — Institutional Inflows 2025 +29% YoY

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

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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

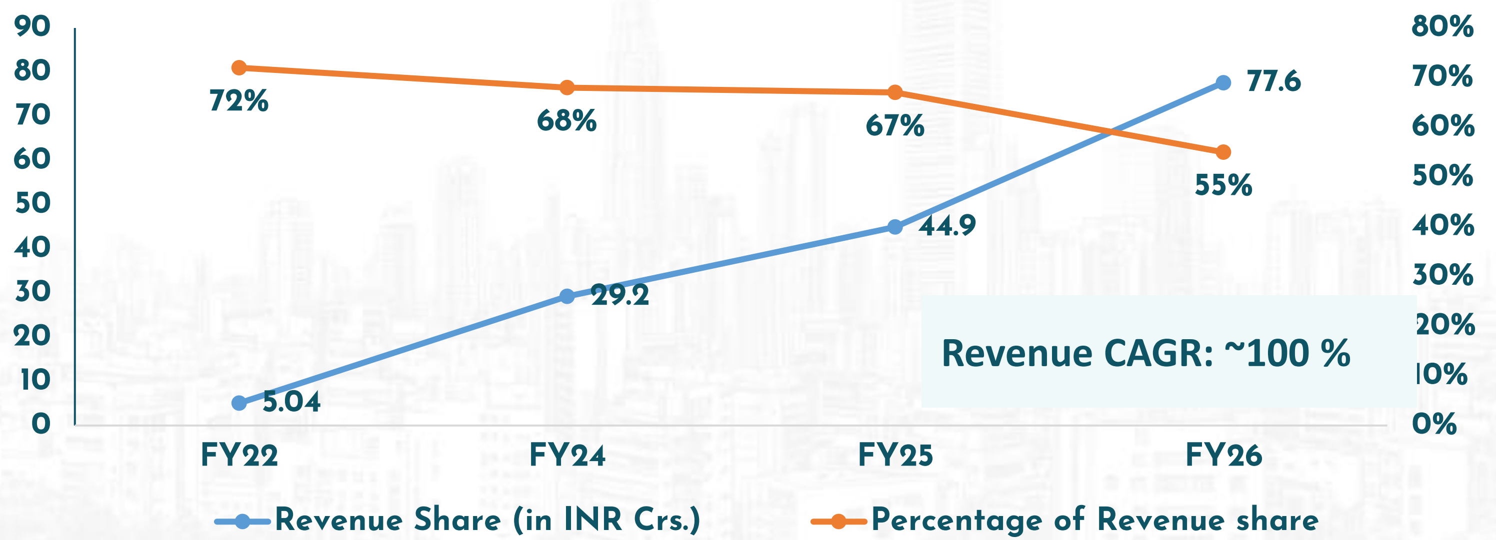
End-to-end advisory in:

- 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

NiFCO NISUS FINANCE

₹2631 Cr.	**60+**	**Zero**	**Excellent AIF-1**	**Institutional Partnership**	**3000 Cr +**
Total AUM FY 2026	Investments	Capital Loss	Rating by CareEdge	(SWAMIH, ARCIL, Phoenix)	Deal Pipeline

	A Real Estate Asset Performance Fund ("REAP")	B Real Estate Credit Opportunities Fund ("RECOF")	C Real Estate Special Opportunities Fund ("RESO")	D Nisus High Yield Growth Fund	E 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

NiFCO NISUS FINANCE

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.

	Stabilization Case	Recovery Case
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)

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

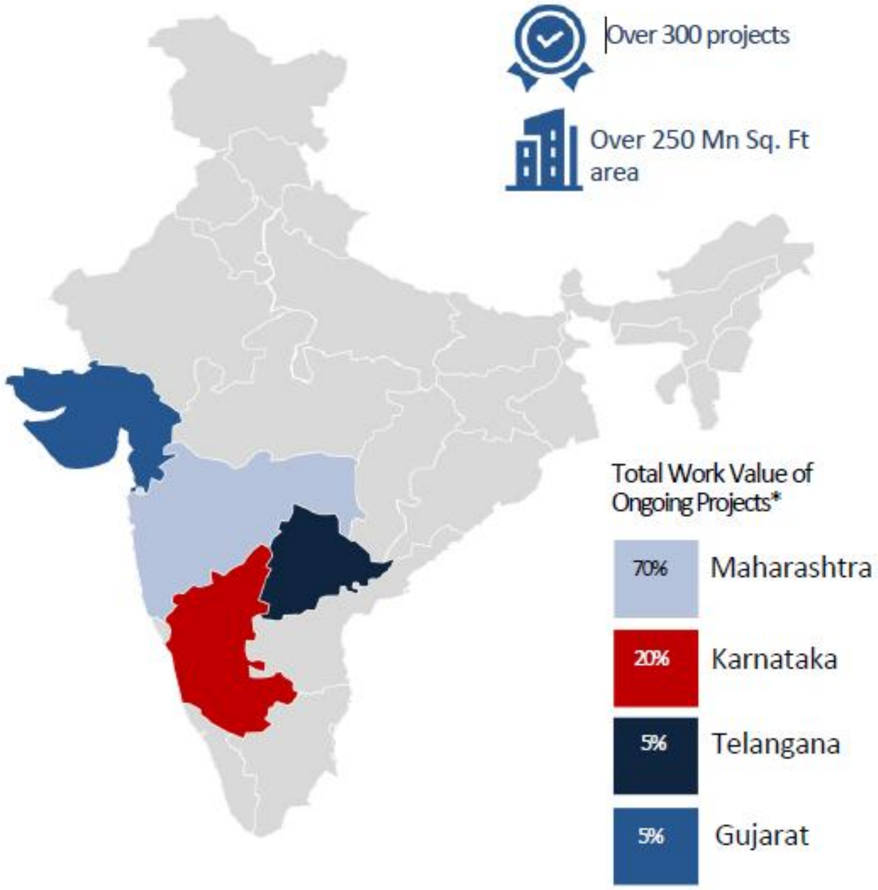
79 Years
In Operations

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

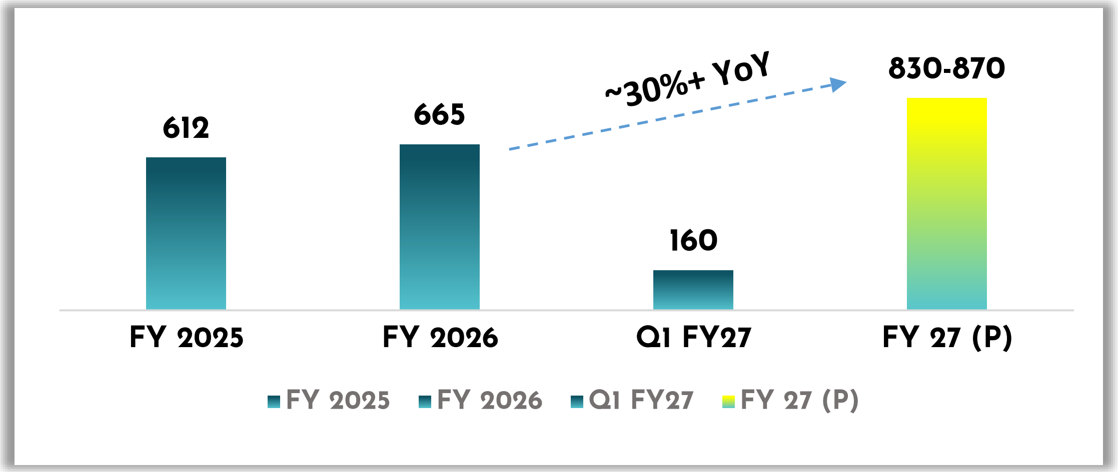
Marquee Client Base
Lodha, Welspun, Runwal, Terminus – repeat mandates from India's top developers

Technology & Safety
SAP S/4HANA ERP live. BIM via Nemetschek (Germany). British Safety Council certified

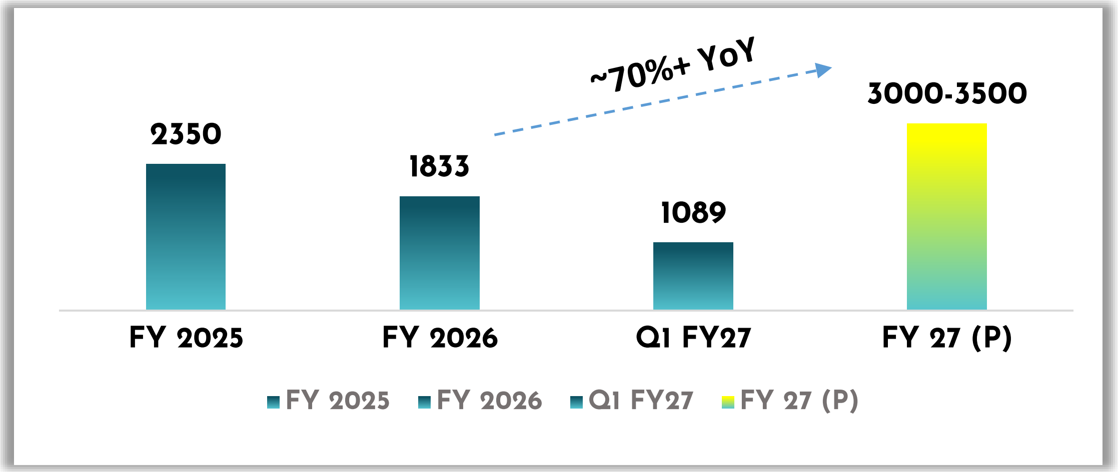
IPO-Ready Platform
NICMAR talent pipeline, PMO setup, KRA/KPI-led governance. Year 2 target: IPO-ready

NCCCL - Building Scale through Disciplined Growth

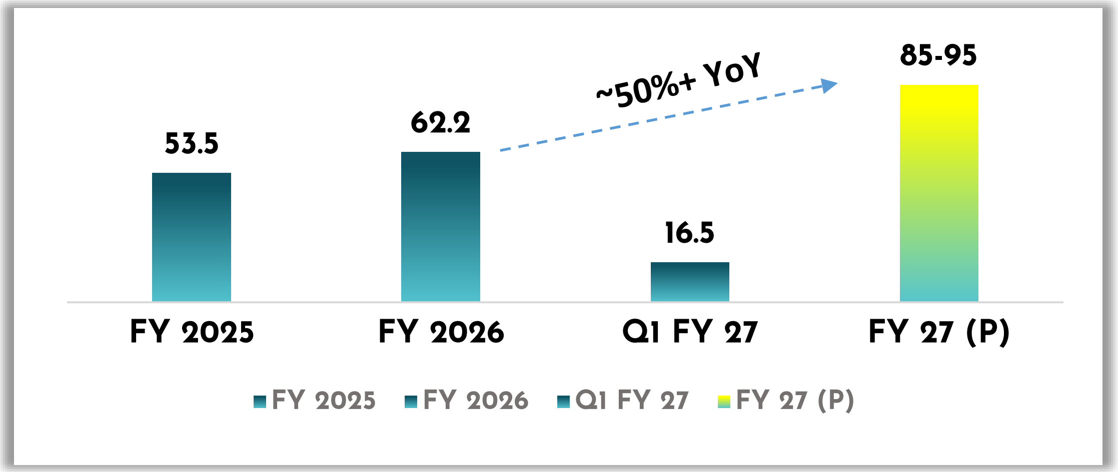
Total Income (in Rs. Cr)



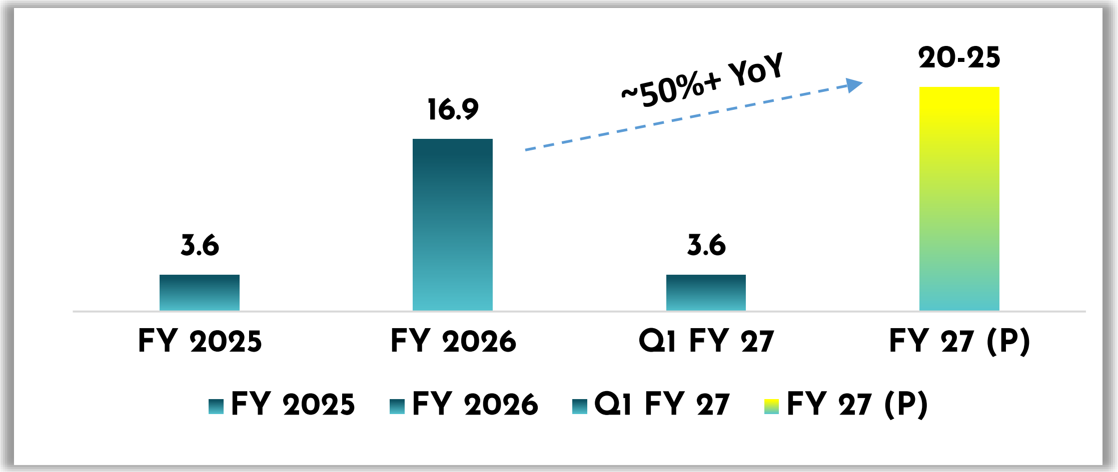
Order Book(in Rs. Cr)



EBITDA (in Rs. Cr)



PAT (in Rs. Cr)



- *FY 27 (P) is management projections for NCCCL*

NCCCL Acceleration : Re-ignite, Rebuilt, Delivering

NIFCO NISUS FINANCE

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

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- 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

1400 Cr+
New orders
(50% of total order book)

Runwal Residence
Mumbai, Maharashtra

Civil and Structural Work

Lodha - Alibaug Cowtown
Alibaugh, Maharashtra

7.26Lakh Sq ft G+34 floor Residential Tower

Welspun
JNPT Navi Mumbai, Maharashtra

Grade A Industrial Warehouse 18.15 lacs sq. ft.

Terminus group-
Hyderabad, Telangana

- 3.06 Lakh Sq ft Construction of 84 Villa at Mansanpally, Hyderabad
- 3.70 Lakh Sq ft 4 Basement + 20 Floor Residential Tower at Hyderabad

Lodha Acme Hills
Mumbai, Maharashtra

Turnkey SRA project 14.81 lac Sq. ft.

Banglore

Core & Shell 17 lac sq. ft.

* 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)

(in INR Cr)

Particulars	Q1 FY27 (Unaudited)	Q1 FY26 (Unaudited	Q4 FY26 (Audited)	QoQ	FY26
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
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**
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)

(in INR Cr)

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)

(in INR Cr)

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

Great Place To Work. Certified APR 2026-APR 2027 INDIA

NiFCO NISUS FINANCE

2026

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

2025

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

2024

- 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.

2023

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

2022

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

2021

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

2018

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

2017

Recognized by NAREDCO at Real Estate & Infrastructure Investors Summit.

2015

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

In the News

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

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 2026 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, making it sensitive to geopolitical developments. Industry executives say there has been selective deal cancellations. If the conflict doesn't come to a swift end, expect longer deal closure timelines, brokers said.

"At this stage, the impact on the UAE real estate market has been sentiment-driven rather than structural," said Amit Goenka, CMD, Nisus Finance. "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 on condition 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, CE... Luxury...

REUTERS

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

Key Guardrails

PROPOSALS INCLUDE...

- Ensuring banks provide liquidity support to borrowers facing short-term stress
- Dubai govt last week unveiled a $272M 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

"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."

households despite heightened geopolitical uncertainty.

"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," said Amit Goenka, chairman and managing director of Nisus Finance. It is raising a Gulf-focused real estate fund. There are also plans for public housing in the works, especially for workers in the energy and defence sectors.

Abu Dhabi is planning housing for around 100,000 people to attract talent. There are also partnerships with private capital to accelerate lea-

Dr. Amit Goenka featured in Podcast on the Hashtag show

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

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Thank You

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