

NITCO/SE/2026-27/36

August 25, 2026

To,

Corporate Service Department BSE Limited Jeejeebhoy Towers Dalal Street, Mumbai – 400 001 Script code: 532722	The Listing Department National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 Script code: NITCO
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Dear Sir/Madam,

Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations 2015 - Press Release

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith a press release dated August 25, 2026, made by The House of Abhinandan Lodha Estate Holdings Pvt Ltd.

Kindly take the above information on your records.

Thanking You,

Yours Sincerely,

For **NITCO Limited**

Vivek Talwar
Chairman & Managing Director
DIN: 00043180

Encl: A/a

The House of Abhinandan Lodha Enters into JV for Premium Mixed-Use Development at the exotic Alibaug

Mumbai, August 25, 2026 - The House of Abhinandan Lodha Estate Holdings Pvt Ltd. (HoABL), through its wholly owned subsidiary HoABL Impactum Land Pvt. Ltd. (HoABL Impactum), has entered into a Memorandum of Understanding with NITCO Limited, its wholly owned subsidiary NITCO Realities Pvt. Ltd., and promoter Vivek Talwar for the development of land parcels at Thal and Lonare in Alibaug, Raigad.

The proposed joint development is expected to generate **Rs 3000 crore in revenue over five years for HoABL and 1500 crores for NITCO.**

HoABL, under this strategic joint venture, is set to develop a premium multi-development project, comprising of **luxury apartments and townhouses**, over 40 acres of land parcel at Alibaug further strengthening its presence in the high-value residential real estate segment.

It would be HoABL's 2nd project at Alibaug after Sol-de-Alibaug, where the gentry has been "crème de la crème".

The development is expected to be designed by global architects and partners as an integrated, premium destination offering a combination of high-quality residences, curated amenities and hospitality.

A **boutique luxury hotel**, proposed to be operated under **Miros**, is expected to complement the residential development and create a differentiated lifestyle experience for residents and visitors.

The project marks HoABL's continued evolution from a branded land developer into a broader real estate platform, with a focus on creating differentiated destinations across residential and hospitality formats.

Speaking about the partnership, Mr. Abhinandan Lodha, Chairman, The House of Abhinandan Lodha said, *"This joint venture represents an important step in our journey to create differentiated, high-quality destinations. By bringing together premium residential formats such as apartments and townhouses with a boutique hospitality offering, we aim to create an integrated development that delivers long-term value and a distinctive lifestyle experience."*

The project is expected to be developed in phases, with further details on the location, configuration, project timeline, and hospitality partner to be announced in due course. HoABL envisages an investment of Rs 1,000 crores largely towards construction.

According to NITCO, the transaction remains subject to conditions precedent, statutory approvals, and execution of definitive agreements. Importantly, NITCO has clarified that

HoABL Impactum is **not related to NITCO's promoter group** and the transaction does not constitute a related-party transaction.

About HoABL's Sol-de-Alibaug:

The House of Abhinandan Lodha has built a strong presence in Alibaug through its 20+ acre uber premium plotted and villa developments, positioning the region as a high-end coastal investment destination. This flagship project distinguishes itself through 25+ amenities and two grand clubhouses serviced by Miros Hotels, including Château de Alibaug and Sol de Alibaug, offer curated land parcels and luxury villas with world-class amenities, seamlessly blending tranquil coastal living with modern infrastructure. Alibaug has rapidly evolved from a quiet coastal town into one of India's most premium housing destinations, driven by its unique blend of natural beauty, lifestyle appeal, growing infrastructure support and rising demand for high-quality living. Reflecting this evolution and the premium proposition of the destination, the project has attracted a distinguished customer base comprising celebrities including Shri Amitabh Bachchan, Kriti Sanon and Kartik Aaryan, as well as several prominent personalities from the Indian corporate world.

About The House of Abhinandan Lodha

Founded in 2020 by Abhinandan Lodha, House of Abhinandan Lodha (HoABL) is India's largest branded land developer, focused on transparent, technology-led land ownership. In just five years, the company has sold over 13 million sq. ft. and has 25 million sq. ft. under active development across 19 high-growth locations in five states. HoABL has delivered projects such as Imperial Goa and Isle of Bliss ahead of timelines, operating through a fully digital model without meeting a single customer in person, a first in India and possibly globally. It has a customer base of 8,500+, with over 65% comprising CEOs and CXOs from leading BFSI, pharma, and multinational companies, along with respected celebrities from various fields. For more details, visit www.hoabl.com

Disclaimer: 'House of Abhinandan Lodha' has been established in 2020 and is not, in any manner, associated with 'Lodha' / 'Lodha Group'.