August 03, 2026

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: 974909, 976118, 976119, 976657, 977372 and 977376;

Scrip Code for CPs: 732000

Dear Sir/ Madam,

Subject: Press Release and Earnings Presentation of Nexus Select Trust for the quarter ended June 30, 2026.

In continuation to our intimation dated August 03, 2026, regarding the outcome of the Board Meeting held in connection with the quarter ended June 30, 2026, of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust on August 03, 2026, please see enclosed the:

1. Press Release for the quarter ended June 30, 2026, of Nexus Select Trust as **Annexure I;**

2. Earnings Presentation for the quarter ended June 30, 2026, 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.

We request you to kindly take note of the same.

Thanking you,

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

VIJAY KUMAR GUPTA
Digitally signed by VIJAY KUMAR GUPTA
Date: 2026.08.03 16:10:20 +05'30'

Vijay Kumar Gupta
General Counsel, CS and Compliance Officer
Membership No. A14545
Encl: As above

acting through its Manager – Nexus Select Mall Management Private Limited,
Registered Office : Embassy 247,Unit No. 501, B Wing LBS Marg, Vikhroli (West), Mumbai City MH - 400083.
CIN : U70109MH2021PTC363065
T : +022-62805000 I E : corp.secretarial@nexusmalls.com I
W : www.nexusselecttrust.com

Nexus Select Trust reports strong Q1 FY27 performance with double-digit consumption and NOI growth; DPU rises 10% YoY to INR 2.442 per unit, with 25% IRR delivered to unitholders since listing

Mumbai, India, 03 August 2026: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed Retail REIT, announced its financial results for the first quarter ended June 30, 2026.

Business Highlights

- Achieved quarterly consumption of INR 3,850 crores, recording 17% YoY growth
    - Broad based growth witnessed across all categories during the quarter
- Net Operating Income (NOI) rose 11% YoY to INR 510 crores in Q1 FY27, driven by strong consumption and leasing momentum
- Declared distribution of INR 370 crores (INR 2.442 per unit) up 10% YoY and 7% QoQ, marking the 12th consecutive quarter of 100% distribution payout to unitholders
- Achieved healthy double-digit re-leasing spreads on 0.4M sf re-leased during the quarter
- Strong balance sheet with attractive debt cost of 7.2% (30bps lower YoY), AAA/Stable credit rating and 18% LTV

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

"I am pleased to share that we have delivered robust double-digit consumption growth during the quarter despite heightened global uncertainties. This performance reflects the resilience of our portfolio and the strength of our operational execution in a challenging environment.

Building on this strong operational performance, we delivered 11% YoY growth in NOI in Q1 FY27 and are pleased to announce a distribution of INR 370 crores, equivalent to INR 2.442 per unit, reflecting 10% growth in DPU, in-line with our guidance. Cumulatively since listing, we have distributed more than INR 4,080 crores and delivered IRR of 25%, underscoring our commitment to delivering consistent returns to our unitholders.

During the quarter, we pro-actively renewed and re-leased 0.2M sf ahead of lease expiries at spreads exceeding 20%, underscoring the strong demand for our portfolio and the effectiveness of our leasing strategy. We also welcomed several first-to-portfolio brand stores, including Lego, Kurt Geiger and Harajuku Bakehouse, further strengthening our tenant mix, enhancing the customer experience, and reinforcing the premium positioning of our portfolio.

Aligned with our strategy to double the portfolio by 2030, we announced the acquisition of Diamond Plaza mall in Kolkata with the transaction expected to close in the first half of FY27. We have also built a robust acquisition pipeline comprising 8 retail assets across India, with two assets currently under due-diligence. Backed by a strong balance sheet, low leverage, and nearly USD 1 billion of available debt headroom, we are well positioned to capitalize on attractive inorganic growth opportunities and continue scaling our platform"

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 FY27 distribution is August 06, 2026, and the distribution will be paid on or before August 13, 2026

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 FY27 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 Monday, August 03, 2026 at 17:30 hours Indian Standard Time to discuss the Q1 FY27 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 10.7 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 1.25 million square feet. Our consumption centres have a tenant base of ~1,100 domestic and international brands spanning across 3,200+ 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 500

Annexure II

Nexus Select Trust

Q1 FY27 Earnings Update

August 03, 2026

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.

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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

(I). Key Highlights

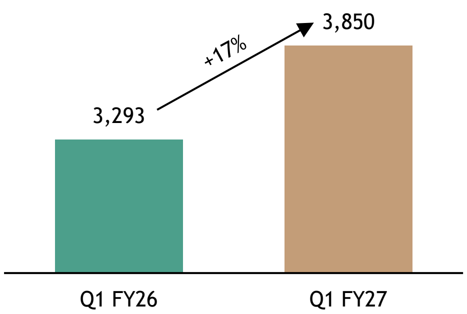
Nexus Koramangala, Bengaluru

KEY HIGHLIGHTS (Q1 FY27)

CONSUMPTION GROWTH

Broad based growth witnessed across all categories

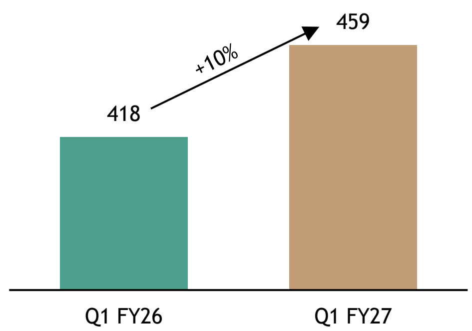
(Amount in INR Cr)



RETAIL NOI GROWTH

Robust NOI growth of 10% YoY

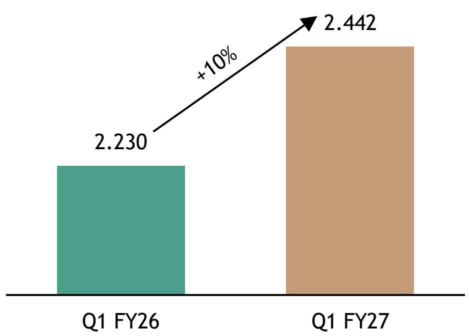
(Amount in INR Cr)



DISTRIBUTION GROWTH

Declared distribution of INR 2.442 per unit; up 10% YoY. On track to achieve FY27 guidance

(Amount in INR per unit)



LEASING

Leased 0.4M sf during the quarter at healthy spreads

0.2M sf

Re-leased Ahead of Expiry

0.2M sf

Re-leased on Expiry

19%

Re-leasing spread(1)

ACQUISITION PIPELINE

Healthy pipeline for inorganic growth

8 Retail Assets

Potential Acquisition Opportunities

Diamond Plaza

Acquisition Announced

2 Retail Assets / 1M sf Area

Currently Under Due Diligence

UNIT PERFORMANCE

Approximately 2x returns delivered to unitholders since listing in May'23

99%

Total return to Unitholders(2)

3x

Increase in Unitholders

INR 4,080 Cr+

NDCF Distributed Since Listing

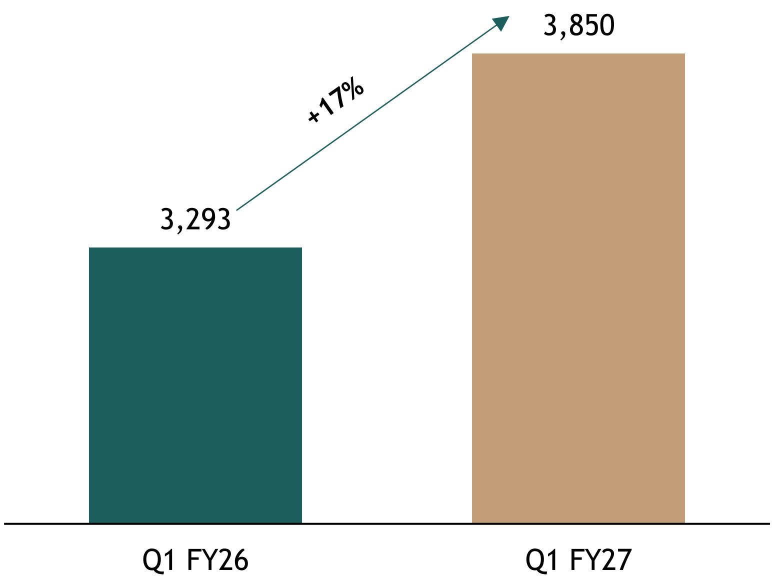
(1) Computed based on mark-up in rental achieved on the Minimum Guaranteed Rental by re-leasing during the relevant period.
(2) Source: Bloomberg. Period starting from listing date (19th May'23) to 29th Jul'26.

17% YoY consumption growth in Q1 FY27, with broad-based category momentum

Growth momentum sustained in July with double-digit consumption growth

Consumption

(Amount in INR Cr)



Malls Witnessing More Than 20% Consumption Growth in Q1 FY27

Nexus Elante

Nexus Seawoods

Fiza by Nexus

Nexus Shantiniketan

Nexus Treasure Island

Nexus Ahmedabad One

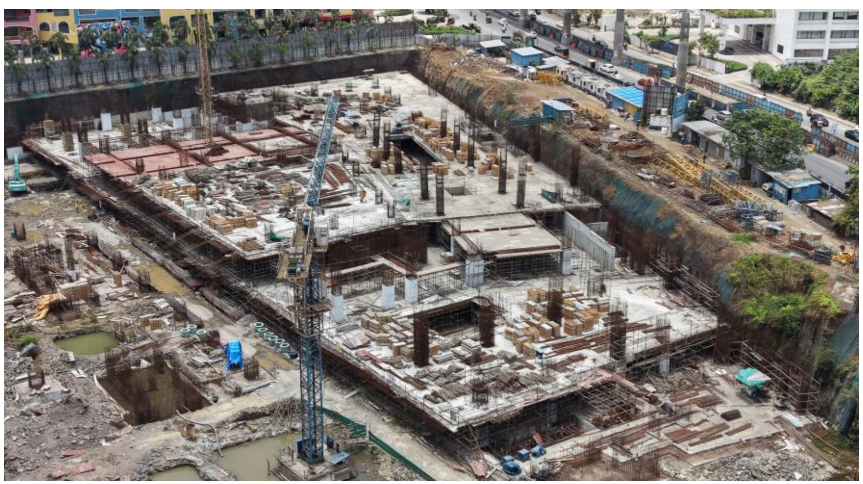
Nexus MBD Neopolis

Notes: Above numbers are indicative unaudited numbers.

11% YoY NOI growth in Q1 FY27, supported by strong consumption and leasing

INR 681 Cr Revenue from Operations	**INR 510 Cr** Net Operating Income (NOI)	**+11% YoY** NOI Growth
INR 491 Cr EBITDA	**INR 2.442 p.u.** Distributions (100% NDCF Payout)	**+10% YoY** Distribution Growth

Construction progressing well with 70% foundation work completed; Mall remains on track for completion by Mar’28



(II). Leasing Update

Nexus Koramangala, Bengaluru

Re-leased 0.4M sf area at healthy spreads to key categories like Fashion, Jewellery, Beauty and Personal Care, Entertainment and F&B

Top New Leases by Category

- Apparel and Accessories
- Footwear and Fitness
- Jewellery
- Beauty and Personal Care
- Entertainment
- F&B

Leasing Occupancy

96%

Trading Occupancy

95%

Re-leased

0.4M sf

Re-leasing Spread[1]

19%

WALE

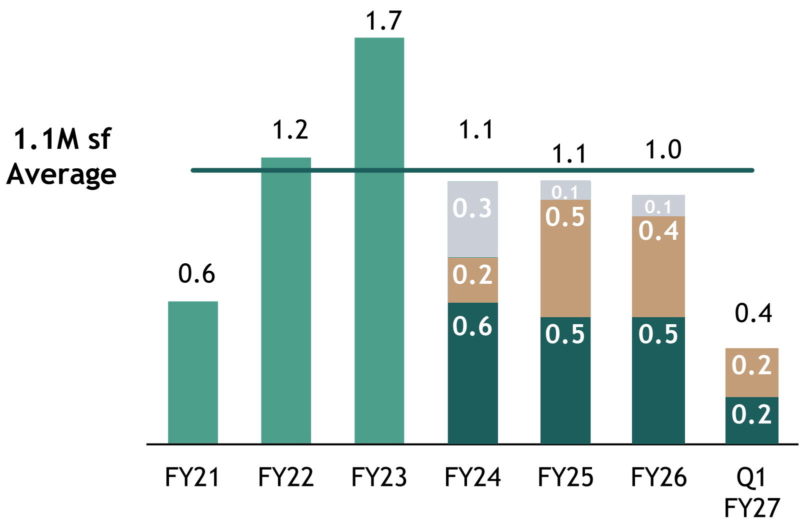
4.5 Years

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

Strategically re-leased 0.2M sf area before expiry at 20%+ spreads in Q1 FY27; ~54% of gross rentals expiring over next 4 years with 20% MTM upside

Leasing

(M sf)

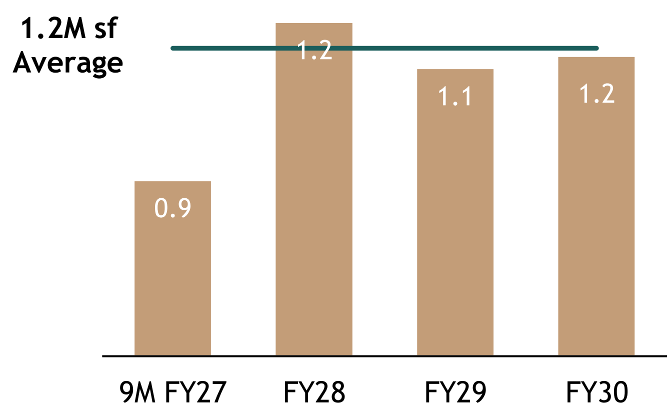


Re-leased (M sf)	0.3	0.9	1.3	0.8	1.0	0.9	0.4
Releasing Spread (%)[1]	← Average 20% →						

Re-leased on expiry | Re-leased before expiry (Strategic churn) | New Leasing

Area Expiring

(M sf)



Gross Rentals Expiring (%)	11%	17%	15%	11%
Avg. MTM Potential (%)	← Approximately 20% →			

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

Strategically churned under-performing brands ahead of expiry with Premium International Fashion Anchor resulting in 2x effective rental upside and 3x trading density upside

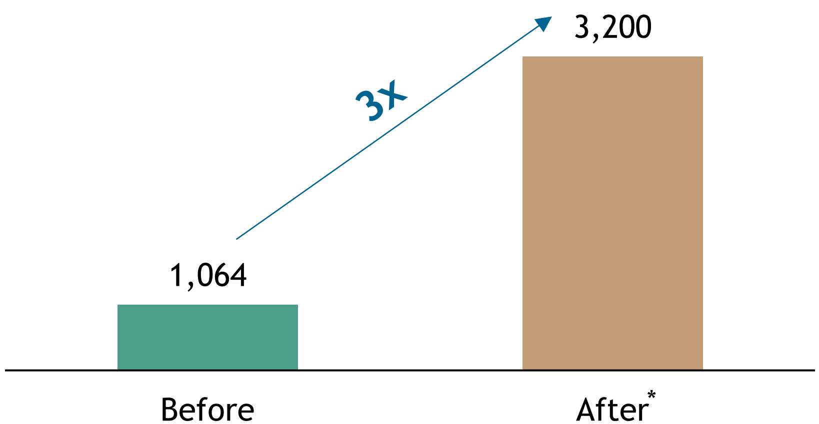
Before

Hypermarket + 1 Anchor

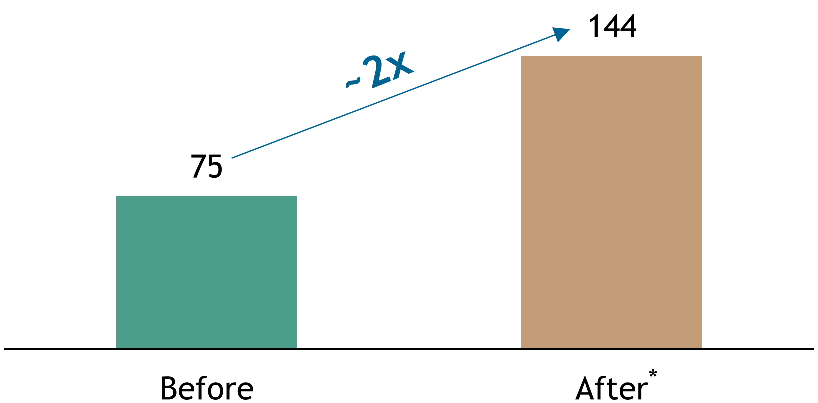
After

Premium International Fashion Anchor

Trading Density
(Amount in INR Psf pm)



In-place Effective Rents
(INR Psf pm)



*Basis management projection on brand stabilization.

Enhanced the premium appeal of Nexus Seawoods by creating a curated Jewellery zone with marquee brands such as Indriya, Kalyan Jewellers, CaratLane, and others

Jewellery Zone Creation Impact

1.5x
Effective Rental Upside

~4x
Trading Density Improvement


INDRIYA

KALYAN

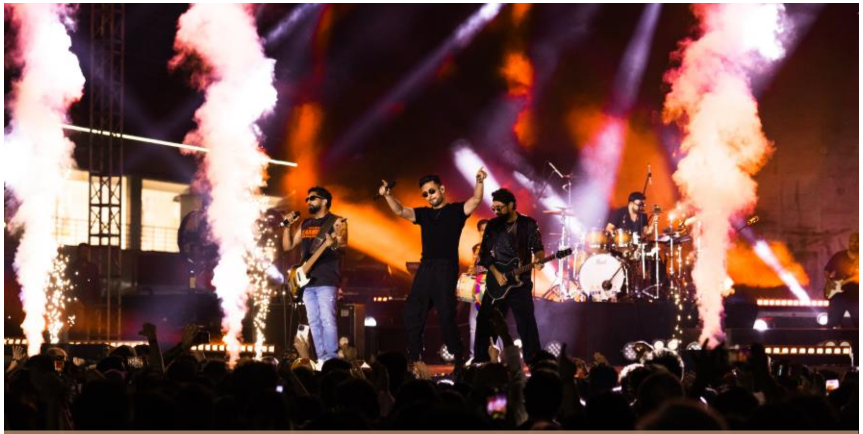
(III). MARKETING UPDATE

Nexus Seawoods, Navi Mumbai

Curated immersive experiences that transform our malls into preferred community gathering spaces leading to 5% footfall growth during the quarter

Nexus Elante

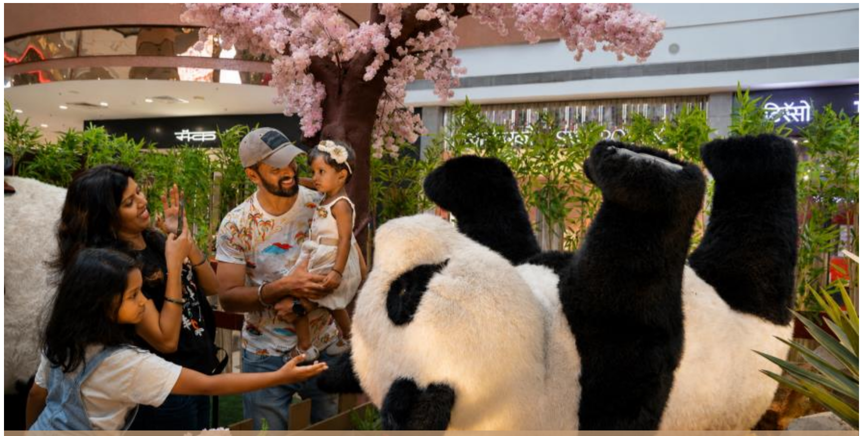
Nexus Seawoods



Nexus Select Citywalk

Nexus Ahmedabad One

Created memorable experiences for families during the quarter with 65+ ticketed attractions across our malls; recorded ticket sales growth of 37% YoY



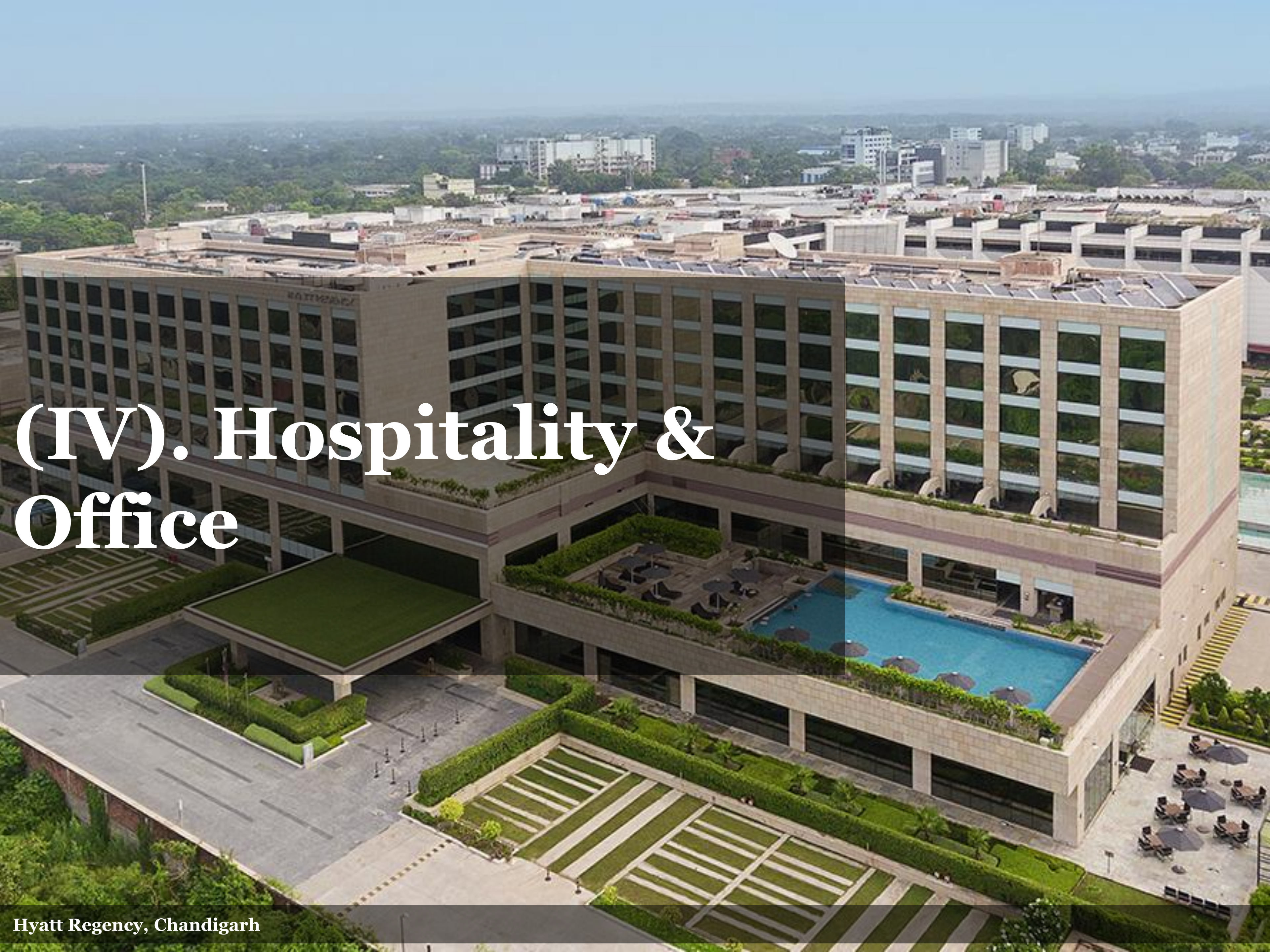
Panda Land (Nexus Seawoods)

Ocean World (Nexus Hyderabad)

Dragon Kingdom (Nexus Elante)

Farmland (Nexus Celebration)

(IV). Hospitality & Office



Hyatt Regency, Chandigarh

Robust double-digit growth recorded in Office and Hospitality portfolio

HOSPITALITY (450 Keys / 3 Assets)

Hyatt Regency, Chandigarh

78%
Occupancy

INR 9,509
ADR

INR 48 Cr
Revenue from Operations
33% YoY Growth

INR 18 Cr
EBITDA
27% YoY Growth

OFFICE (1.25M sf / 3 Assets)

Westend Offices, Pune

90%
Occupancy

3.0 Years
WALE

INR 36 Cr
Revenue from Operations
14% YoY Growth

INR 28 Cr
NOI
18% YoY Growth

(1) Based on Mar'26 independent valuation.

(V). Financial Update

Nexus Ahmedabad One, Ahmedabad

Declared distribution of INR 370 Cr in Q1 FY27; marking 12th consecutive quarter of 100% payout

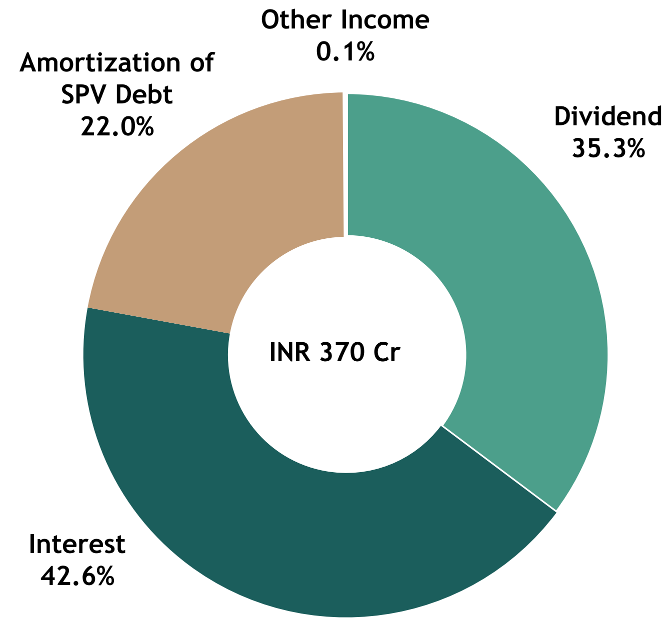
(INR Cr) Particulars	Q1 FY27	
Revenue from Operations	686[1]	NOI
Direct Operating Expenses	(162)	
Property Taxes and Insurance	(13)	
Net Operating Income	**510**	
Other Income	27	Distribution
Indirect Operating Expenses	(41)	
EBITDA	**496**[2]	
Working Capital Adjustments	35	
Cash Taxes	(39)	
External Debt (Interest and Principal)	(31)	
Other Non-Cash Adjustments	(8)	
Distribution from Treasure Island	5	
REIT Level Debt (Interest and Principal)	(81)	
Other Inflows/ (Outflows) at REIT Level	(6)	
NDCF	**370**	
Distribution	**370**	

(1) Post adjustment for inter-company elimination, revenue from operation would be INR 681 Cr.
(2) Post adjustment for trust level income and expenses, EBITDA would be INR 491 Cr.

Announced distribution of INR 2.442 per unit for Q1 FY27; up 10% YoY and 7% QoQ

Distribution Highlights	
Distribution Period	1st Apr'26 to 30th Jun'26
Distribution Amount (Cr)	INR 370
Outstanding Units (Cr)	151.5
Distribution Per Unit (DPU)	INR 2.442
Announcement Date	August 03, 2026
Record Date	August 06, 2026
Payment Date	On or before August 13, 2026

Distribution Mix (Q1 FY27)



Robust balance sheet with $1 Bn debt headroom to support future growth opportunities

INR 6,181 Cr
Gross Debt

INR 5,592 Cr
Net Debt(1)

7.2%
Average Debt Cost

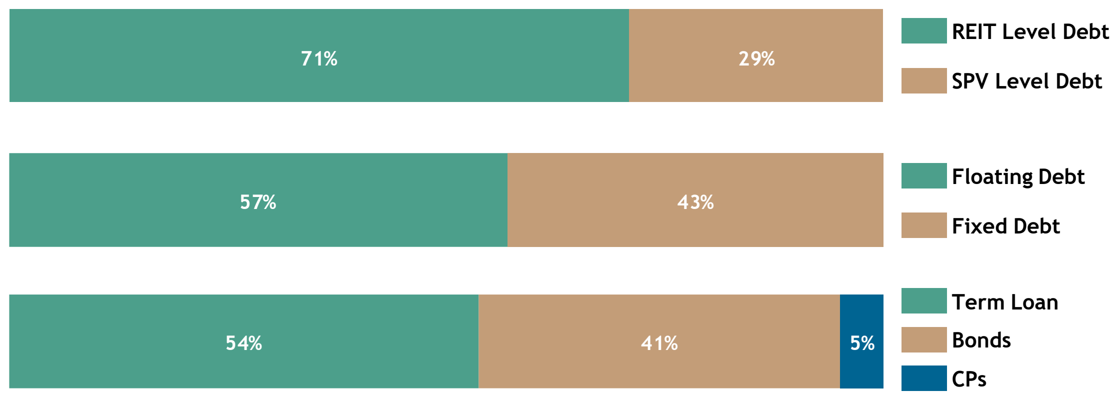
2.8x
Net Debt to EBITDA(2)

4.4x
Interest Coverage Ratio

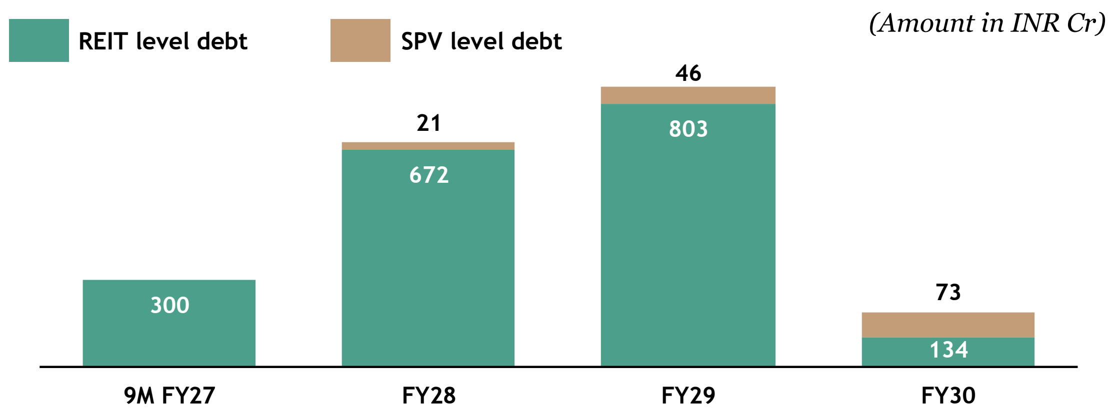
~$1 Bn
Portfolio Debt Headroom

AAA/ Stable
Credit Rating

Debt Profile



Debt Maturity Profile



(1) Excluding restricted cash.
(2) EBITDA for FY27 annualized basis Q1 FY27 EBITDA. Gross Debt to EBITDA of 3.1x and Net Debt to NOI of 2.7x.

Nexus Select Trust

(VI). ESG Update

Nexus Koramangala, Bengaluru

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; ~37% reduction achieved in Q1 FY27

65MW+ Renewable Energy Capacity (DC)

~50% Renewable Energy Consumption in the Portfolio(1)

Happyness for HER - Menstrual Hygiene Awareness Program

200k+ women reached and distributed **more than 15 lacs** sustainable sanitary products

Lake Rejuvenation

11 lakes rejuvenated and 4 lakes under **rejuvenation**

Awarded Great Place To Work

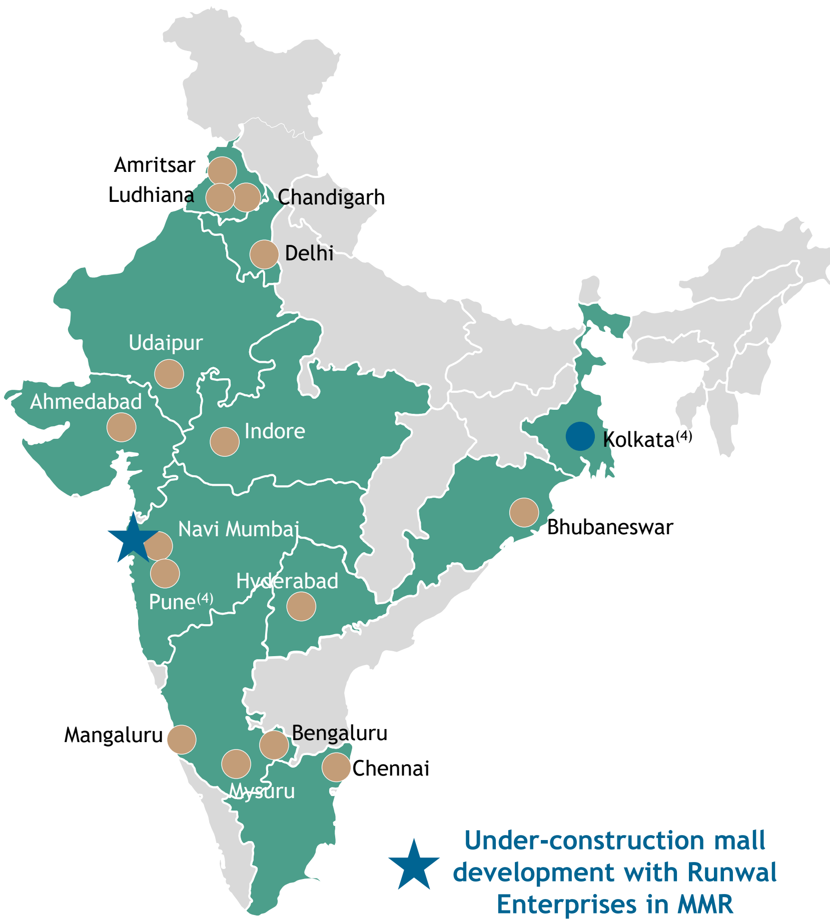
Received **"Great Place to Work"** award for **6th consecutive year**

(1) Consumption in common area and HVAC in Q1 FY27.

(VII). Appendix

Nexus Seawoods, Navi Mumbai

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



19
Consumption Centres Across 15 Cities

10.7M sf
Retail Portfolio

96%
Leased Occupancy[1]

3,200+
Retail Stores with ~1,100 Brands

11.5%
Q1 FY27 Rent to Sales

~36 M
Q1 FY27 Footfalls (5% YoY Growth)

INR 1,931 psf pm
Q1 FY27 Trading Density (16% YoY Growth)

4.5 Years
Retail Portfolio WALE

INR 164 p.u.
NAV[2]

18%
LTV[3]

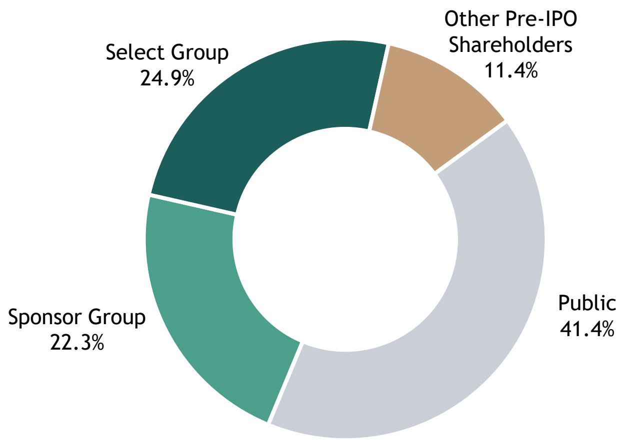
(1) Represents data for consumption centres only.
(2) As of Mar'26.
(3) Computed basis GAV as per Mar'26 independent valuation and cash and bank balances (excluding restricted cash) as on March 31, 2026. LTV as per SEBI regulations will be 20%.
(4) Manager of Nexus Select Trust manages South City (Kolkata) and Pavillion Mall (Pune).

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)	0.6	1.3	1.0	0.9	0.8	0.7	0.6
Leasing Occupancy (%)	100%	93%	98%	96%	94%	99%	98%
Trading Occupancy (%)	96%	91%	97%	96%	91%	99%	98%
In-place Rent (INR psf pm)	479	199	157	134	124	116	113
Q1 FY27 Tenant Sales (INR Cr)	486	509	439	272	305	238	259
YoY Growth (%)	*12%*	*20%*	*23%*	*22%*	*11%*	*9%*	*26%*
Area Expiring ('000 sf)							
9M FY27	34	113	71	67	185	19	4
FY28	74	197	94	125	96	73	86
FY29	107	207	114	107	54	201	69
FY30	51	64	93	61	223	24	45

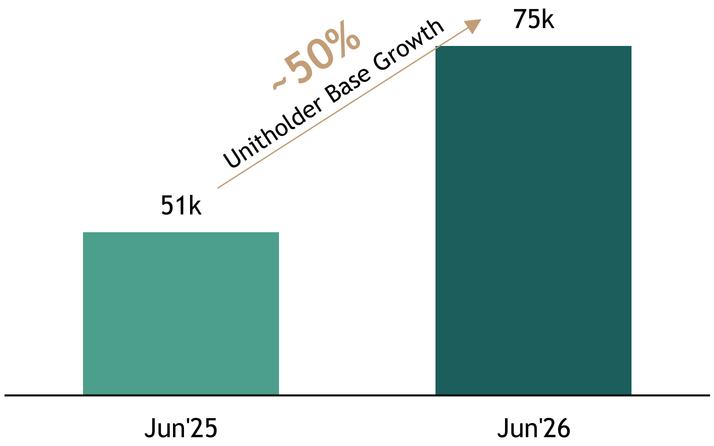
Unitholding Pattern

(% stake)



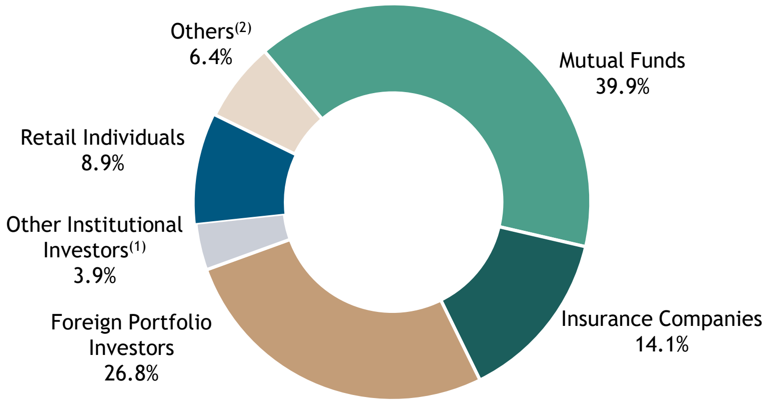
Increase in Unitholders Base

(#)



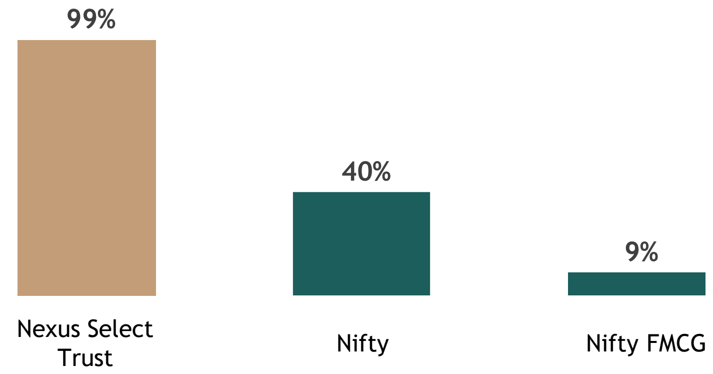
Diversified Public Unitholding Pattern

(% stake)



Nexus Select Trust Outperforms Broader Markets

Total Returns Since Listing%[3]



Data is as of June 30, 2026.

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

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

(3) Source: Bloomberg. Period starting from listing date (19th May'23) to 29th Jul'26.

KEY TERMS AND DEFINITIONS

Notes:

- All figures in this presentation are as of June 30, 2026 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'26 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. CAGR – Compound Annual Growth Rate
4. Completed Area – The leasable area of a property for which occupancy certificate has been received
5. Cr - Crores
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. Footfalls or Shopper traffic - The number of people entering a shop or shopping area part of the consumption centre in a given time
9. GAV – Gross Asset Value is the Market Value (as defined below) of the asset(s) in our Portfolio as of March 31, 2026 (unless otherwise specified)
10. GRESB – Formerly known as Global Real Estate Sustainability Benchmark
11. Gross Rentals - Rental income (the sum of Minimum Guaranteed Rentals (as defined below) and Turnover Rentals (as defined below))
12. Initial Portfolio Acquisition Transaction – The transaction pursuant to which the Nexus Select Trust acquired the portfolio (SPVs) prior to listing.
13. In-place Rent – Higher of i) Minimum guaranteed rent as of Jun'26 or ii) Revenue share
14. KPIs – Key Performance Indicators
15. Leasable Area – Total square footage that can be occupied by tenant for the purpose of determining a tenant's rental obligations
16. LTV – Loan to Value
17. M – Millions
18. Minimum Guaranteed Rentals - Minimum guaranteed rental income as per terms contractually agreed with the tenant(s)
19. Minimum Guaranteed Rent - Minimum guaranteed rental income (as defined above) / Occupied Area (as defined below) x Monthly factor
20. MTM – Mark to Market
21. MW – Mega-Watt
22. NDCF – Net Distributable Cashflows
23. NAV – Net Asset Value
24. Net Debt – Gross Debt less short term treasury investments and cash and cash equivalents
25. NOI – Net Operating Income
26. Occupied Area - Completed Area (as defined above) for which lease agreements have been signed with the lessee(s)
27. psf – Per square feet
28. Psf pm - Per square feet per month
29. QoQ – Quarter on Quarter
30. Re-leasing spread - Refers to the change in rent psf between new & expiring leases, expressed as a percentage
31. Sponsor – Wynford Investments Limited
32. sf - Square feet
33. TEV- Total Enterprise Value
34. Tenant Sales - Net sales generated by tenant(s) from sale of merchandise or provision of services from the stores located within the Portfolio
35. Trading Density – Tenant Sales for respective period / Carpet Area x Monthly factor
36. Trading Occupancy – Total operational area / Total leasable area
37. Trustee – Axis Trustee Services Limited
38. 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
39. WALE – Weighted Average Lease Expiry
40. Years - Refers to fiscal years unless specified otherwise
41. YoY - Year on Year

THANK YOU

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