NiFCO NISUS FINANCE
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THE NISUS EDGE

Issue 001/25 March 2025

CMD's Desk

Dear Readers,

Welcome to the very first edition of our newsletter! It is an exciting milestone for us at Nisus as we continue to navigate the ever-evolving real estate landscape with innovation, strategic growth, and an unwavering commitment to excellence. This newsletter is our way of keeping you informed and engaged with our journey—sharing key insights, updates, and successes that shape our vision.

Thank you for being a part of this exciting chapter. We look forward to growing together!



Public Presence

ET Global Business Summit

On Feb 15 & 16, Mr. Amit Goenka spoke at the ET NOW Global Business Summit, chaired by the Prime Minister Sh. Narendra Modi, and attended by 2000+ CXOs. Mr. Goenka highlighted India's urbanization growth and the critical need for sustainable development. With urbanization rising from 36% to 56% in 15 years, he emphasized the importance of energy transitions, digitization, and net-zero goals. Strong partnerships with Japan and UAE are advancing this vision, and Nisus Finance is committed to leading real estate and infrastructure investments to shape future.

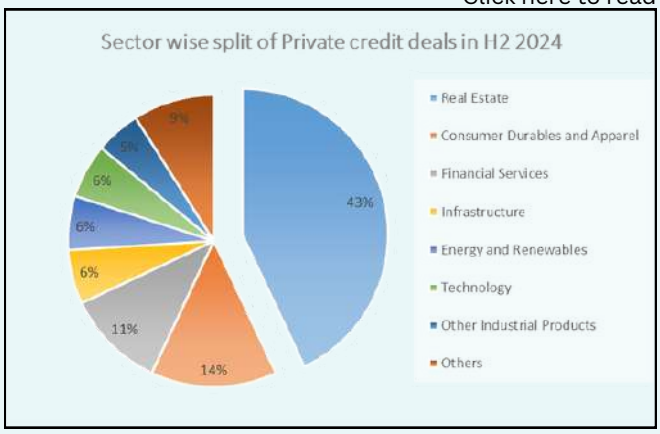
Click here to see the video

Industry Snapshot

AIFs have become the vehicle of choice for private credit growth in India

India's private real estate credit market is set to grow from $10B in 2023 to **$18-20B by 2026 (CAGR 21-26%),** driven by alternative financing demand. Investors target 18-22% IRRs, focusing on residential and commercial projects amid tighter bank lending. AIFs, led by Category II (80% of commitments), grew at a **~32% CAGR (FY19-FY24),** with real estate leading at 17% in H1 FY2025.

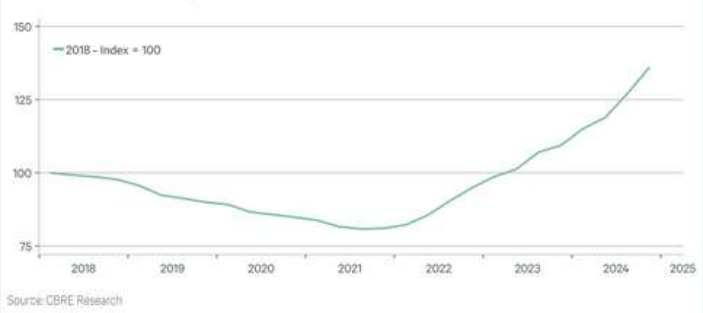
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Dubai

- The GCC real estate market, led by the UAE, is projected to reach $690B by 2025 (CAGR 2.45%). The UAE's residential sector is set to hit $400B, with real estate contributing 7.6% to non-oil GDP. Dubai offers top-tier rental yields of 6-8%, well above the global average of 2-4%.

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Dubai Offices, Average Rental Index

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Milestone



Successfully exited a Mumbai self-redevelopment project with a **21% IRR.**

Click To read full article



Opened a new Dubai office and advanced our **$500M** High Yield Growth Fund for GCC & EMEA.

Click To read full article



Partnered with **Houlihan Lokey** to raise financing for our High Yield Growth Fund.

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Knowledge Zone

Budget 2025 and Real Estate

- **Tax Relief on Second Homes:** Taxpayers can now claim nil valuation for up to two self-occupied properties, meaning no tax liability on notional rental income from a second home.
- **Higher Deduction Limit for Home Loan Interest:** The limit for tax deduction on interest for senior citizens is proposed to be doubled from the present Rs 50,000 to Rs 1 lakh.
- **Rationalization of threshold for TDS on rental income:** Any person, other than individual and HUF, paying rent of an amount exceeding INR 2,40,000 during the year was required to deduct tax at the rate 2%/10%. The threshold amount of INR 2,40,000 has been amended to INR 50,000 per month. effective from 1 April 2025.
- **SWAMIH 2.0:** The Budget allocated INR 15,000 crore to the Special Window for Affordable and Mid-Income Housing (SWAMIH) fund to address project delays and improve affordable housing.

Sector in news in Feb 25

- Sattva Group and Blackstone backed JV files DRHP to raise **Rs 6,200 cr** in India's largest REIT IPO.
- Maharashtra Deputy CM Eknath Shinde proposed using TDR for redeveloping 6,000 height-restricted buildings near Mumbai airport, benefiting **6-8 lakh residents**.
- SRA's housing scheme in Vasai-Virar offers **300 sq ft homes** to slum residents, aiming for slum-free zones with added amenities.
- CM Devendra Fadnavis announced an **8.5% interest waiver** on self-redevelopment premiums in Mumbai until March 2026 to ease financial burdens on residents.
- Dubai's Q4 2024 real estate sales hit **AED 116.5B,** up 31.1% YoY, with transactions surging **51.8% to 46,844 deals.**
- Maharashtra extended the leasehold-to-freehold land conversion deadline to December 2025, offering concessional premiums for housing societies.
- MMRCL plans to **monetize 12,491 sqm** along Metro Line 3 for commercial and residential development via joint ventures or sales.

Nisus in News

businessline.

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Nisus Finance Services appoints Houlihan Lokey for GCC fund

Updated - February 18, 2025 at 08:53 PM. | Mumbai

Business Standard

HOME MARKETS IPO NEWS STOCK MARKET NEWS COMMODITIES CRYPTOCURRENCY MUTUAL FUND

Home / Markets / Capital Market News / Nisus exits investment in self-redevelopment housing project in Mumbai

Nisus exits investment in self-redevelopment housing project in Mumbai

Nisus Finance Services Co has successfully exited its investment in a self-redevelopment housing project in Mumbai, delivering an impressive Internal Rate of Return (IRR) of approximately 21%. Nisus Finance had strategically invested Rs 22 crore in one of Mumbai's self-redevelopment projects located in Pestom Sagar, Ghatkopar. Trilogy Developers acted as the Development Manager for the project.

Commenting on the development Amit Anil Goenka, Chairman & Managing Director, of Nisus Finance Services Co said: We are pleased with the outcome of our investment in this self-redevelopment project. This exit reinforces our expertise in identifying and supporting high-potential real estate ventures while generating strong returns. The self-redevelopment model is gaining momentum in Mumbai, and we look forward to further opportunities in this space

mint | Markets

NIFTY 50 22124.7 -420.35 (-1.86%) | NIFTY Bank 48344.7 -399.1 (-0.82%)

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Nisus Finance Services: This small-cap stock soared 19% to hit a record-high today; here's why

Small-cap stock Nisus Finance Services skyrocketed as much as 19 per cent to hit its fresh all-time high of ₹452 in intraday trade on BSE on Friday, December 27.

GULF NEWS

GN FOCUS

Nisus Finance expands global investor reach for DIFC Property Fund

3/1/25, 4:02 PM Nisus Finance expands global investor reach for DIFC Property Fund



Amit Goenka, Founder, Managing Director and CEO, Nisus Finance Group

Nisus Finance Services Co Ltd. (NiFCO), a leading real estate investment firm headquartered in India that went public in December 2024, has expanded its investor outreach to Southeast Asia, Europe, and the Middle East for its Gulf-focused real estate fund.

NiFCO recently launched the "Nisus High Yield Growth Fund Closed Ended IC", ("Fund") incorporated under the laws of the Dubai International Financial Centre ("DIFC") registered as a Property Fund and as a Qualified Investor Fund. The Fund is an incorporated cell of Gateway ICC Limited and is advised by Nisus Finance Investment Consultancy FZCO ("NiFCO Dubai") located in Dubai, U.A.E. The Fund has appointed Gateway Investment Management Services (DIFC) Limited, to act as its fund manager.

Wednesday, March 12, 2025

दैनिक ट्रिब्यून The Tribune ਪੰਜਾਬੀ ਟ੍ਰਿਬਿਊਨ

Home / Business / Nisus Finance's Dubai Arm to Expand its Footprint Deeper into the UAE Market

Nisus Finance's Dubai Arm to Expand its Footprint Deeper into the UAE Market

Mumbai (Maharashtra) [India], February 17: Nisus Finance Services Co Limited (BSE- NISUS | 544296 | INE0DQN01013) a renowned investment management firm specializing in urban infrastructure and structured finance, is pleased to announce that Houlihan Lokey (NYSE: HLI), a leading global investment bank, has been retained by the Dubai-based fund advisor Nisus Finance Investment Consultancy FZCO to assist in raising financing for the Nisus High Yield Growth Fund Closed-Ended IC (the Fund) and its associated projects.

Life at Nifco



Dec 11, 2024 - IPO Listing



Dec 11, 2024 - IPO listing party



Feb 15&16, 2025- Global Business summit

Regulatory filings

1. NiFCO- H1 FY25 Investor Presentation-20.02.2025
2. Intimation-Nisus Finance's Dubai Arm to Expand its Footprint Deeper into the UAE Market-17.02.2025
3. Intimation- Sponsors in Navanaami AIF_11.02.2025
4. Intimation_PR_Exit-10.02.2025
5. Earnings Conference Call for the Half Year ended September 30, 2024 - H1FY25
6. Intimation of Press Release - Nisus Finance Expansion in GCC - 20.01.2025
7. Nisus Finance Services Co Limited H1 FY25 Earnings Con-call Transcript



To read further click on each item

Our Presence

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> **When money realizes that it is in good hands, it wants to stay and multiply in those hands thereby shaping into an everlasting legacy.**
>
> **Amit Goenka**

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