

Date: February, 6th 2025.

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 exits investment in Skytech Estates with 1.5x of MOIC

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)

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

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

Nisus Finance successfully exits investment in Skytech Estates with 1.5x of MOIC

Mumbai, February 6, 2026: Nisus Finance Services Co Ltd. (Nisus Finance), a leading player in urban infrastructure and real estate finance, today announced the successful and timely exit from its investment in Skytech Estates Private Limited.

Nisus Finance has completely exited this investment on February 3, 2026, well before the originally planned timeline of June 2026 through a carefully planned full and final settlement, realising an **Internal Rate of Return (IRR) of approximately 16.5% & MOIC of 1.5x over a holding period of approximately 3 years.**

In 2023, the Real Estate Special Opportunities (RESO) Fund had invested in Senior Secured Redeemable Non-Convertible Debentures of Skytech Estates Pvt Ltd. The issuer is currently developing Skytech Mall (Project 1), a retail mall in Rohtak, and Skytech Colours Avenue (Project 2), a residential project in Greater Noida. Notably, this investment underscores Nisus Finance's ability and willingness to support high-quality real estate opportunities beyond India's major cities, reflecting its growing footprint and commitment to enabling development in emerging urban markets.

The investment stands fully discharged, with all outstanding dues settled and security interests released. This outcome reflects Nisus' strong asset management discipline, strategic stakeholder engagement, and execution excellence in the commercial real estate space.

Commenting on the exit, Avadhoot Sarwate, Chief Investment Officer, Nisus Finance Services Co Ltd, said: "The successful exit from Skytech Estates highlights Nisus' disciplined asset management, strong execution capabilities in complex real estate investments, and proven ability to actively manage and turn around stressed real estate assets. This transaction also reinforces the intent of our Real Estate Special Opportunities (RESO) fund to back well-located projects with strong fundamentals while bringing hands-on structuring, monitoring and resolution expertise to protect and enhance investor value. Delivering a full and final settlement ahead of schedule underscores our ability to actively manage risk, engage stakeholders effectively, and consistently deliver targeted, risk-adjusted returns for our investors."

Nisus team successfully navigated cash flow challenges to achieve an optimal outcome, protecting investors' capital while delivering strong risk-adjusted returns through proactive asset management along with disciplined enforcement, and strategic stakeholder engagement. This early resolution highlights the expertise of Nisus Finance in managing and restructuring distressed commercial real estate assets.

About Nisus Finance Services Co Ltd 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: <https://nisusfin.com/media/press-release>

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