

NPL/BSE/NSE/2026-27/57

October 07, 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
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Subject: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Strategic Investment Agreement

Dear Sir/ Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that Nimbus Projects Limited (“NPL” / “Company”) has entered into a Strategic Investment Agreement dated October 07, 2026 with Sankalp Agencies Private Limited (“SAPL”) for making a strategic investment in a real estate development project being undertaken by SAPL at Plot No. 05, Community Centre, Hari Nagar, New Delhi (“Project”).

The salient terms of the Agreement are as under:

S. No.	Particular	Detail of disclosure
a)	Name of the party with whom the agreement has been entered into	Sankalp Agencies Private Limited
b)	Date of agreement	October 07, 2026
c)	Purpose of entering into the agreement	To make a strategic financial investment by NPL towards the development of a commercial real estate project proposed to be developed by SAPL at Plot No. 05, Community Centre, Hari Nagar, New Delhi (“Project”).
d)	Size of Investment	NPL shall make a strategic investment of Rs.15.00 crore, payable in one or more tranches, subject to the terms and conditions of the Agreement.
e)	Projects Details	SAPL has successfully acquired the right to develop the freehold commercial land situated at Plot No. 05, Community Centre, Hari Nagar, New Delhi, admeasuring approximately 6,252.60 sq. m. (67,303 sq. ft.), pursuant to DDA e-auction.
f)	Shareholding, if any, in the entity with whom the agreement is executed	NPL does not hold any equity shares or other securities in SAPL pursuant to the Agreement. The Agreement does not involve acquisition of any shares or securities of SAPL by NPL.
g)	Significant terms of the agreement in brief	NPL shall provide a strategic financial contribution of Rs.15.00 crore towards the development cost of the Project. SAPL shall utilise the investment solely towards development and completion of the Project and shall obtain/maintain the requisite approvals and undertake the development of the Project in accordance with applicable laws and approvals.
h)	Utilisation of investment	The Investment Amount shall be utilised solely towards the development and completion of the Project and shall not be diverted for any other project or purpose.

i)	Whether, directly or indirectly, the agreement relates to or will affect the management and control of the listed entity	No. The Agreement does not result in any change in the management or control of NPL.
j)	Whether the agreement involves any restriction on the listed entity	No material restriction is imposed on the management or control of NPL under the Agreement.
k)	Details regarding any right to appoint directors or key managerial personnel	Not Applicable
l)	Nature of consideration	Cash
m)	Whether the transaction is in the normal course of business	Yes, The Agreement represents a strategic investment by NPL in a real estate project and is being entered into in accordance with the terms approved by the competent authority of the Company.
n)	Tenure of the agreement	The investment shall remain invested until obtaining of the Completion Certificate, subject to the early exit provisions contained in the Agreement.
o)	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length basis"	No
p)	Return / economic entitlement	NPL shall be entitled to receive the Investment Amount together with a return thereon, with such return being determined by reference to the overall return generated by the Project, in accordance with the terms of the Agreement.
q)	Other Material Terms	SAPL shall be responsible for obtaining/maintaining necessary approvals, payment of the balance consideration and other dues relating to the land, development and completion of the project, and compliance with applicable laws.

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 01:00 p.m. (IST) and concluded at 02:00 p.m. (IST).

Kindly take the above information on record and acknowledge the receipt.

Yours Faithfully

For Nimbus Projects Limited

Ritika Aggarwal
Digitally signed by
Ritika Aggarwal
Date: 2026.10.07
16:53:25 +05'30'

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