

July 30, 2025

To,

The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai – 400051

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

Re: Script Symbol “NXST”, Scrip Code 543913

Scrip Code for NCDs: 974908, 974909, 976118, 976119 and 976657; Scrip Code for CPs: 729368

Dear Sir/ Madam,

Subject: Press Release and Earnings Presentation of Nexus Select Trust for the quarter ended June 30, 2025.

In continuation to our intimation dated July 30, 2025, regarding the outcome of the Board Meeting held in connection with the quarter ended June 30, 2025, of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust on July 30, 2025, please see enclosed the:

1. Press Release for the quarter ended June 30, 2025, of Nexus Select Trust as **Annexure I;**
2. Earnings Presentation for the quarter ended June 30, 2025, of Nexus Select Trust as **Annexure II;**

The Press Release and Earnings Presentation shall also be uploaded on the website of Nexus Select Trust at <https://www.nexusselecttrust.com/regulatory-filings>

Thanking you,

For and on behalf of **Nexus Select Trust** acting through its Manager, **Nexus Select Mall Management Private Limited**

Vijay Kumar Gupta
General Counsel, CS & Compliance Officer
Membership No. A14545

Encl: As above

Nexus Select Trust Reports 11% Consumption Growth Amidst Sequential Improvement Across Portfolio; Acquired Assets Integrating Successfully

Mumbai, India, 30 July 2025: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed Retail REIT, reported results today for the first quarter ended June 30, 2025.

Key Highlights – Q1 FY26

- Achieved tenant sales of ~INR 33 billion, registering 11% YoY growth; sequential improvement in consumption trends seen across malls
- Retail Net Operating Income stood at INR 4.2 billion, reflecting 12% YoY growth
- Distribution of INR 3,378 million (INR 2.230 per unit) declared, up 12% QoQ; on track to meet FY26 guidance
- Re-leased 0.27 million sq. ft. during the quarter at healthy spreads; ~50% of gross rentals to expire in upcoming 4 years with 20% MTM potential
- Commissioned 13 MW (DC) solar plant in Karnataka to provide renewable energy to Bengaluru malls; expected to generate ~19 million units annually with 20%+ YoC
- Maintained a strong balance sheet with LTV at 18%, reduced average cost of debt to 7.5% (40 bps sequential reduction), backed by AAA/Stable credit rating and no near-term large maturities

Dalip Sehgal, Executive Director and Chief Executive Officer at Nexus Select Trust, said,

"We delivered strong operational and financial performance this quarter. Tenant sales and retail NOI grew by 11% and 12% YoY, respectively, despite the temporary disruption in our North and West India malls due to heightened geopolitical tensions and early onset of monsoons. Encouragingly, we continued our 100% payout track record, announcing a distribution of INR 3,378 million / INR 2.230 per unit — our 8th consecutive quarter of full payout. We remain confident in delivering the distribution growth guided for FY26.

Vega City mall that was acquired in February 25 has witnessed a positive turnaround in performance, with tenant sales growing by 12% YoY in the quarter — reversing the negative growth trend seen prior to the acquisition. Since its acquisition in May 2025, MBD Complex has also seen strong momentum—achieving its highest single-day tenant sales on 29 June 2025, enabled by targeted initiatives from our operations and marketing teams.

Our average cost of debt declined by 40 bps to 7.5%, benefiting from the RBI's recent repo rate cut — the full impact of which we expect to see in coming quarters. With two successful acquisitions completed over the last six months and a strong pipeline ahead, we remain committed to executing on our value-accretive growth strategy. Backed by a low leverage profile and ~\$1 billion of debt headroom, we are well-positioned to scale further while continuing to deliver long-term value to our unitholders."

The Board of Directors of Nexus Select Mall Management Private Limited, Manager to the Nexus Select Trust, at its Board Meeting held earlier today declared that the record date for the Q1 FY26 distribution is August 04, 2025, and the distribution will be paid on or before August 11, 2025

Investor Materials and Quarterly Investor Call Details

Nexus Select Trust has released a package of information on the quarterly results and performance, that includes an earnings presentation covering Q1 FY26 results. All these materials are available in the Investors section of our website at www.nexusselecttrust.com.

Nexus Select Trust will host a conference call on Wednesday, July 30, 2025 at 17:30 hours Indian Standard Time to discuss the Q1 FY26 results. A replay of the call will be available in the Investors section of our website at www.nexusselecttrust.com.

About Nexus Select Trust

Nexus Select Trust is India's first publicly listed retail Real Estate Investment Trust (REIT). Our Portfolio comprises 19 best-in-class Grade-A urban consumption centres with a Gross Leasable Area of 10.6 million square feet spread across 15 cities in India, three complementary hotel assets (450 keys) and three office assets with a Gross Leasable Area of 1.3 million square feet. Our consumption centres have a tenant base of 1,000+ domestic and international brands spanning across 3,000+ stores.

For more information, please visit www.nexusselecttrust.com.

Disclaimer

This press release is prepared for general information purposes only and has to be read along with the presentation for earnings update. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. Nexus Select Mall Management Private Limited ("the Manager") in its capacity as the Manager of Nexus Select Trust, and Nexus Select Trust make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof. Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of Nexus Select Trust. Nexus Select Trust does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Nexus Select Trust or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained, such as COVID-19. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

This press release also contains certain financial measures which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Nexus Select Trust cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Nexus Select Trust financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Nexus Select Trust financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Actual legal entity name of occupiers may differ

For more information please contact:

Pratik Dantara

Chief Investor Relations Officer and Head - Strategy

Email: IR@nexusselecttrust.com

Phone: +91 22 6280 5000

Annexure II



Nexus Select Trust

Q1 FY26 Earnings Update



July 30, 2025

DISCLAIMER

This presentation is issued by Nexus Select Mall Management Private Limited (the “**Manager**”) in its capacity as the Manager of the Nexus Select Trust, for general information purposes only, without regards to the specific objectives, financial situation or requirements of any particular person. This presentation may not be copied, published, distributed or transmitted, in whole or in part, for any purpose, and should not be construed as legal, tax, investment or other advice.

This presentation does not constitute a prospectus, placement document, offering circular or offering memorandum and is not an offer or invitation or recommendation or solicitation or inducement to buy or sell any units or other securities including any units or other securities of: (i) the Nexus Select Trust, its Holdcos, SPVs and/or investment entity; or (ii) its Sponsors or any of the subsidiaries of the Sponsor or any member of the Sponsor Group; or (iii) the Manager; or (iv) the Trustee, nor shall part, or all, of this presentation form the basis of, or be relied on, in connection with, any contractor investment decision in relation to any securities.

Unless otherwise stated, the information contained here in is based on management information and estimates. The information contained here in is only current as of the date specified herein, has not been independently verified and may be subject to change without notice, including based on the impact of Covid on us, our occupiers and the Indian and global economies. Please note that past performance is not indicative of future results. Please note that the recipient will not be updated in the event the information becomes stale. The Manager assumes no responsibility to publicly amend, modify or revise any forward-looking statements, on the basis of any subsequent development, information or events, or otherwise. The Manager, as such, makes no representation or warranty, express or implied, as to, and does not accept any responsibility or liability with respect to, the fairness, accuracy, completeness or correctness of the content including any information or opinions contained herein. Any opinions expressed in this presentation or the contents of this presentation are subject to change without notice. Neither the delivery of this presentation nor any further discussions of the Manager with any of the recipients shall, under any circumstances, create any implication that there has been no change in the affairs of the Nexus Select Trust since the date of this presentation.

This presentation also contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of the Nexus Select Trust or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, uncertainties and other factors, including the impact of Covid on us, our occupiers and the Indian and global economies, recipients of this presentation are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained, such as Covid. In addition to statements which are forward looking by reason of context, the words ‘may’, ‘will’, ‘should’, ‘expects’, ‘plans’, ‘intends’, ‘anticipates’, ‘believes’, ‘estimates’, ‘predicts’, ‘potential’ or ‘continue’ and similar expressions identify forward-looking statements. There can be no assurance that Nexus Select Trust will enter into any definitive arrangements for any of the acquisition deals in pipeline.

Certain information (including any guidance and proforma information) presented here in is based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on GAAP, IndAS or any other internationally accepted accounting principles. The reader should not consider such items as an alternative to the historical financial results or other indicators of the Nexus Select Trust profit, cashflows or distribution based on any GAAP. Actual results may be materially different from the expectations expressed or implied by this information, and there can be no assurance that the expectations reflected in this information will prove to be correct.

By reading this presentation the recipient acknowledges that the recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of the Nexus Select Trust and that the recipient will conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Nexus Select Trust. This presentation may not be all inclusive and may not contain all of the information that the recipient considers material. The distribution of this presentation in certain jurisdictions may be restricted by law. Accordingly, any persons in possession of this presentation should inform themselves about and observe any such restrictions.

None of the Nexus Select Trust, the Manager, the Sponsor, the Sponsor Group or the Trustee or any of their respective affiliates, advisers or representatives accept any liability whatsoever for any loss howsoever arising from any information presented or contained in this presentation. Furthermore, no person is authorized to give any information or make any representation which is not contained in, or is inconsistent with, this presentation. Any such extraneous or inconsistent information or representation, if given or made, should not be relied upon as having being authorized by or on behalf of the Nexus Select Trust, its Holdcos, SPVs and investment entity or the Manager. Investors are advised to consult their investment advisor before making an investment decision. This information should not be used or considered as financial or investment advice, recommendation or an offer for sale or a solicitation of any offer to buy any units or other securities of the Nexus Select Trust. This presentation and any of its contents do not provide for and should not be construed as any assurance or guarantee of returns or distribution to investors or the trading price of the units.

THIS PRESENTATION DOES NOT CONSTITUTE OR FORM ANY PART OF ANY OFFER, INVITATION OR RECOMMENDATION TO PURCHASE OR SUBSCRIBE FOR ANY UNITS OR OTHER SECURITIES IN INDIA, THE UNITED STATES OR ELSEWHERE

TABLE OF CONTENTS

I.	Key Highlights	3
II.	Recent Acquisition Assets Update	7
III.	Retail Update	11
IV.	Marketing Update	14
V.	Hospitality & Office	18
VI.	Financial Update	20
VII.	Sustainability Initiatives	25
VIII.	Appendix	28



(I). KEY HIGHLIGHTS

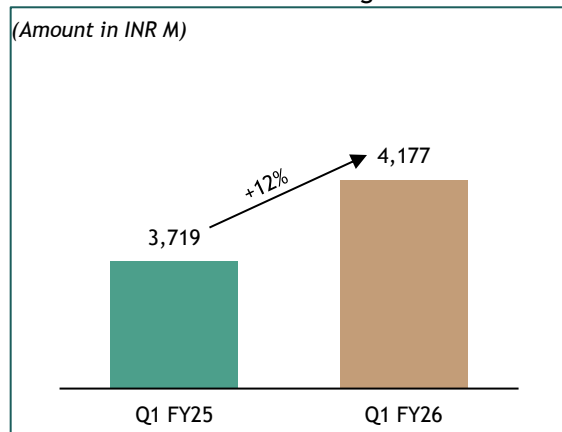
I  VE
CHANDIGARH

KEY HIGHLIGHTS (Q1 FY26)

RETAIL NOI GROWTH

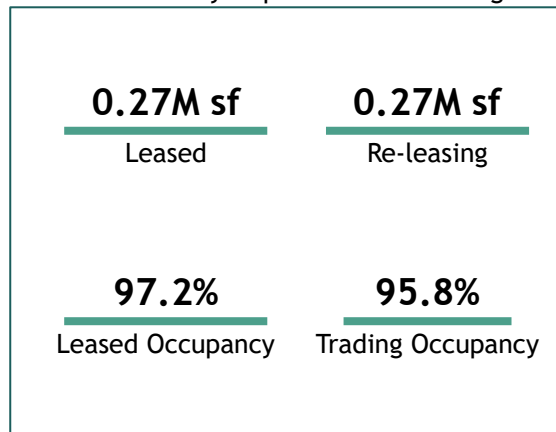
Achieved 12% YoY Retail NOI growth;
6% LFL Retail NOI growth

(Amount in INR M)



LEASING

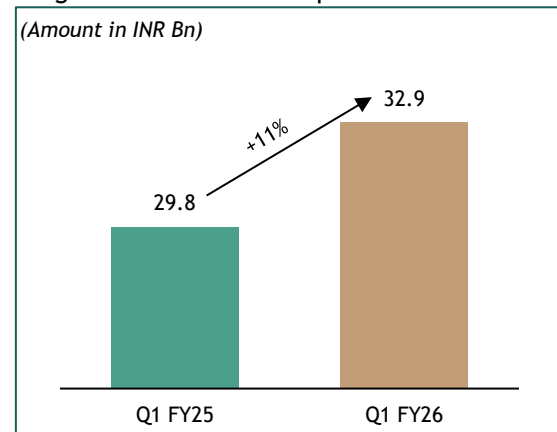
Maintained leased occupancy of 97% for
continuously 9 quarters since listing



CONSUMPTION GROWTH

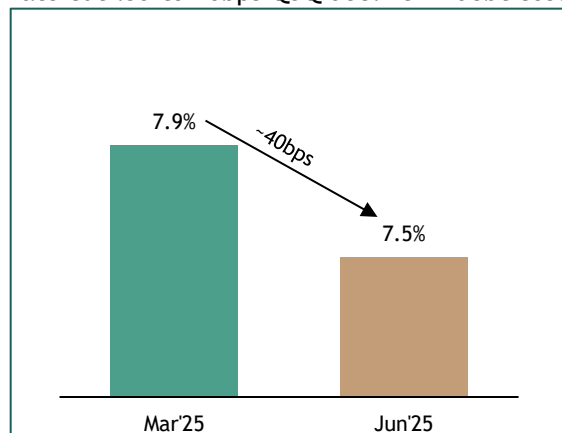
Consumption grew by 11% YoY in Q1 FY26;
growth momentum expected to sustain

(Amount in INR Bn)



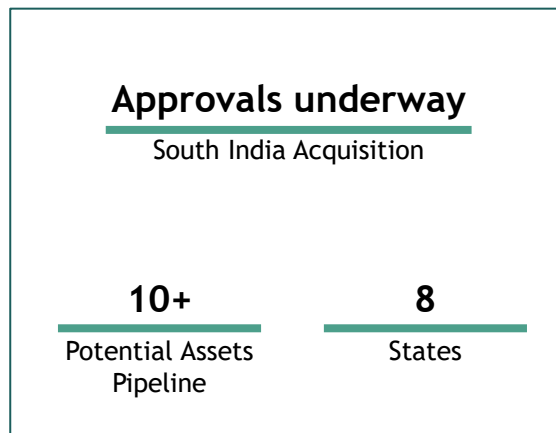
FINANCING

Proactive debt management and recent repo
rate cut led to 40bps QoQ decline in debt cost



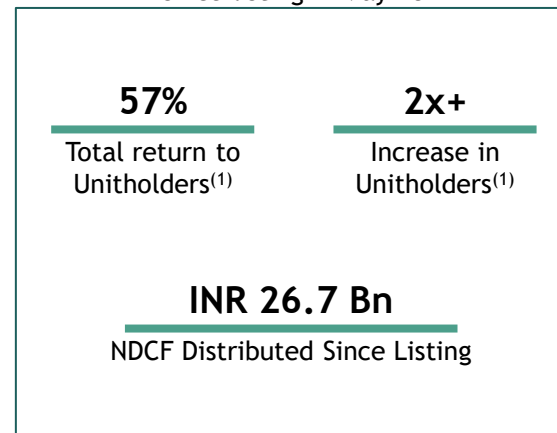
ACQUISITION PIPELINE

Robust pipeline of 10+ assets across 8 states



UNIT PERFORMANCE

Delivered robust returns to unitholders
since listing in May'23



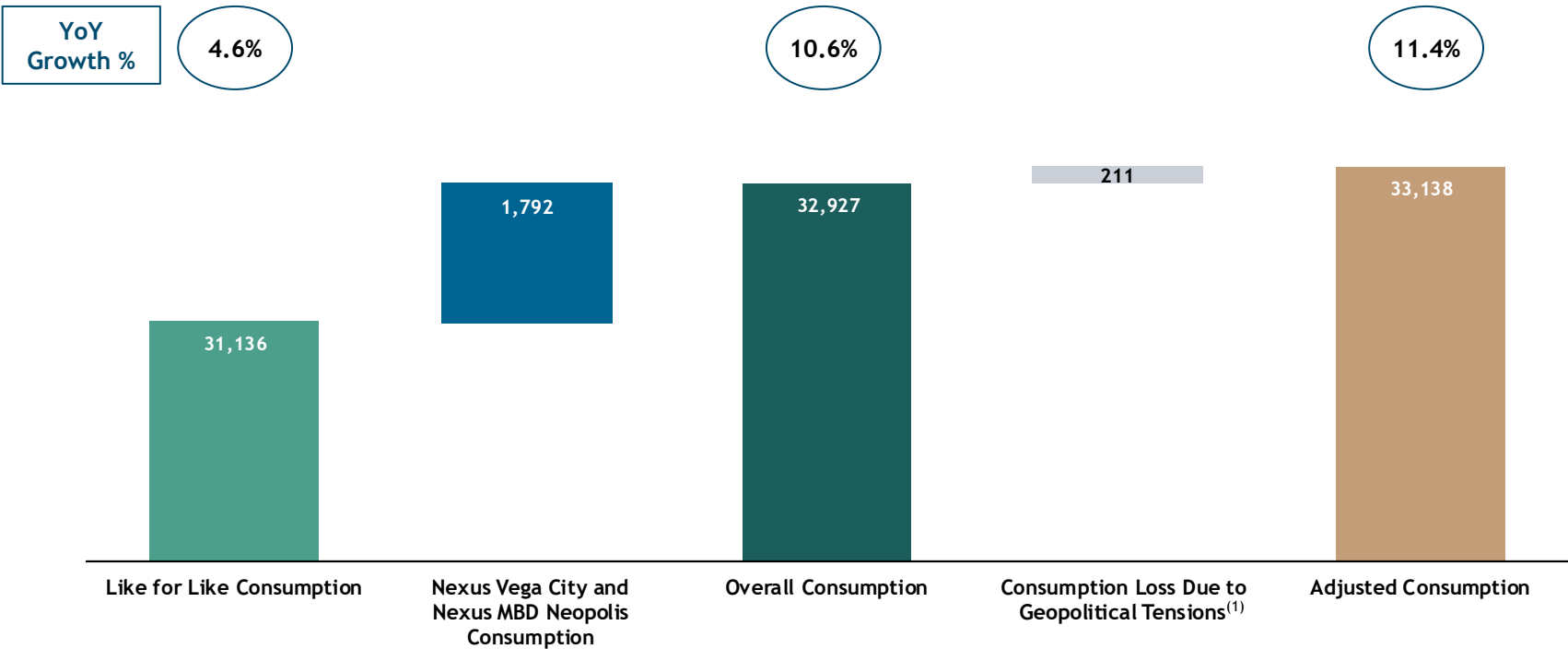
(1) Source: Bloomberg. Period starting from listing date (19th May'23) to 30th Jun'25.

Witnessed sequential improvement in consumption; Growth led by Fashion, Jewellery, Beauty & Personal Care and Entertainment

c. INR 211 M consumption loss in North and West India malls due to heightened geopolitical tensions in May'25

Consumption

(Amount in INR M)



Notes: Above numbers are indicative unaudited numbers. Overall consumption numbers includes Nexus MBD Neopolis consumption from 8th May'25.

(1) Consumption impacted due to geopolitical tensions in Nexus Elante, Nexus Select Citywalk, Nexus Amritsar and Nexus Ahmedabad One.

Witnessed robust NOI growth of 12% YoY with healthy NOI margin of 75% (50bps margin expansion YoY)

INR 6,136 M

Revenue from Operations

INR 4,602 M

NOI

INR 4,456 M

EBITDA

12%

YoY NOI Growth
(6% YoY LFL NOI Growth)

INR 2.230

Distribution Per Unit
(4% YoY Growth)

100%

NDCF Payout Ratio for 8th
Consecutive Quarter

An aerial photograph of the Nexus Vega City mall in Bengaluru, India, during sunset. The mall's facade is modern, with a grid of white panels and teal-colored glass sections. Large billboards are visible on the lower levels, including one for 'LOOKS SALON' and another for 'PURVA FREEDOM'. A busy road with many yellow taxis and a flyover are visible to the right. The sky is filled with soft, orange and blue clouds.

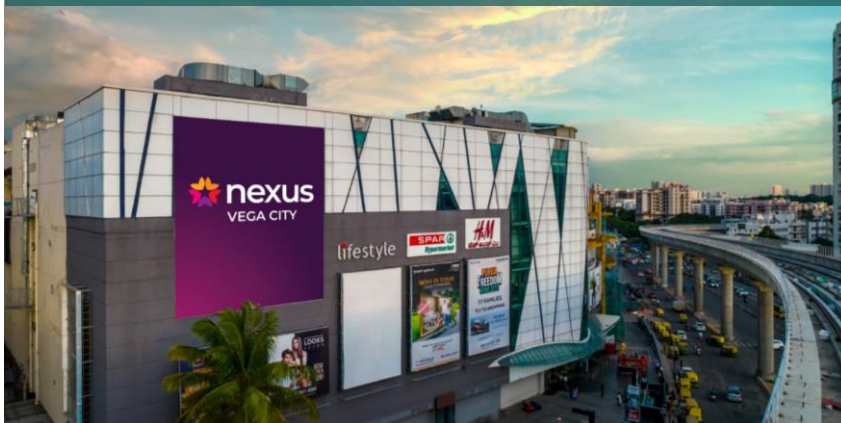
(II). RECENT ACQUISITION ASSETS UPDATE

Nexus Vega City, Bengaluru

12% YoY growth in Tenant Sales and NOI in Q1 FY26 (vs negative tenant sales growth pre-acquisition)

Leveraging our proven acquisition playbook, Nexus Vega City is set to deliver exceptional growth & value

Façade Upgrade



Entrance Experience Upgrade



Mall Entrance



Pink Parking



Strategic asset upgrades has enhanced mall aesthetics and boosted footfalls leading to 5% tenant sales growth post-acquisition

Façade (Before)



Façade (After)



Atrium (Before)



Atrium (After)



Leveraging Nexus marketing expertise to drive impactful initiatives across newly acquired malls



(III). RETAIL UPDATE

PRADA

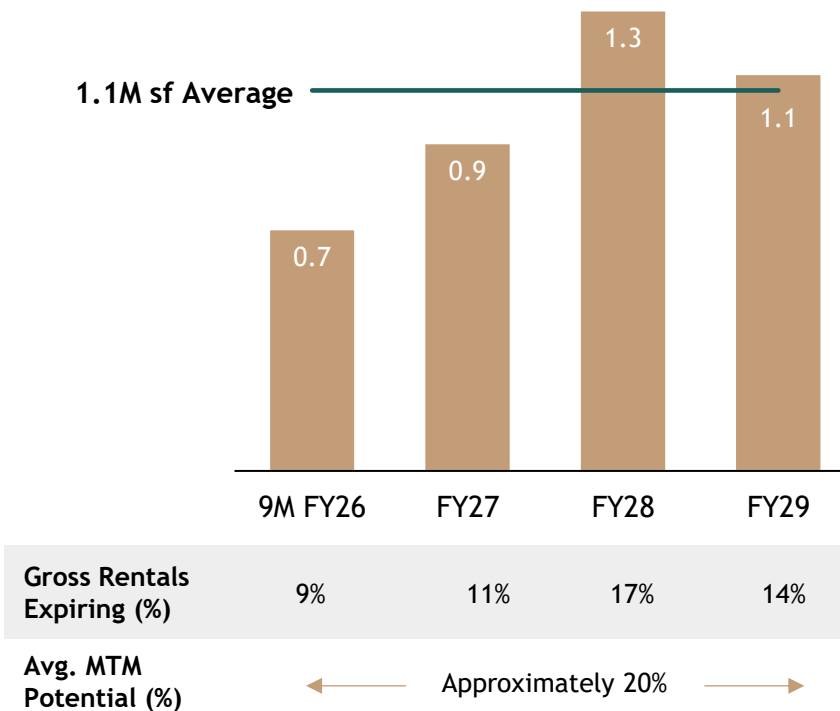
TB

Leased 0.27M sf across 250 deals in Q1 FY26; ~50% of gross rental expiring during 9M FY26 - FY29 with 20% MTM upside

Q1 FY26 Updates



Area Expiring (M sf)



(1) Computed based on mark-up in rental achieved on the Minimum Guaranteed Rental by re-leasing during the relevant period.

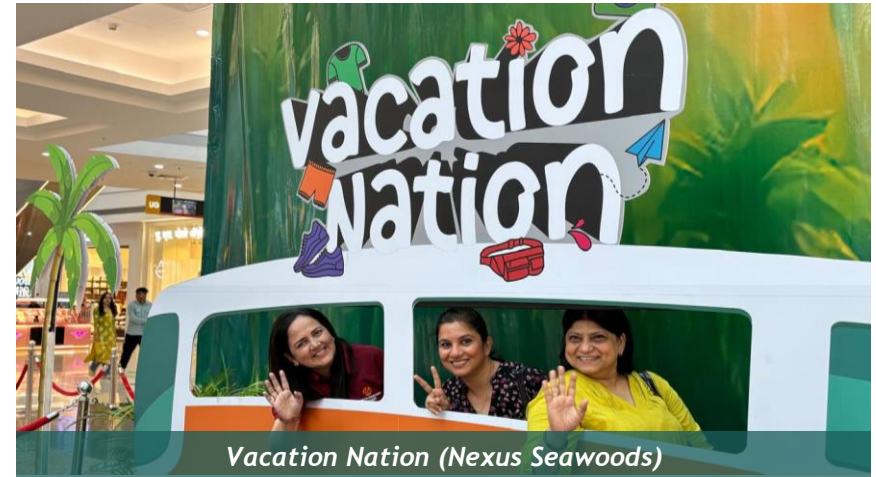
Aligned with our vision of increasing Jewellery category salience, we launched 7 Jewellery stores across our malls





(IV). MARKETING UPDATE

Curated campaigns like Vacation Nation, Sneaker Fest, Denim Fest, etc. to promote Fashion and Footwear category



Multiple unique ticketed summer experiences like Pokemon Fiesta, Army Boot Camp, Sunken Kingdom, Neon Park, etc. created across malls



Pokemon Fiesta (Nexus Seawoods)



Army Boot Camp (Nexus Udaipur)



Sunken Kingdom (Nexus Elante)



Jungle Tales (Nexus Elante)

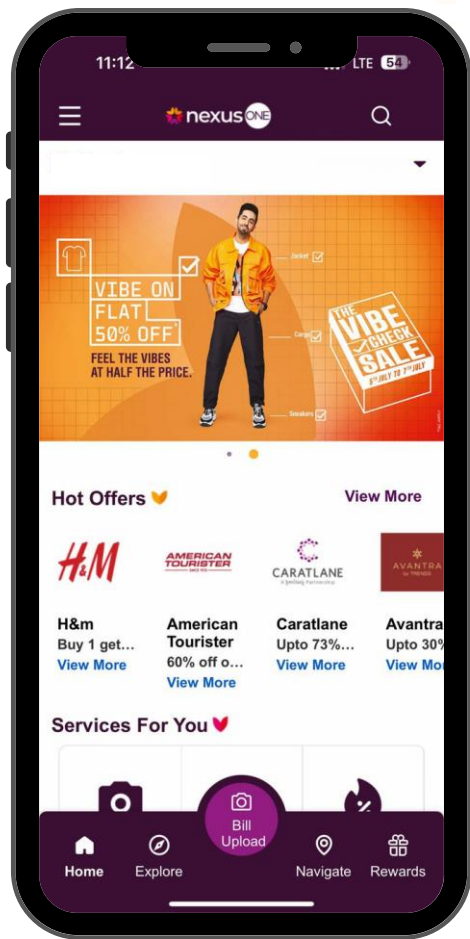


Neon Park (Nexus Ahmedabad One)



Turbo Drift (Nexus Hyderabad)

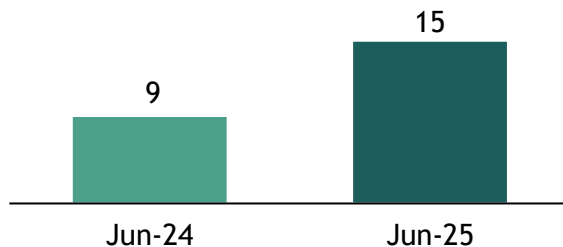
The Nexus One app continues to be amongst the best shopping mall apps in India with quarterly bill uploads of ~INR 3 bn



App Launched

(Number of Malls)

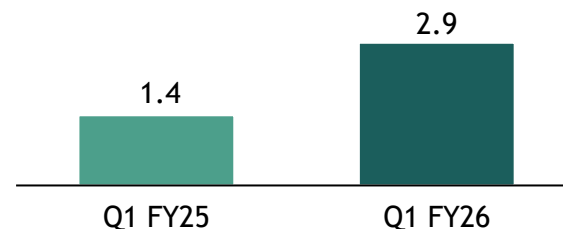
~1.7x



Tenant Sales

(Amount in INR Bn)

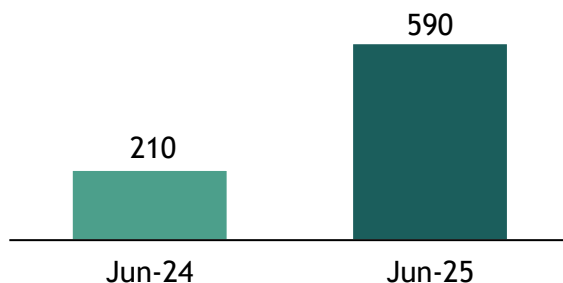
2.0x



App Sign-ups

(Numbers in '000s)

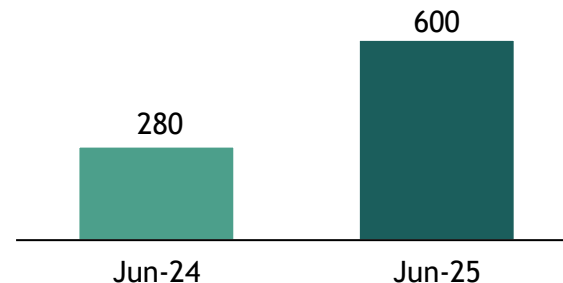
2.8x



App Downloads

(Numbers in '000s)

2.1x



A photograph of a modern hotel building at night. The building has a curved facade with large glass windows and balconies, some of which are illuminated from within. In the foreground, there is an outdoor swimming pool with blue water, surrounded by lounge chairs and a paved deck. The sky is a deep blue, suggesting dusk.

(V). HOSPITALITY & OFFICE

Robust growth witnessed in office portfolio on the back of occupancy ramp-up; hospitality portfolio continues to deliver strong performance

HOSPITALITY (450 Keys / 3 Assets)



66%
Occupancy

INR 9,446
ADR

INR 360 M
Revenue from Operations
16% YoY Growth

INR 142 M
EBITDA
11% YoY Growth

OFFICE (1.3M sf / 3 Assets)



88%
Occupancy

3.0 Years
WALE

INR 316 M
Revenue from Operations
4% YoY Growth

INR 233 M
NOI
6% YoY Growth

(1) Based on Mar'25 independent valuation.



(VI). FINANCIAL UPDATE

Declared distribution of INR 3,378 M / INR 2.230 per unit for Q1 FY26; representing ~100% NDCF payout ratio for 8th consecutive quarter

(INR M)		NOI	Distribution
Particulars	Q1 FY26		
Revenue from Operations	6,164 ⁽¹⁾		
Direct Operating Expenses	(1,438)		
Property Taxes and Insurance	(124)		
Net Operating Income	4,602		
Other Income	357		
Indirect Operating Expenses	(393)		
EBITDA	4,566 ⁽²⁾		
Working Capital Adjustments	530		
Cash Taxes	(399)		
External Debt (Interest and Principal)	(319)		
Other Non-Cash Adjustments	(245)		
Distribution from Treasure Island	71		
REIT Level Debt (Interest and Principal)	(769)		
Other Inflows/ (Outflows) at REIT Level	(54)		
NDCF	3,380		
Distribution	3,378		

(1) Post adjustment for inter-company elimination, revenue from operation would be INR 6,136 M for Q1 FY26.

(2) Post adjustment for trust level income and expenses, EBITDA would be INR 4,456 M for Q1 FY26.

Distributed INR 3,378 M / INR 2.230 per unit in Q1 FY26; up by 4% YoY and 12% QoQ

Distribution Highlights

Distribution Period 1st Apr'25 to 30th Jun'25

Distribution Amount (M) INR 3,378

Outstanding Units (M) 1,515

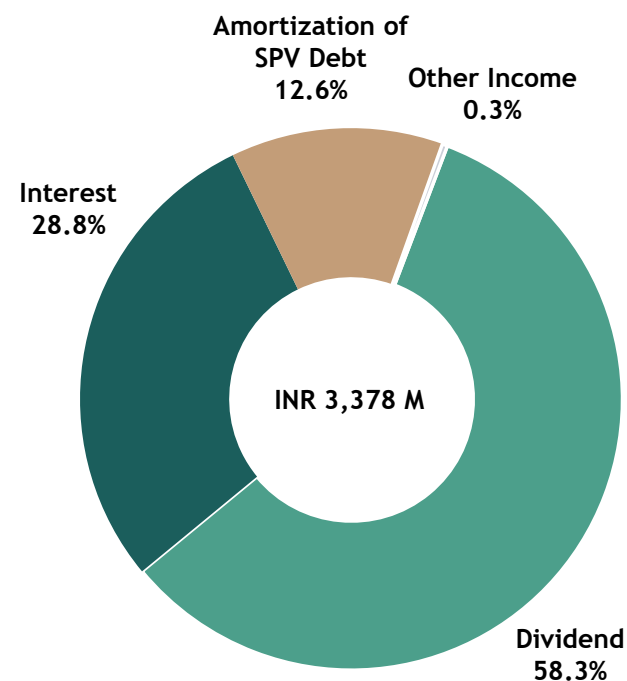
Distribution Per Unit (DPU) INR 2.230

Announcement Date July 30, 2025

Record Date August 04, 2025

Payment Date On or before
August 11, 2025

Distribution Mix



71% of NDCF is tax-free at time of distribution

Active debt management has resulted in average debt cost reduction of ~40bps QoQ

Full benefit of repo rate cut to start reflecting in coming quarters

INR 50 Bn
Net Debt⁽¹⁾

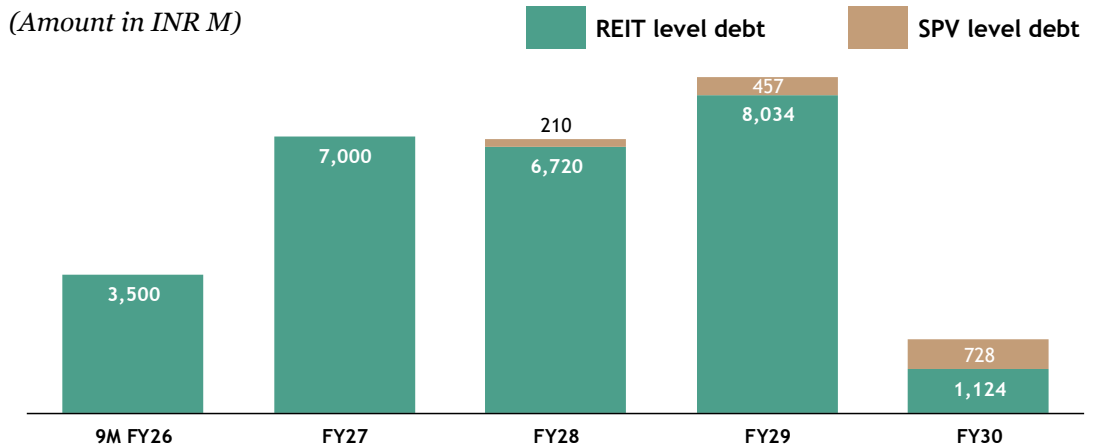
18%
LTV⁽¹⁾⁽²⁾

AAA / Stable
CRISIL / ICRA Rating

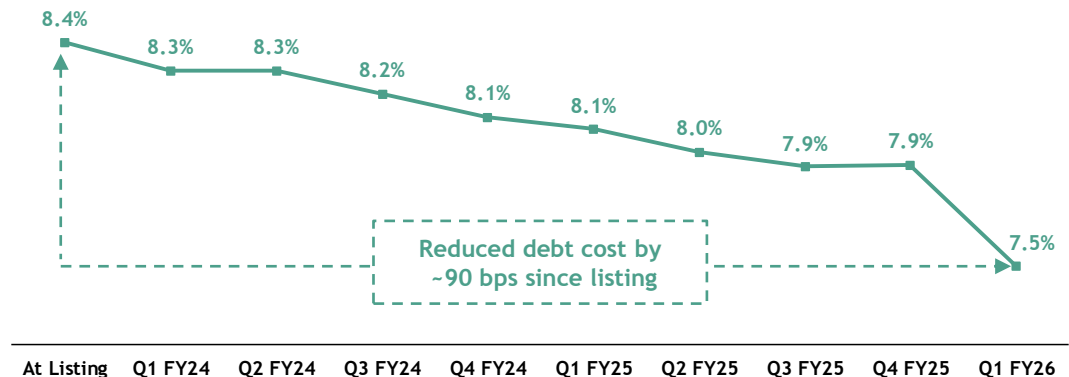
~\$1 Bn
Proforma Debt Headroom

Debt Maturity Profile

(Amount in INR M)



Average Debt Cost (%)

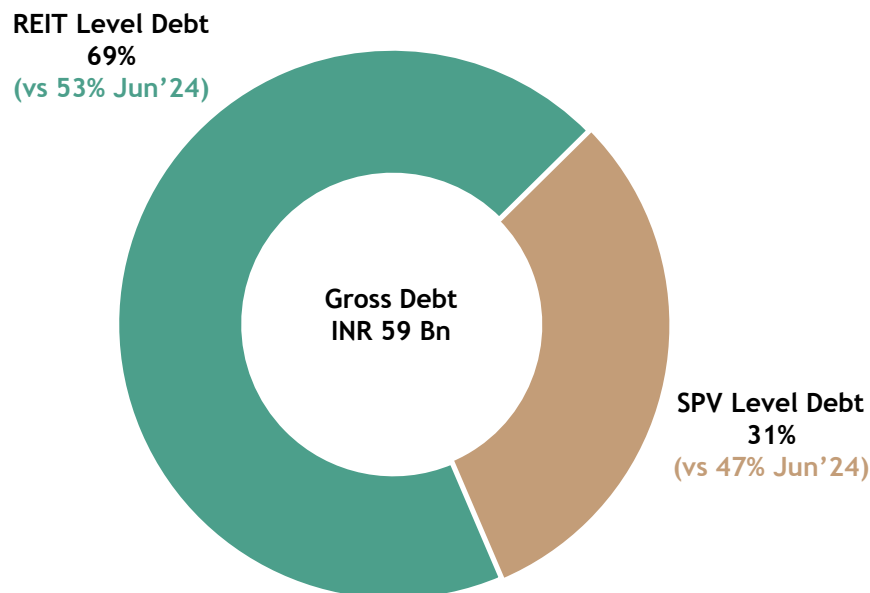


(1) Excluding restricted cash.

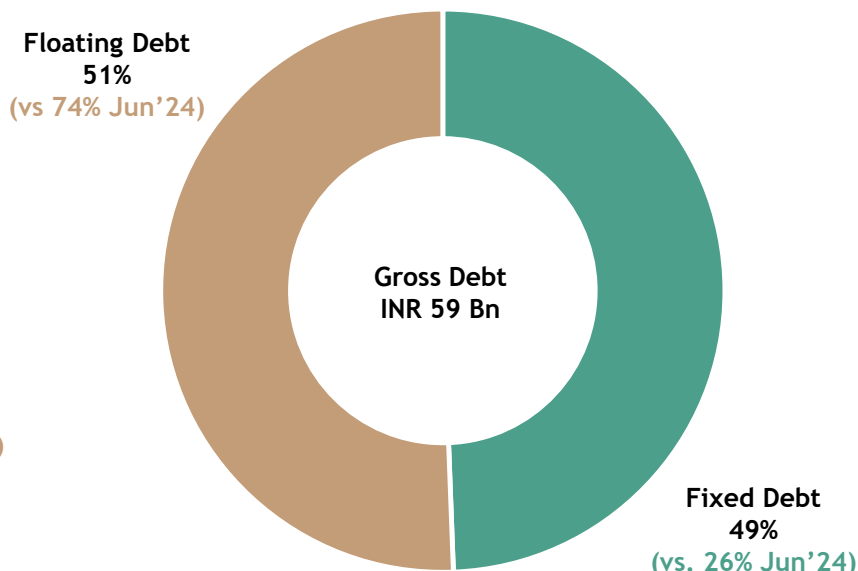
(2) Computed basis GAV as per Mar'25 independent valuation and Nexus MBD Neopolis valuation report.

With 51% floating debt composition, the Trust is well placed to benefit from future rate cuts

REIT/ SPV Debt Composition



Fixed/ Floating Debt Composition



3.3x
Gross Debt
To EBITDA⁽¹⁾

4.0x
Interest Coverage
Ratio

7.5%
Average Debt Cost

(1) EBITDA for FY26 annualized basis Q1 FY26 EBITDA.



(VII). SUSTAINABILITY INITIATIVES

4.2MW Hybrid Park, Rajkot

Our sustainability initiatives are designed to bring positive impact to stakeholders, community and the environment

Committed to achieve “Net Zero” for Scope 1 & Scope 2 emissions by 2030



60MW + Renewable Energy (DC)

~55% Renewable Energy
Consumption in the
Portfolio⁽¹⁾



Happyness for HER - Menstrual Hygiene Awareness Program

Collaborated with IIT
Bhubaneswar, launched
'Project Care' and
promoted 'Happyness for
HER' aiming to reach 300k
women by 2030



Sustainable Organisations 2025

Recognized as one of the
leading 'Sustainable
Organisations 2025 -
Champions of Green
Business Practices'
by ET Edge



Lake Rejuvenation

Adopted 12 lakes and
rejuvenated 8 lakes in
India as part of “Lakes of
Happyness” initiative

(1) Consumption in common area and HVAC in Q1 FY26.

Commissioned 13 MW (DC) solar power plant in Karnataka to cater to our Bengaluru malls; in-line with our vision to achieve “Net Zero⁽¹⁾” by 2030



Key Stats

13MW (DC)

Solar Power Plant

~19 M

Annual RE Unit
Generation Capacity

~15k tonnes

Annual CO2
Emission Reduction

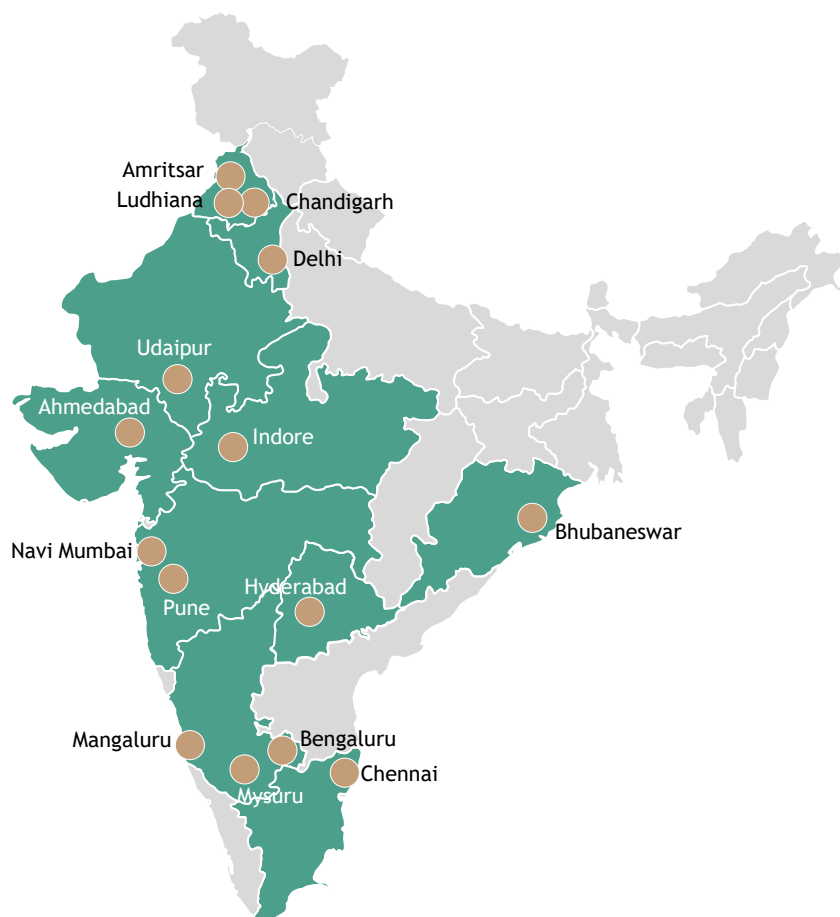
20%+

Yield on Cost

(1) For scope 1 & 2 emissions.

(VIII). APPENDIX

India's first retail REIT and leading Grade-A Consumption centre platform



19
Consumption Centres
Across 15 Cities

10.6M sf
Retail Portfolio

97.2%
Leased
Occupancy⁽¹⁾

3,000+
Retail Stores with
1,000+ Brands

12.1%
Q1 FY26
Rent to Sales

131 M
LTM Footfalls

INR 1,664 psf pm
Q1 FY26
Trading Density

4.8 Years
Retail Portfolio
WALE

INR 152 p.u.
NAV⁽²⁾

18%
LTV⁽³⁾

(1) Represents data for consumption centres only.

(2) As of Mar'25.

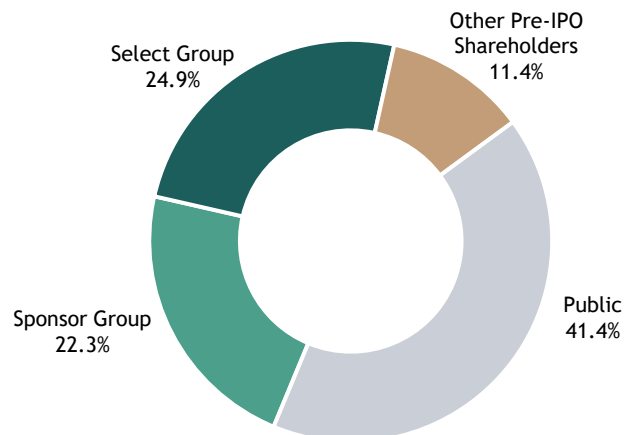
(3) Computed basis GAV as per Mar'25 independent valuation and cash and bank balances (excluding restricted cash) as on June 30, 2025.

KEY ASSET SUMMARY

Particulars	Nexus Select Citywalk	Nexus Elante	Nexus Seawoods	Nexus Ahmedabad One	Nexus Hyderabad	Nexus Vijaya	Nexus Shantiniketan
Operational Metrics							
Leasable Area (M sf)	0.5	1.3	1.0	0.9	0.8	0.7	0.6
Leasing Occupancy (%)	99%	98%	98%	97%	99%	99%	97%
Trading Occupancy (%)	95%	97%	97%	93%	99%	99%	97%
In-place Rent (INR psf pm)	454	188	145	126	116	107	101
Q1 FY26 Tenant Sales (INR M)	4,332	4,234	3,579	2,237	2,749	2,178	2,052
YoY Growth (%)	2%	3%	5%	3%	Flat	6%	11%
Area Expiring ('000 sf)							
9M FY26	43	107	56	54	70	47	17
FY27	32	103	115	102	157	11	2
FY28	68	218	98	123	89	73	86
FY29	105	209	87	95	55	199	68

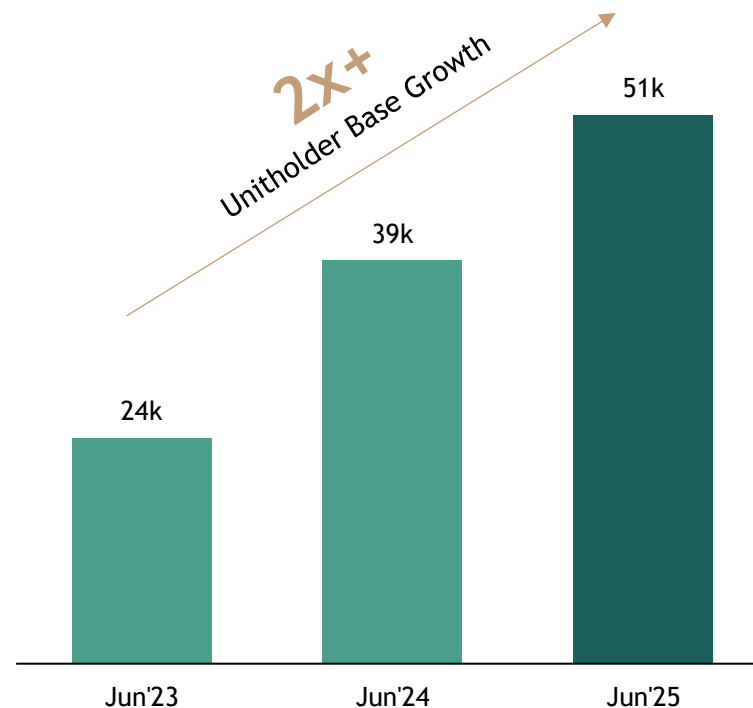
Unitholding Pattern

(% stake)



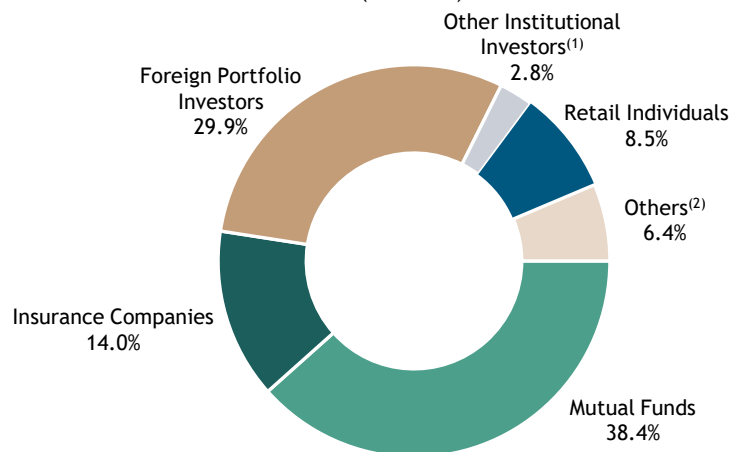
Increase in Unitholders Base

(#)



Diversified Public Unitholding Pattern

(% stake)

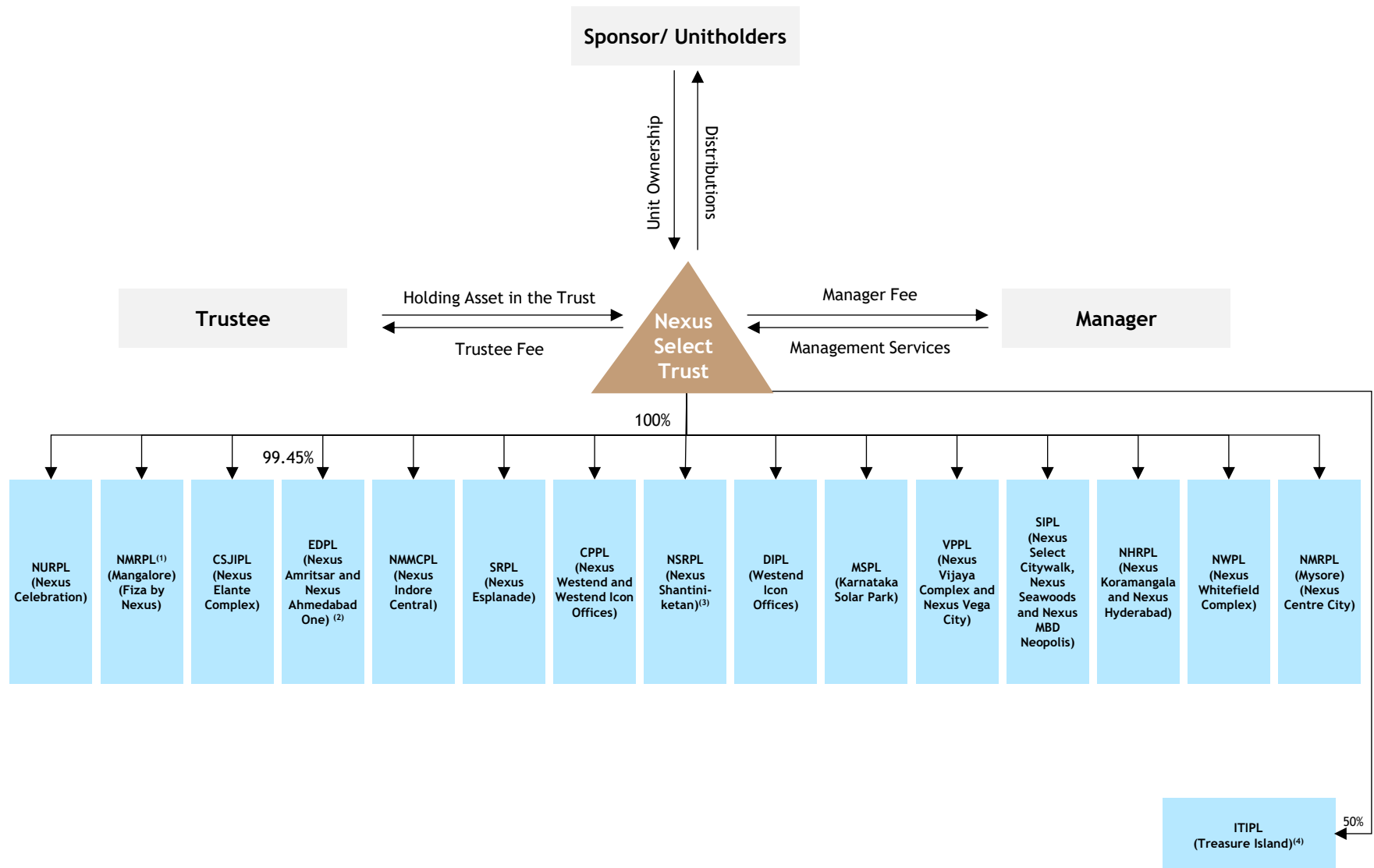


**Crossed 50,000
Unitholders in Q1 FY26**

Data is as of June 30, 2025.

(1) Includes Alternative Investment Fund, Provident or Pension Funds.

(2) Includes clearing members, NBFCs registered with RBI, Body corporates, etc.



Notes: (1) NMRPL is entitled to 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus. (2) 12,926 equity shares aggregating 0.55% held by SSIII Indian Investments One Ltd. is currently subject to a regulatory lock in until September 30, 2025 and shall be transferred to the Nexus Select Trust after expiry of such regulatory lock-in at the option of the Nexus Select Trust pursuant to a call option in favour of the Nexus Select Trust as agreed to under the EDPL SAA.(3) NSRPL is entitled to 64.9% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan. (4) The Nexus Select Trust holds 50% stake in ITIPL, the balance 50% stake continues to be held by the joint venture partner.

KEY TERMS AND DEFINITIONS

Notes:

- All figures in this presentation are as of June 30, 2025 unless otherwise specified
 - Some of the figures in this presentation have been rounded-off to the nearest decimal for the ease of presentation
 - All operational KPIs included in the presentation are at 100% stake in all SPVs (except for Nexus Koramangala landowners share and Nexus MBD Neopolis sold units) and Investment entity
 - Any references to long-term leases or WALE (Weighted Average Lease Expiry) assumes successive renewals by occupiers at their option
 - The words 'Consumption centre', 'Mall', 'Retail Portfolio', 'Retail' have been used interchangeably
 - The words 'Sales', 'Consumption', 'Tenant Sales' have been used interchangeably
 - The words 'Nexus Select Trust', 'Nexus Malls' and 'NXST' have been used interchangeably
 - Gross Asset Value (GAV) considered as per Mar'25 valuation undertaken by iVAS Partners, represented by Mr. Vijay Arvindkumar C
 - Key Terms and Definitions:
1. ADR - Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
 2. Area - All area is leasable area unless otherwise specified
 3. Bn - Billions
 4. CAGR - Compound Annual Growth Rate
 5. Completed Area - The leasable area of a property for which occupancy certificate has been received
 6. DPU - Distribution per unit
 7. EBITDA - Earnings/ (loss) before finance costs, depreciation, amortization, impairment loss and income tax excluding share of profit of equity accounted investee
 8. Entities name
 - I. CPPL - Chitrali Properties Private Limited
 - II. CSJIPL - CSJ Infrastructure Private Limited
 - III. DIPL - Daksha Infrastructure Private Limited
 - IV. EDPL - Euthoria Developers Private Limited
 - V. ITIPL - Indore Treasure Island Private Limited
 - VI. MSPL - Mamadapur Solar Private Limited
 - VII. NHRPL - Nexus Hyderabad Retail Private Limited
 - VIII. NMMCPL - Naman Mall Management Company Private Limited
 - IX. NMRPL - Nexus Mangalore Retail Private Limited
 - X. NMRPL - Nexus Mysore Retail Private Limited
 - XI. NSRPL - Nexus Shantiniketan Retail Private Limited
 - XII. NURPL - Nexus Udaipur Retail Private Limited
 - XIII. NWPL - Nexusmalls Whitefield private Limited
 - XIV. SIPL - Select Infrastructure Private limited
 - XV. SRPL - Safari Retreats Private Limited
 - XVI. VPPL - Vijaya Productions Private Limited
 9. Footfalls or Shopper traffic - The number of people entering a shop or shopping area part of the consumption centre in a given time
 10. GAV - Gross Asset Value is the Market Value (as defined below) of the asset(s) in our Portfolio as of March 31, 2025 (unless otherwise specified)
 11. GRESB - Formerly known as Global Real Estate Sustainability Benchmark
 12. Gross Rentals - Rental income (the sum of Minimum Guaranteed Rentals (as defined below) and Turnover Rentals (as defined below))
 13. Initial Portfolio Acquisition Transaction - The transaction pursuant to which the Nexus Select Trust acquired the portfolio (SPVs) prior to listing.
 14. In-place Rent - Higher of i) Minimum guaranteed rent as of Jun'25 or ii) Revenue share
 15. KPIs - Key Performance Indicators
 16. Leasable Area - Total square footage that can be occupied by tenant for the purpose of determining a tenant's rental obligations
 17. LFL - Like for Like (excluding Nexus Vega City and Nexus MBD Neopolis Complex)
 18. LTV - Loan to Value
 19. M - Millions
 20. Minimum Guaranteed Rentals - Minimum guaranteed rental income as per terms contractually agreed with the tenant(s)
 21. Minimum Guaranteed Rent - Minimum guaranteed rental income (as defined above) / Occupied Area (as defined below) x Monthly factor
 22. MTM - Mark to Market
 23. MW - Mega-Watt
 24. NDCF - Net Distributable Cashflows
 25. NAV - Net Asset Value
 26. Net Debt - Gross Debt less short term treasury investments and cash and cash equivalents
 27. NOI - Net Operating Income
 28. Occupied Area - Completed Area (as defined above) for which lease agreements have been signed with the lessee(s)
 29. psf - Per square feet
 30. Psf pm - Per square feet per month
 31. QoQ - Quarter on Quarter
 32. Re-leasing spread - Refers to the change in rent psf between new & expiring leases, expressed as a percentage
 33. Sponsor - Wynford Investments Limited
 34. sf - Square feet
 35. TEV- Total Enterprise Value
 36. Tenant Sales - Net sales generated by tenant(s) from sale of merchandise or provision of services from the stores located within the Portfolio
 37. Trading Density - Tenant Sales for respective period / Carpet Area x Monthly factor
 38. Trading Occupancy - Total operational area / Total leasable area
 39. Trustee - Axis Trustee Services Limited
 40. Turnover Rentals - Higher of (i) contracted turnover rent percentage applied to tenant sales of the respective period, less applicable Minimum Guaranteed Rentals for the same period, or (ii) nil
 41. WALE - Weighted Average Lease Expiry
 42. Years - Refers to fiscal years unless specified otherwise
 43. YoY - Year on Year

A large, modern shopping mall at night, illuminated with purple and blue lights. The building has a curved roof and large glass windows. The central entrance is brightly lit, and the 'nexus VIJAYA' logo is prominently displayed above it. Large digital screens on the facade show advertisements, including one for 'Cars you love to buy'. People are visible walking on the plaza in front of the mall.

THANK YOU

Pratik Dantara
Chief Investor Relations Officer and Head - Strategy

Manish Baid
DGM - Investor Relations

Website: www.nexusselecttrust.com

Email: IR@nexusselecttrust.com

Phone: +91-22-6280-5000