

Date: February 10, 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 Mumbai Redevelopment Project At ~21% IRR

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
Managing Director
(DIN: 02778565)

Encl. : As Above

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

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



Nisus Finance Exits Investment in Mumbai Redevelopment Project At ~21% IRR

Mumbai, February 10, 2025: Nisus Finance Services Co Limited (BSE- NISUS | 544296 | INE0DQN01013), a prominent investment management firm, specializing in urban infrastructure and structured finance, 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 ₹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.

At the end of 2022, Nisus Finance made the first-ever institutional investment in a self-redevelopment project undertaken by a housing society. The project, Vishwasangam, is an affordable self-redevelopment initiative by two neighboring societies in the Pestom Sagar area of Ghatkopar.

In 2022, Trilogy Developers' project became the first society self-redevelopment initiative that Nisus Finance invested in, with Trilogy serving as the Development Management (DM) partner. The project involved the amalgamation of two societies into a single development, comprising two floors of commercial shops and seventeen floors of residential apartments. The investment was structured for a full-term duration of several years, during which Nisus Finance provided both financial backing and strategic support.

Mumbai has witnessed a surge in significant redevelopment projects, with major players such as Prestige, Purvankara, Godrej, and several others entering the market. However, institutional capital remains scarce due to systemic and regulatory constraints limiting banks' ability to lend to such projects.

Nisus Finance's exit from this redevelopment project stands as a testament to its deep expertise in the urban infrastructure financing space.

Renowned for its proven track record in real estate transactions, Nisus Finance has reinforced its commitment to safeguarding stakeholder interests while delivering strong returns for investors.


This successful exit strengthens Nisus Finance's portfolio of high-yield real estate investments and reinforces its focus on structured finance opportunities that drive sustainable growth in India's property market.

Commenting on the development Mr. Amit Anil Goenka, Chairman & Managing Director, of Nisus Finance Services Co Limited 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".

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.

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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Website: <https://nisusfin.com/contact>

