

19 November 2025

BSE Limited
Department of Corporate Services
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

National Stock Exchange of India Limited
5th Floor, Exchange Plaza,
Bandra Kurla Complex,
Bandra (East),
Mumbai - 400051

Scrip Code: 505355

Symbol: NESCO

Dear Sir/Madam,

Sub: Presentation at the Analyst/Institutional Investor Meet

Dear Sir/ Madam,

This is with reference to our letter dated 17 November 2025, intimating our participation at Kotak Midcap Conference 2025 on Friday 21 November 2025 at Grand Hyatt, Kalina, Mumbai.

Please find enclosed herewith the Investor Presentation ahead of the conference.

Kindly take the same on record.

Thanking you

Yours faithfully,

For Nesco Limited

Shalini Kamath
Company Secretary and Compliance Officer
M No. A14933



Elevating the Nesco Experience



The journey of Rise and Reach

The Company launches its public issue, which is quickly oversubscribed.

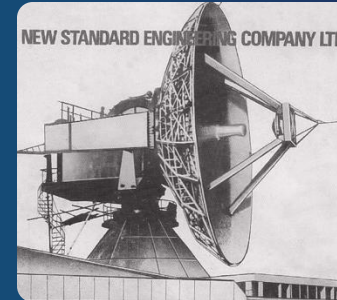
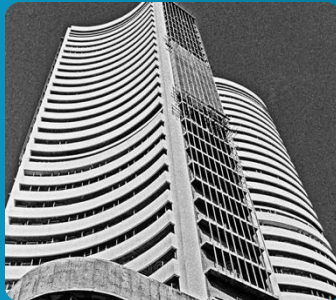
1958

'Indabrator' our engineering arm is born on the basis of a joint venture signed with Wheelabrator Corporation, USA for the manufacturing of shot-blasting equipment in India.

1964

New Standard Engineering diversifies into realty and the Group welcomes a new sector.

1986



1939

Our founder, Shri. J.V. Patel manifests his vision as the Standard Engineering Company.

1962

New Standard Engineering Company is known to have the largest foundry.

1966

The New Standard Engineering Company builds India's first antenna for space communication, with the Department of Atomic Energy.

1992

The 200,000 sq. ft. Bombay Exhibition Center develops into the largest center for exhibitions in the private sector in India.

The journey of Rise and Reach

Launched Nesco IT Park, Tower 3 (6.6 lakh sq. ft. chargeable area licensed to marquee MNC clients).

2013

Nesco Events comes to life, delighting patrons with intellectual properties, exhibitions and private events.

2017

Recognition as one of the Top 10 Brands in Real Estate by CEO Insights.

2023



2001

The Company rebrands itself as Nesco Limited in light of further diversification and business verticals.

2016

The beginning of Nesco Foods.

2019

Launched Nesco IT Park, Tower 4 (11.20 lakh sq. ft. chargeable area licensed to reputed MNC clients).

2025

Strategic foray into Way Side Amenities, marking Nesco's entry into high-potential mobility corridors and expanding its presence beyond urban centres into national expressway networks.

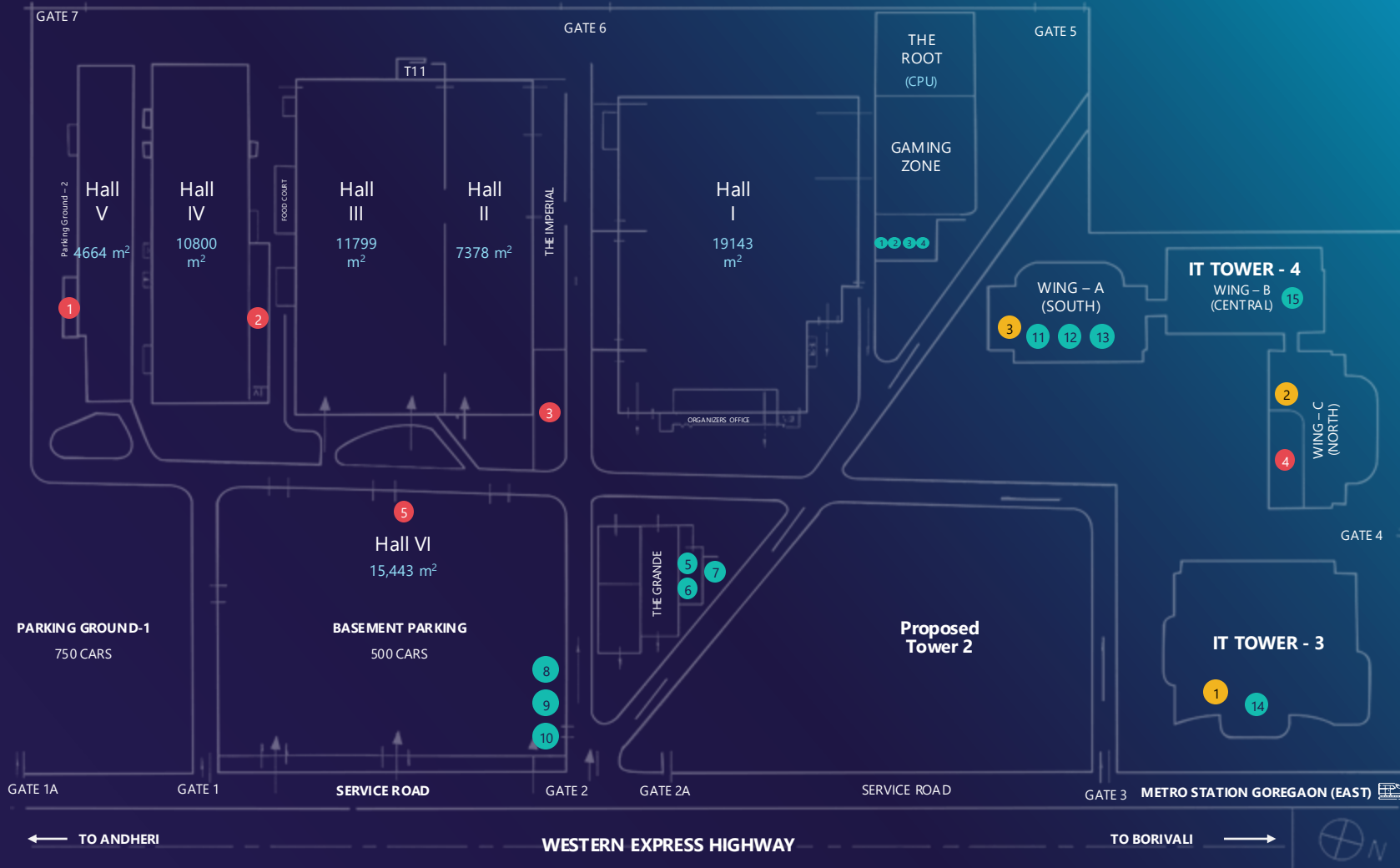
Our Performance at a Glance

₹ In Crs.

	Total Income	EBIDTA	PAT	Cash Generated from Operations	Fixed Assets
FY2022	382	264	189	163	928
FY2023	609	411	290	296	889
FY2024	783	531	362	376	919
FY2025	845	551	375	348	1669
YOY(%)	7.9	3.8	3.4		
3 Year CAGR (%)	30.3	27.8	25.6		
H12526	485	299	215		



Strategically Master Planned for Business



Key Highlights



Located on the
Western Express Highway.



Western Railway Station

Goregaon
is less than
02 Km away.

Ram Mandir
is less than
01 Km away.



Mumbai Metro Line is just steps
outside the campus. **(Line No. 7)**



Two **East/West corridors**,
namely Jogeshwari-Vikhroli
Link Road (Completed) and
Goregaon-Mulund Link Road
Proposed are within 1 Km
of the campus.



Proximity to the domestic
and international airports.

Legend : ● Restaurant ● Food Court ● Amenities

Land at Nesco Center the Blueprint of Tomorrow

Area (Sq mtr)	Realty	Exhibition and Events	Others	Total
Plot Area	1,44,013	75,786	28,556	2,48,354
Potential – FSI Area	9,72,085	4,09,244	-	13,81,329
Potential – Chargeable Area	11,66,502	4,09,244	-	15,75,746
Potential – Built up Area	17,01,148	8,59,413	-	25,60,561
Existing – FSI Consumed	1,38,700	83,800	-	2,22,500
Existing – Chargeable Area	1,65,530	71,418	-	2,36,948
Proposed – FSI / Tower 02	2,70,000	-	-	2,70,000
Proposed – FSI / Future Development	5,63,385	3,25,444	-	8,88,829

Note- Area calculations for IT Park are basis incentives and concessions extended by Maharashtra IT/ITeS Policy 2024 incorporated in DCPR 20234. For BEC are as per the policy incorporated in DCPR.



14%
FSI – Existing/
Consumed

28%
FSI – Proposed
Tower 2

58%
FSI – Future
Development



20%
FSI –
Existing/
Consumed

80%
FSI – Future
Development

The Future of Construction

Client Floors (No.)

Unit Leasable (No.)

Units Contracted (No.)

Area Chargeable (Sq. Mtr.)

Area Leased (Sq. Mtr.)

ARR psf/pm (₹)

Clients (No.)

Client Names

Tower 3

11

44

44

62,150

62,150

179

13

MSCI, HSBC, PwC, Here Solutions,
TTEC, Ericsson, Investec, HUDL,
EisnerAmper, Montran,
LucasFilms, BetterWorld

Tower 4

13

39

39

103,380

103,380

173

12

KPMG, BlackRock, Here Solutions,
Framestore, ISS Governance,
Priceline, PlayGames,
WeWorks, IndiaFirst Life,
Apollo Financials, Sodexo

₹ In Crs

Income from Operations –
31 March 2025

366 > 15%

↑ YOY

Income from Operations –
H1 30 Sept 2025

198 > 11.5%

↑ over the previous corresponding
H1 of FY 2024-25



The Future of Construction

Portfolio Snapshot (Tower 3 and 4)

Houses **25k+**
employees of clients

100% occupancy rate
for both Towers (3 and 4)

LEED IGBC **Platinum Certified**
(Core and Shell) – Green Buildings

100% renewable
energy offered/used

ISO 45001:2018
Certified for TFM (OHS) –
Safety Certification



Net Promoter Score (NPS) **>80%**
underscoring strong tenant loyalty
and satisfaction

A dedicated Food Court
in Tower 4 which houses
partnered and **owned** brands

Coffee shop, gymnasium, futsal,
cafeteria space in **Tower 3**

Salon, coffee shop, restaurants,
gymnasium, conference/banquet
room in **Tower 4**



The Future of Construction



Tower 2

The Future of Construction



Intimation of Disapproval (IOD)
received from BMC for Tower 2 in IT park

The Future of Construction



Tower 2 will span approx.
5.01Mn sq. ft.
of total constructed area

The Future of Construction



IT Park will offer approx.
2.25 Mn sq. ft.
Chargeable area of premium office spaces

The Future of Construction



Proposed hotel will include:

732 premium rooms
and suites

&

172 service
apartments

The Future of Construction



The proposed hotel will offer



IT Park will feature
contemporary
workspaces,
contemporary design,
and modern amenities.



Premium short
and medium stay
accommodation.



World class
dining options.



State-of-the-art
conference and
banquet facilities.

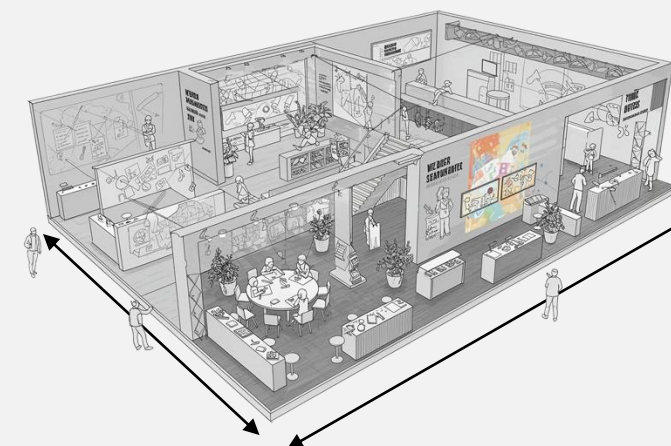


Wellness and
recreational
amenities.

A Confluence of Business and Culture



Hall 1	19,143 Sq. Mtr.
Hall 2	7,378 Sq. Mtr.
Hall 3	11,799 Sq. Mtr.
Hall 4	10,800 Sq. Mtr.
Hall 5	4,664 Sq. Mtr.
Hall 6*	15,443 Sq. Mtr.
Grand A	2,191 Sq. Mtr.
Total Area	71,418 Sq. Mtr.



Utilization
44 % Days
33 % Sq. Mtrs

Average Realization
₹244 Psm/pd

*Commissioned during the FY24-25



174CR

Income from Operations -
31 March 2025



101CR

Income from Operations -
H1 30 Sept 2025

25%

↑ over previous corresponding
H1 of FY 2024-25

Our Clients



A Confluence of Business and Culture



Portfolio Snapshot

High profile national events organized by the Govt. of India and attended by eminent Dignitaries.

24*7 operations with available task force and back up.

Reliable power infrastructure.

New Hall 6 and Hall 4 is **pillar-free**.

2 Mn+ footfall at Nesco Center.

1000+ vehicle parking capacity.

100+ exhibitions held during FY 2024-25.

100% Renewable energy offered to guests and visitors.

Creating Memories That Last a Lifetime



26CR

Income from Operations -
31 March 2025

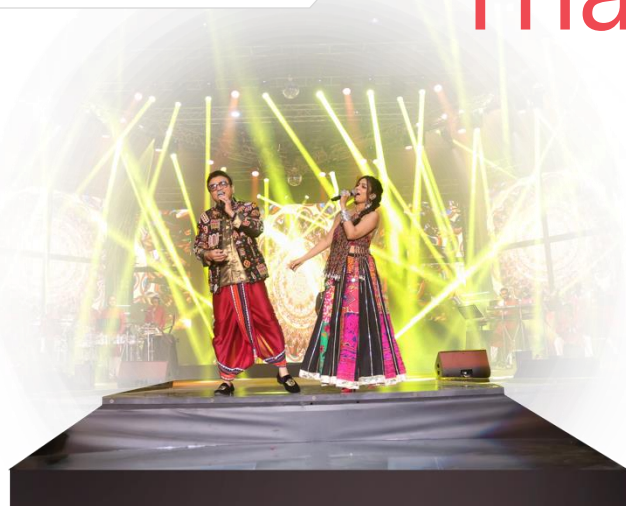
55.7%

↑ over the previous year 2023-24



14CR

Income from Operations –
H1 Sept 2025



Nesco Events

Guest Events

Partner Events

Total

Numbers

07

32

02

41

Revenue in Crs.

16

09

01

26

(FY 2024-25)

Rangilo Re;
Aditya Gadhvi;
Amit Trivedi;
Lucky Ali;
Krazy Kids Carnival;
Gully Fest;
World of Education

Bryan Adams; Skill Box;
DGTL; Zomato;
SunBurn Arena;
South Side Story;
Maceo Plex; ArtBat;
Sound Good Festival;
Borzo; PetFed; KrishnaDas

Unreal; Falguni Pathak





Creating a Myriad of Gourmet Experiences



Key Highlights of 2024-25

36

New brand partner registrations

193

Corporate clients hosted

17

New event management agencies partnered

150+

Weddings hosted

55+

Events

14+

Cities

9

States

25+

Venues

Nesco Brands



Existing

BAYROUTE

HITCHKI

S@#CIAL

rajdhani



FC Brands

Wendy's

SHIV SAGAR
VED RESTAURANT



BR
baskin robbins



SUBWAY



Upcoming

PUNJAB GRILL

JAMIE OLIVER
KITCHEN



Creating a Myriad of Gourmet Experiences

Segment	FY 24-25	H1 FY 25-26
	₹ In Crs.	
 Exhibition/ Events	29	17
 Outdoor (Exhibitions, Events, Corporate)	44	25
 Restaurants and Outlets	42	59
Total	115	101
	15.9% ↑	136% ↑
	YOY	over previous corresponding H1 of FY 2024-25

Facilities

Banquet



The Grande – 20,000 sq. ft. with outdoor area; can hold 3 events at the same time operational adjacent to Hall 2

Brands



50+ partnered
08 owned brands

Outdoor Catering



Niche offering

Central Kitchen



24K+ sq. ft. facility with segregation for veg. and non-veg; in-house team of chefs for all types of cuisines. With capacity of providing 80,000 meals per day.

Food Court



Tower 4 operational
Hall 2 operational
Hall 6 upcoming

Restaurants



09 operational
03 upcoming

Gaming Zone



01 operational

Gourmet Craft



Elite catering brand which delivers bespoke culinary experiences across weddings, corporate functions and cultural events.



A Pioneer of Dreams that Will Engineer Tomorrow



Facilities

Total Area

1.4 lakh sq. ft. of manufacturing space across Vishnoli and Karamsad, Gujarat

Clients

Government - Railways, Defense, Space Research
Private - Motors, Foundry, Ancillary

Certifications

ISO 9001:2015 (Quality Management)
ISO 14001:2015 (EMS)
ISO 45001:2018 (OHS)

Sales Hub Office

Mumbai, Delhi
Kolkata, Chennai

Plant 1

Karamsad – Foundry (0.5T + 2.0T)
Castings; Abrasives

Plant 2

Vishnoli - Equipment

Segment	Equipment	Spares	Abrasives and Others	Total (₹ In Cr)
FY 24-25	28	12	10	50
H1 FY 25-26	07	07	04	18



Wayside Amenities Elevating Journeys Across Highways

Key Highlights



Foray into developing operating and managing Wayside Amenities across Express Highways.



Awarded 3 tenders comprising of 11 sites across express highways by National Highways Logistics Management Limited.



Wayside Amenities offer a holistic ecosystem of fuel and non-fuel services.



Includes fuel stations, food courts, quick-service restaurants, parking bays, convenience retails and vehicle repair services.



Possession of 8 sites already taken and project development initiated.

Estimated capex is approx.
₹ 400 Crs.

Awarded WSA Projects are

Hyderabad-Visakhapatnam Expressway
(Khammam-Devarapalli Section) comprising 4 sites (possession taken).

Bengaluru-Chennai Expressway
Corridor (Phase II) comprising 3 sites (LOA for 2 sites surrendered back).

Raipur-Visakhapatnam Expressway
Comprising 4 sites (possession taken).



Green by Design

100% Renewable Energy

All operations at Nesco IT Park operate/offer on green power.

Transitioning to Renewable Energy beyond IT Park

From April 2025, actively switching to green power for exhibitions, events, head office, kitchens, and other facilities.

Nesco Center – Green Building & Safety Certifications

LEED Platinum

- Core and Shell
- O & M
Tower 3 and 4



Health and Safety
(IT Park facility management)

Eat Right Campus

FSSAI certification for Nesco Complex Food Court

Indrabator Certifications



Quality Management



Environmental Management



Occupational Health & Safety

Nesco ESG Highlights (FY 2024-25)



ESG Governance Framework

ESG risks overseen by Board-level Risk Committee
ESG integrated with risk management

Water and Waste Efficiency Practices

4 Sewage Treatment Plants (STPs) operational
240 kg/day waste composting capacity
70% water savings via water tap aerators

Zero Incidents

Zero fatalities
LTIFR = 0
100% safety training coverage

Great Place to Work® Certified

Recognized for inclusive and safe workplace culture (Dec 2024 – Dec 2025)

Social Responsibility

₹6.62 Cr CSR spend, directed to education and healthcare

Smart and Sustainable Infra

IoT lighting, energy-efficient HVAC, solar systems and motion-sensor lighting

ESG Roadmap 2030

In progress – focused on sustainability, inclusivity and transparency

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