

Date: December 22, 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 Makes Largest UAE Investment to Date with INR 536 Crore Deal in Dubai Motor City

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, Mumbai, Maharashtra, India, 400 018
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PAN: AAJCM2118H | CIN : L65923MH2013PLC247317 | GSTIN: 27AAJCM2118H1ZK

Nisus Finance Makes Largest UAE Investment to Date with INR 536 Crore Deal in Dubai Motor City

Press Release

Dateline; December 22, 2025: Nisus Finance Services Company Limited (NiFCO), a listed alternate fund manager and urban infrastructure investment house, has made its largest investment in the UAE to date, committing **INR 536 crore (USD 59.8 million)** to Lootah Avenue, a completed residential building in Dubai Motor City. The investment covers the acquisition of the asset, transaction expenses and refurbishment.

The transaction has been executed through the Nisus High Yield Growth Fund, a DIFC-based property fund that also operates a feeder structure in GIFT City, enabling Indian investors to participate. The deal represents a significant expansion of Nisus Finance's international real estate portfolio and deepens its capital deployment in the Middle East.

Completed in 2021, Lootah Avenue is a freehold residential development comprising 273 units, including 110 studios, 110 one-bedroom apartments and 44 two-bedroom apartments, along with a medical center and eight retail outlets. The building rises over two basements, a ground floor, 23 residential floors and a rooftop, and is located on a plot area of 13,533.09 square meters. The development has a gross floor area of 28,305.72 square meters and a net sellable area of 24,159.51 square meters.

The investment has been structured with participation from global institutional and private investors, with senior financing backed by Emirates NBD Bank. The transaction comes as Dubai's property market continues to record strong activity. Real estate transactions in the emirate reached **INR 15 lakh crore (USD 170 billion)** during the first 11 months of 2025, driven largely by residential demand and sustained interest from regional and global investors.

Commenting on the investment, **Amit Goenka, Chairman and Managing Director, Nisus Finance Group**, said: "This transaction represents our largest commitment in the UAE and reflects growing institutional confidence in Dubai's residential market. Our focus remains on completed, income-generating assets in established communities where demand is resilient and long-term fundamentals are strong. Motor City fits this profile well, supported by stable occupancy and consistent pricing dynamics."

Dubai Motor City has emerged as one of the strongest residential micro-markets, with apartment resale volumes rising from 60 transactions in 2020 to over 650 in 2025, alongside average year-on-year price growth of around 65% over recent years, outperforming the wider Dubai market and signaling sustained demand and liquidity.

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The acquisition more than doubles the combined value of Nisus Finance's existing UAE investments and underscores the Group's strategy of scaling its international presence through asset-backed real estate opportunities. Over the past year, the firm has seen increased participation from institutional investors and global capital, contributing to growth in assets under management.

Nisus Finance's UAE strategy centres on investing in ready residential assets, as demand for completed properties continues to outpace new supply in several mature communities. Market participants note that steady resale activity and constrained upcoming inventory are supporting asset values across such locations.

Nisus Finance brings more than a decade of experience in urban infrastructure financing and private capital market transactions and continues to expand its footprint across international real estate markets through structured investment strategies.

Ends

Note to Editors

About Nisus Finance

Nisus Finance Services Co Limited (NiFCO), promoted by Mr. Amit Goenka and Mrs. Mridula Goenka, specializes in urban infrastructure financing and private capital market transactions. The group excels in identifying and unlocking value in special situations and high-yield assets through its diverse fund offerings in India and the UAE. Nisus Finance has a strong track record of successful high-yield exits, demonstrating its capability to deliver superior risk-adjusted returns for its investors.

NiFCO leverages local market knowledge and proprietary data to deliver superior solutions. The company's strategic execution and industry insights underpin its reputation as a trusted partner in the financial sector. As on H1 FY 26, it is managing assets worth INR 1906 Cr.

For more information, visit <https://nisusfin.com/>

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