

Date: January 20, 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 - Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Company Expands in GCC, Adding USD 55 Million to Fund AUM through Strategic Real Estate Deals.

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

RUKSAN
A ISTAK
KHAN



Ruksana Khan
Company Secretary & Compliance Officer
(Membership No.: A57960)

Encl. : As Above

Nisus Finance Services Co Limited
(Formerly known as Nisus Finance Services Co Private Limited)

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Nisus Finance Expands in GCC, Adding USD 55 Million to Fund AUM through Strategic Real Estate Deals

Mumbai, January 20th, 2025: Nisus Finance Services Co Limited. (BSE- NISUS | 544296 | INEODQN01013), a trailblazer in investment management with a focus on urban infrastructure, proudly announces the acquisition of two Grade A residential gems in Dubai's thriving neighbourhoods—Jumeirah Village Circle (JVC) and Al Furjan. These acquisitions, facilitated through the Nisus High Yield Growth Fund Closed-Ended IC, registered in the Dubai International Financial Centre (DIFC), mark a significant milestone in the fund's trajectory.

These strategic investments contribute USD 55 million to the assets under management (AUM) of the Nisus High Yield Growth Fund Closed-Ended IC, underscoring its robust growth and positioning it as a key player in the region.

The newly acquired properties, nestled in prime locations, are primed to tap into Dubai's thriving real estate market. The city's home sales surged by 25% in Q3 2024, fueled by a strong economy, burgeoning tourism, and an expanding international community. With Dubai's GDP projected to grow at an impressive 4.6%, the city offers unparalleled opportunities for excellent returns and long-term value.

About Nisus High Yield Growth Fund Closed-Ended IC:

Launched in 2024, the Nisus High Yield Growth Fund Closed-Ended IC is a cutting-edge investment vehicle designed to capture high-yield opportunities in Grade A, income-generating assets across premier locations in the GCC. Registered in the Dubai International Financial Centre (DIFC), with feeder fund at GIFT City, it offers both domestic and global investors a regulated and institutionalized option to participate in growth story of GCC region.

Expanding Regional Footprint:

In a move that underscores its commitment to the GCC region, Nisus Finance has inaugurated a new office in Dubai, strengthening the company's presence in the heart of one of the world's most vibrant and competitive real estate markets. By establishing a stronger presence in this dynamic hub, Nisus Finance is perfectly positioned to capitalize on emerging opportunities and foster deeper connections with its stakeholders.

The acquisition of two premier residential properties reflects Nisus Finance's relentless pursuit of growth and investor value. Capitalizing on Dubai's thriving real estate market and soaring demand for luxury living, the company is charting a path of exceptional success, delivering unmatched returns and enduring value.

Commenting on the development Mr. Amit Anil Goenka, Chairman & Managing Director, of Nisus Finance Services Co Limited said: "We are thrilled to expand our portfolio with two premium properties in Dubai, fueling the growth of the Nisus High Yield Growth Fund. With these strategic acquisitions, we're tapping into the pulse of Dubai's booming real estate market, delivering lasting value, and ensuring outstanding returns for our investors. The future is bright, and we're just getting started".

Commenting on the development Mr. Amit Jhunjhunwala, CIO, of Nisus High Yield Growth Fund said: "The Nisus High Yield Growth Fund has reached a significant milestone, adding an impressive USD 55 million to its AUM. As Dubai's real estate market soars with a 25% sales increase and a GDP

set to grow by 4.6%, our strategically chosen high-yield assets are perfectly positioned to unlock exceptional returns, tapping into the momentum of one of the world's most vibrant and dynamic markets”.

About Nisus Finance Services Co Limited:

Nisus Finance Services Co Limited, promoted by Mr. Amit Anil Goenka and Mrs. Mridula Amit Goenka, specializes in real estate financing and capital markets, with over 10 years of experience. Operating under the "Nisus Finance Group" or "NiFCO" brand, the company focuses on Transaction Advisory Services and Fund & Asset Management.

Nisus Finance's network includes subsidiaries and associates like Nisus BCD Advisors LLP and Dalmia Nisus Finance Investment Managers LLP, managing Real Estate and Urban Infrastructure Fund and Asset Management operations. Additionally, Nisus Fincorp Private Limited functions as a Non-Banking Finance Company (NBFC) focused on financing.

With a decade-long presence in India and managing assets worth approximately INR 1000 Cr as of FY 2024, Nisus Finance 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.

In FY24, the Company achieved a Revenue of ₹ 42.13 Cr, EBITDA of ₹ 34.36 Cr, and PAT of ₹ 22.87 Cr. For H1 FY25 the Company achieved a Revenue of ₹ 34.63 Cr, EBITDA of ₹ 24.10 Cr, and PAT of ₹ 18.84 Cr.

Disclaimer:

Certain statements in this document that are not historical facts are forward looking statements. Such forward-looking statements are subject to certain risks and uncertainties like government actions, local, political or economic developments, technological risks, and many other factors that could cause actual results to differ materially from those contemplated by the relevant forward-looking statements. The Company will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

For Further Information Please Contact:

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