November 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: 732675 and 732676

Dear Sir/ Madam,

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

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

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

2. Earnings Presentation for the quarter ended September 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: 2026.11.03 15:56:37 +05'30'

Vijay Kumar Gupta
Company Secretary and Compliance Officer
Membership No. A14545
Encl: As above

Annexure I

Nexus Select Trust reports highest ever NOI and Distribution in H1 FY27, on the back of strong Q2 performance

Mumbai, November 3, 2026: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed retail REIT, announced its financial results for the quarter ended September 30, 2026.

Business Highlights

- Achieved quarterly consumption of INR 3,909 crores, recording 13% YoY growth
  - Broad based growth witnessed across all categories during the quarter
- Net Operating Income (NOI) rose 8% YoY to INR 504 crores in Q2 FY27, driven by strong consumption and leasing momentum
- Declared distribution of INR 359 crores INR 2.367 per unit up 8% YoY, marking the 13th consecutive quarter of 100% distribution payout to unitholders
- Achieved 25% re-leasing spreads on 0.5M 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, Nexus Select Trust, said *"I am pleased to share that we have delivered robust 13% year on year consumption growth during the quarter despite the festive season shifting largely to Q3 this year. 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 8% YoY growth in NOI in Q2 FY27 and are pleased to announce a distribution of INR 359 crores, equivalent to INR 2.367 per unit, reflecting 8% growth in DPU. Cumulatively since listing, we have distributed more than INR 4,400 crores and delivered IRR of 24%, underscoring our commitment to delivering consistent returns to our unitholders.

During the quarter, we announced our strategic entry into Northeast India through a landmark transaction to develop a Grade-A mall and hotel in Guwahati. This marks the first step in our broader strategy to establish a presence across the high-potential consumption markets of East and Northeast India, with Guwahati offering an attractive entry point into the region."

The Board expressed its deep appreciation for Dalip Sehgal's significant contributions in building Nexus into a leading retail platform and successfully steering its listing and growth journey. Under his leadership, Nexus has established a resilient operating platform, strong governance practices and a disciplined approach to growth.

***Building on this strong foundation,* Siddharth Nawal, Managing Director and CEO-Designate, Nexus Select Trust** *said, "With our ambition to double our portfolio by 2030, we have built a robust acquisition pipeline comprising six retail assets across India, with*

two currently under due diligence. Backed by a strong balance sheet, low leverage and nearly USD 1 billion in available debt headroom, we are well positioned to capitalise on attractive inorganic growth opportunities and continue scaling our platform. I look forward to leading Nexus through its next phase of growth, starting with the addition of consumption centres in East and North-East India."

The Board of Directors of Nexus Select Mall Management Private Limited, the Manager to Nexus Select Trust, declared the Q2 FY27 distribution at its meeting held today. The record date is November 6, 2026, and the distribution will be paid on or before November 16, 2026.

The financial results and earnings presentation are available in the Investors section at www.nexusselecttrust.com. The Q2 and H1 FY27 earnings call will be held on November 3, 2026 at 4.30 pm IST. A replay will be available on the website.

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 1.3 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

Q2 FY27 Earnings Update

November 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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(I). Key Highlights

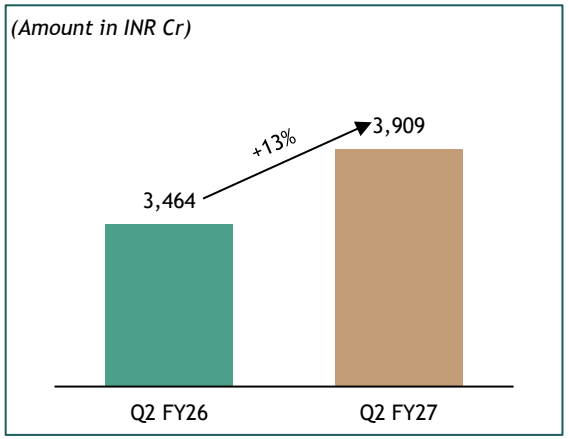


Nexus Koramangala, Bengaluru

KEY HIGHLIGHTS (Q2 FY27)

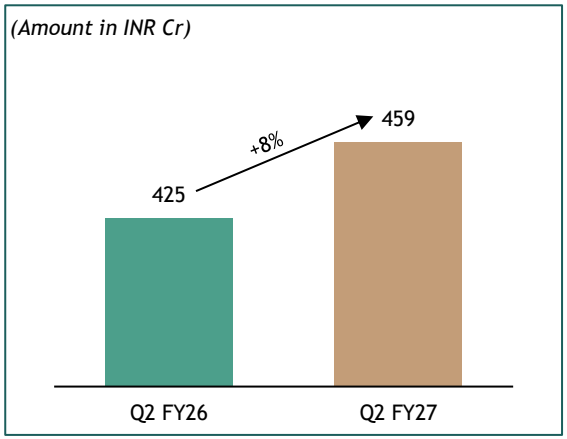
CONSUMPTION GROWTH

Strong consumption momentum continued in Q2 FY27



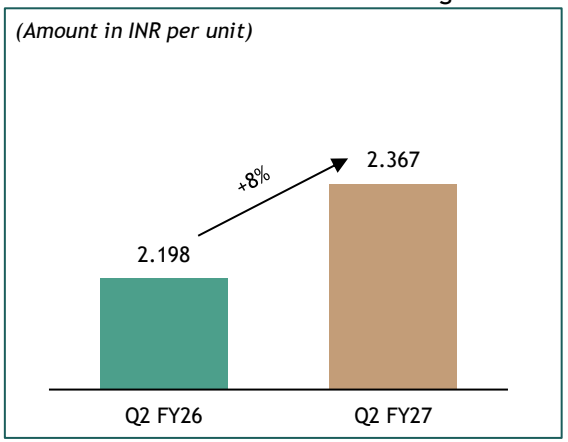
RETAIL NOI GROWTH

Robust NOI growth of 8% YoY



DISTRIBUTION GROWTH

Declared distribution of INR 2.367 per unit; up 8% YoY. On track to achieve FY27 DPU guidance



LEASING

Re-leased 0.5M sf during the quarter at 20%+ spreads

0.5M sf
Area Re-leased

0.2M sf
Re-leased Ahead of Expiry

25%
Re-leasing spread(1)

ACQUISITION PIPELINE

Healthy pipeline for inorganic growth

6 Retail Assets
Potential Acquisition Opportunities

2 Retail Assets / 1.2M sf Area
Currently Under Due Diligence

UNIT PERFORMANCE

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

24%
IRR(2)

3x
Increase in Unitholders

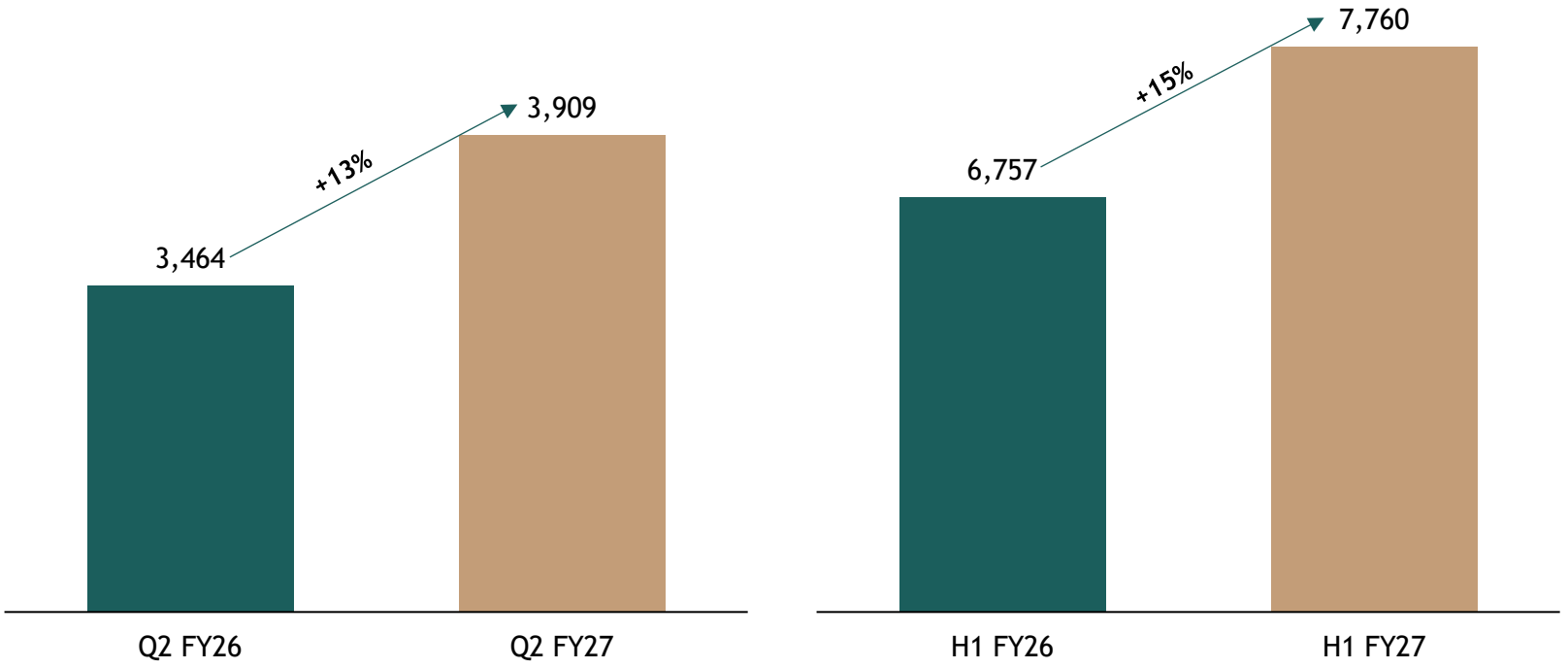
INR 4,440 Cr+
NDCF Distributed Since Listing (3)

(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 30th Sep'26.
(3) Includes proposed distribution for Q2 FY 27.

Consumption momentum remains strong in Q2 – tenant sales up 13% YoY; broad based growth witnessed across categories

Consumption

(Amount in INR Cr)



Notes: Above numbers are indicative unaudited numbers.

Achieved robust 8% growth in NOI and DPU; on track to achieve FY27 DPU guidance

INR 670 Cr Revenue from Operations	**INR 504 Cr** Net Operating Income (NOI)	**+8% YoY** NOI Growth
INR 478 Cr EBITDA	**INR 2.367 p.u.** Distributions (100% NDCF Payout)	**+8% YoY** Distribution Growth

(II). Acquisition Updates



Nexus MBD Complex, Ludhiana

Construction progressing well with foundation and raft work near completion; on track for completion by 2028

Nexus Runwal Gardens Mall (Perspective Image)



Actual Images





Construction progressing well with 100% RCC work completed; project on track for completion by 2028

Galaxy Complex



Assets to be Acquired

Assets Not to be Acquired

Actual Images





Strategic renovation at Radisson, Ludhiana to deliver 15%+ yield on cost

INR 35 Cr	27 Keys	20%	15%+
Renovation Capex	Addition	Expected ADR Increase	Yield on Cost

Reception



Hotel Room



(III). Leasing Update



Nexus Koramangala, Bengaluru

Tier-II markets driving the next wave of malls across India

30M sf+ Grade-A Malls
Supply Expected by 2030

52%
Tier-II Supply Contribution



Brands expanding in Tier II markets

new balance

COACH

The Souled Store

SNITCH

INDRIYA
ADITYA BIRLA | JEWELLERY

MICHAEL KORS

Note: India map is for illustrative purpose only.
Source: CBRE.

Re-leased 0.9M sf area at 22% spreads in H1 FY27

Top New Leases by Category


Apparel and Accessories


Footwear and Fitness


Jewellery


Beauty and Personal Care


Entertainment


F&B

Leasing Occupancy

97%

Trading Occupancy

94%

Re-leased

0.9M sf

Re-leasing Spread(1)

22%

WALE

4.5 Years

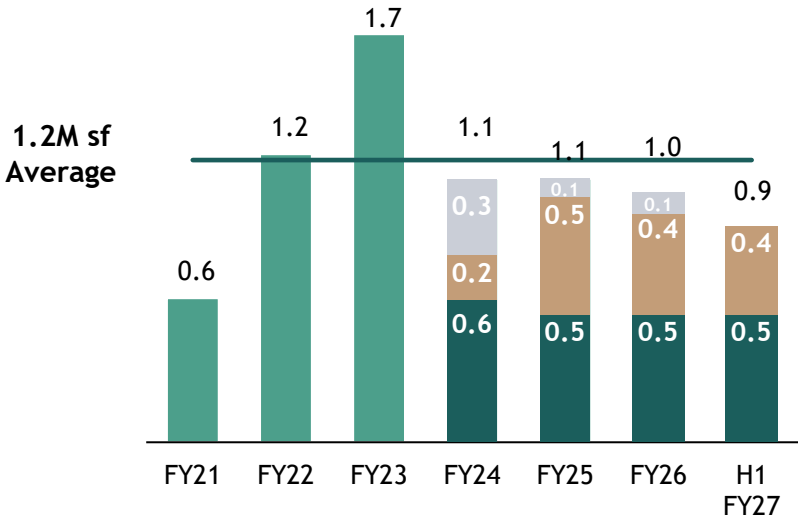
(1) Computed based on mark-up in rental achieved on the Minimum Guaranteed Rental by re-leasing during the relevant period.

Strategically re-leased 0.4M sf area before expiry at 20%+ spreads in H1 FY27

~50% of gross rentals expiring till FY30 with 20% MTM upside

Leasing

(M sf)

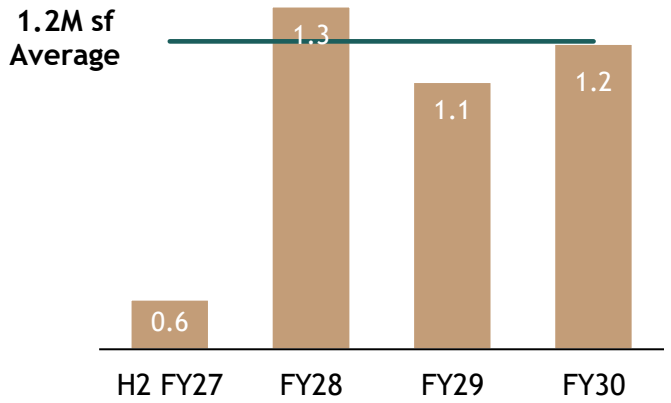


	FY21	FY22	FY23	FY24	FY25	FY26	H1 FY27
Re-leased (M sf)	0.3	0.9	1.3	0.8	1.0	0.9	0.9
Releasing Spread (%)[1]	← Average 20% →						

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

Area Expiring

(M sf)



	H2 FY27	FY28	FY29	FY30
Gross Rentals Expiring (%)	7%	17%	14%	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.

NEW STORES OPENED



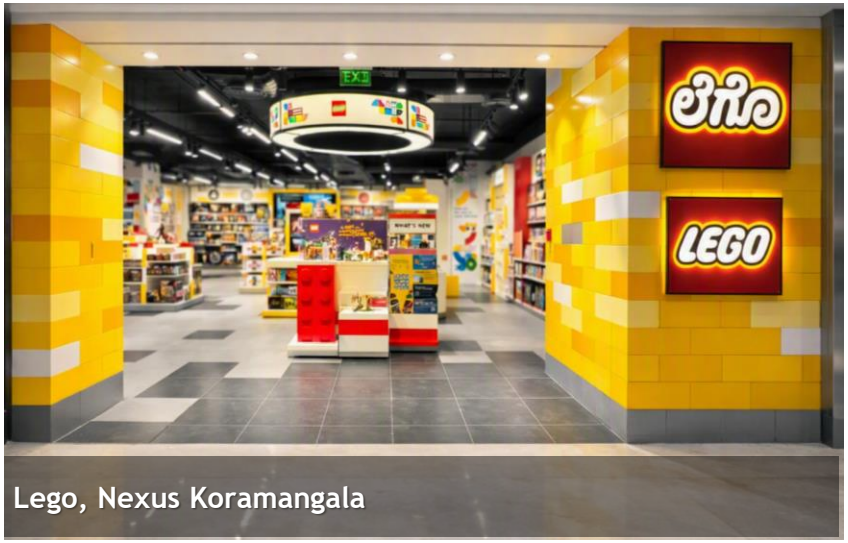
Guerlain, Nexus Select Citywalk



Michael Kors, Nexus Elante



Coastal Canteen, Nexus Hyderabad



Lego, Nexus Koramangala

NEW STORES OPENED (CONT'D.)



Lush, Nexus Elante



Malabar Gold & Diamonds, Nexus Seawoods



Indriya. Nexus Select Citywalk



Giva, Nexus Esplanade

(IV). MARKETING UPDATE



Nexus Seawoods, Navi Mumbai

Curated immersive experiences leading to 4% footfall growth during the quarter



Nexus Elante


Nexus Koramangala


Nexus Seawoods


Nexus Select Citywalk

Delivered memorable family experiences during through ticketed attractions across our malls



Ninja Castle (Nexus Amritsar)



360 Dome (Nexus Ahmedabad One)



Dragon Kingdom (Nexus Elante)



Army Bootcamp (Nexus MBD)



(V). Hospitality & Office

Hyatt Regency, Chandigarh

Increase in office occupancy led to robust double-digit growth

HOSPITALITY (450 Keys / 3 Assets)[2] [3]



Hyatt Regency, Chandigarh

73% Occupancy	INR 10,004 ADR
INR 36 Cr Revenue from Operations 6% YoY Growth	INR 13 Cr[4] EBITDA (Flat YoY)

OFFICE (1.25M sf / 3 Assets)



Westend Offices, Pune

90% Occupancy	2.8 Years WALE
INR 36 Cr Revenue from Operations 11% YoY Growth	INR 29 Cr NOI 16% YoY Growth

(1) Based on Sep'26 independent valuation.
(2) All operating and financial numbers for Hospitality excludes Radisson, Ludhiana as the hotel is under renovation.
(3) Reported total numbers are Revenue from Operations INR 39 cr, and EBIDTA INR 13 cr.
(4) 11,000 sq ft under renovation at Hyatt Regency, Chandigarh. Adjusted Revenue and EBIDTA growth YoY would be 10% and 11 % respectively.

(VI). Financial Update



Nexus Ahmedabad One, Ahmedabad

Declared distribution of INR 359 Cr in Q2 FY27; 13th consecutive quarter of 100% payout

(INR Cr) Particulars	Q2 FY 27
Revenue from Operations	675[1]
Direct Operating Expenses	(157)
Property Taxes and Insurance	(13)
Net Operating Income	**504**
Other Income	24
Indirect Operating Expenses	(48)
EBITDA	**481**[2]
Working Capital Adjustments	41
Cash Taxes	(45)
External Debt (Interest and Principal)	(31)
Other Non-Cash Adjustments	(4)
Distribution from Treasure Island	4
REIT Level Debt (Interest and Principal)	(81)
Other Inflows/ (Outflows) at REIT Level	(6)
NDCF	**359**
Distribution	**359**

NOI

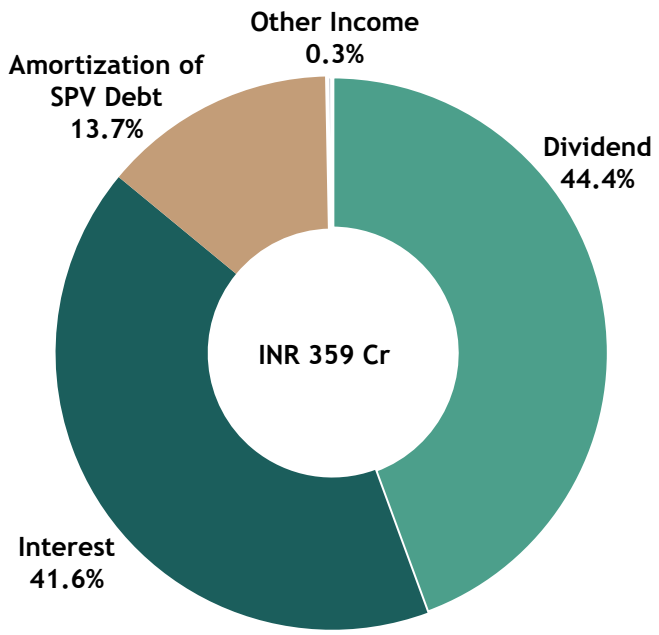
Distribution

(1) Post adjustment for inter-company elimination, revenue from operation would be INR 670 Cr.
(2) Post adjustment for trust level income and expenses, EBITDA would be INR 478 Cr.

Announced distribution of INR 2.367 per unit for Q2 FY27; up 8% YoY

Distribution Highlights	
Distribution Period	1st Jul'26 to 30th Sep'26
Distribution Amount (Cr)	INR 359
Outstanding Units (Cr)	151.5
Distribution Per Unit (DPU)	INR 2.367
Announcement Date	November 03, 2026
Record Date	November 06, 2026
Payment Date	On or before November 16, 2026

Distribution Mix (Q2 FY27)



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

INR 6,219 Cr
Gross Debt

INR 5,653 Cr
Net Debt(1)

7.2%
Average Debt Cost

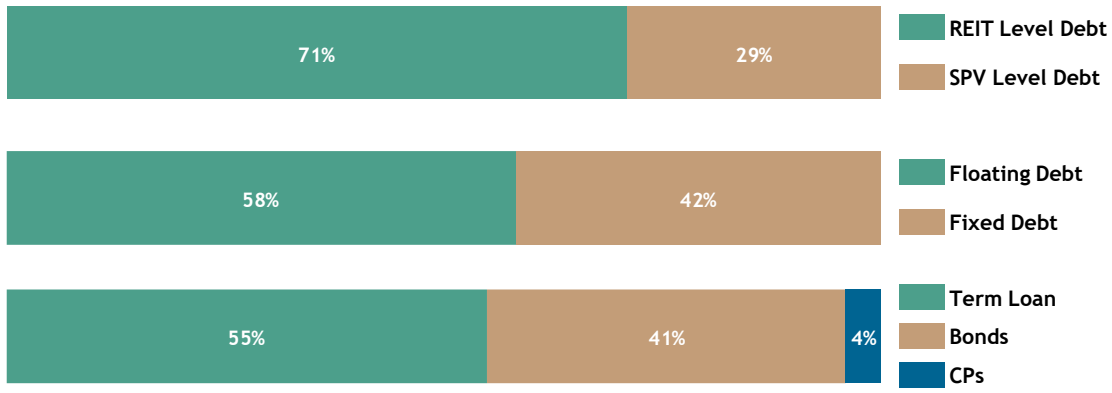
2.9x
Net Debt to EBITDA(2)

4.2x
Interest Coverage Ratio

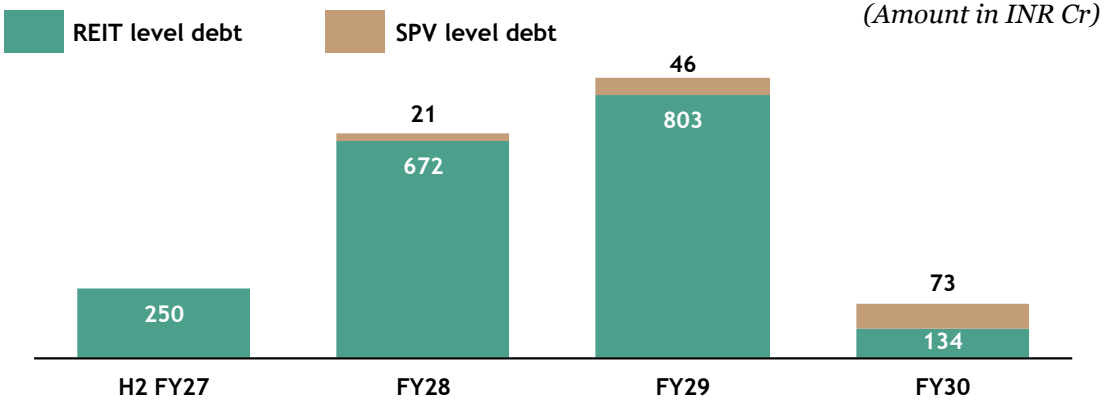
~$1 Bn
Portfolio Debt Headroom

AAA/ Stable
Credit Rating

Debt Profile



Debt Maturity Profile



(1) Excluding restricted cash.
(2) EBITDA for FY27 annualized basis H1 FY27 EBITDA. Gross Debt to EBITDA of 3.2x and Net Debt to NOI of 2.8x.



(VII). 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



67MW+ Renewable Energy Capacity (DC)

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



100% Green Building Certified

All Malls received green building certification by IGBC / GRIHA



Best Out of Waste

Transforming **12 tonnes** of waste by turning discarded materials into public art

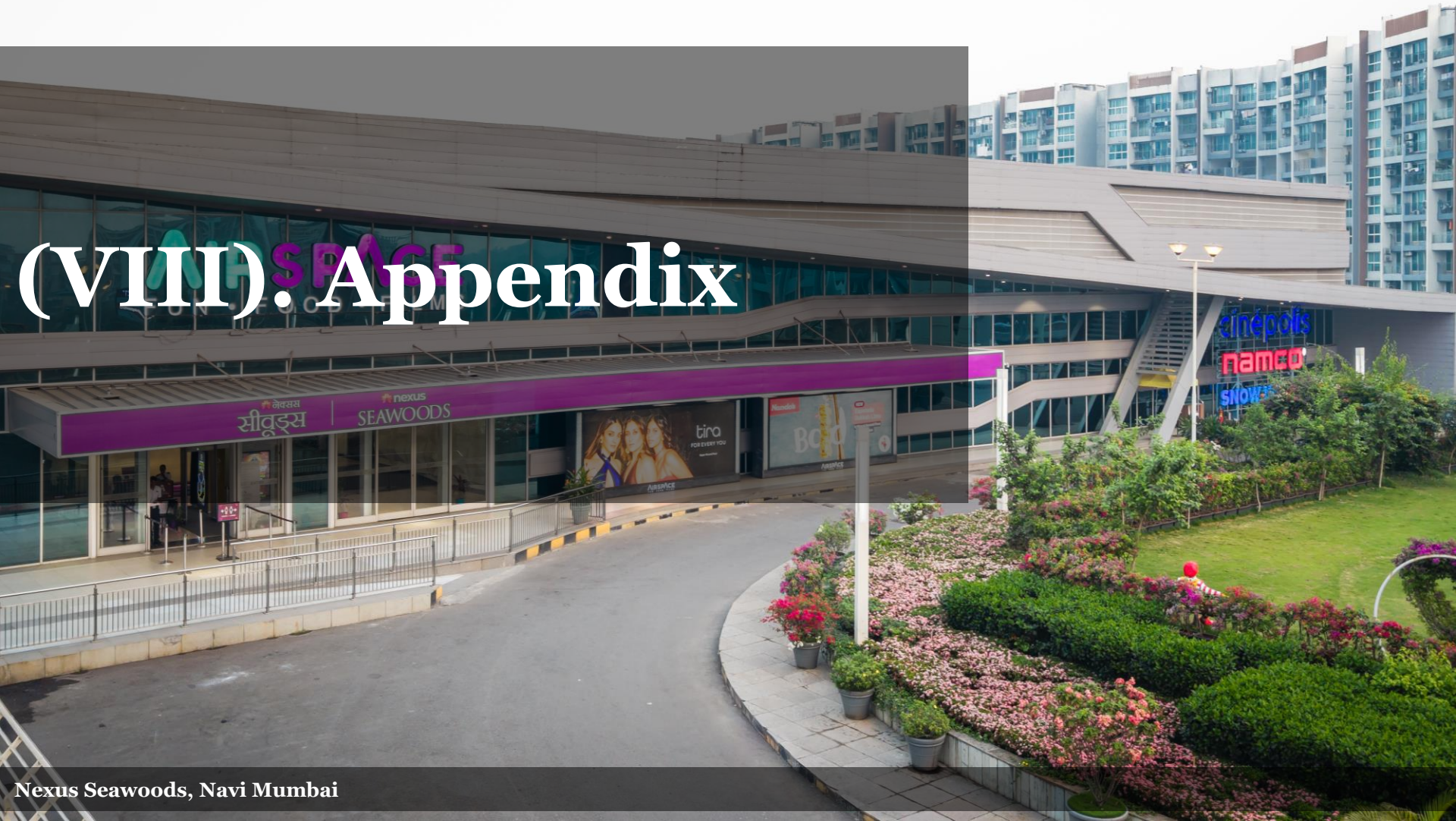
GRESB REAL ESTATE ★★★★★ 2026

Global Real Estate Sustainability Benchmark

Received **5-Star** rating in GRESB assessment 2026 with **92** score including new acquired malls

(1) Consumption in common area and HVAC in H1 FY27.

(VIII). Appendix

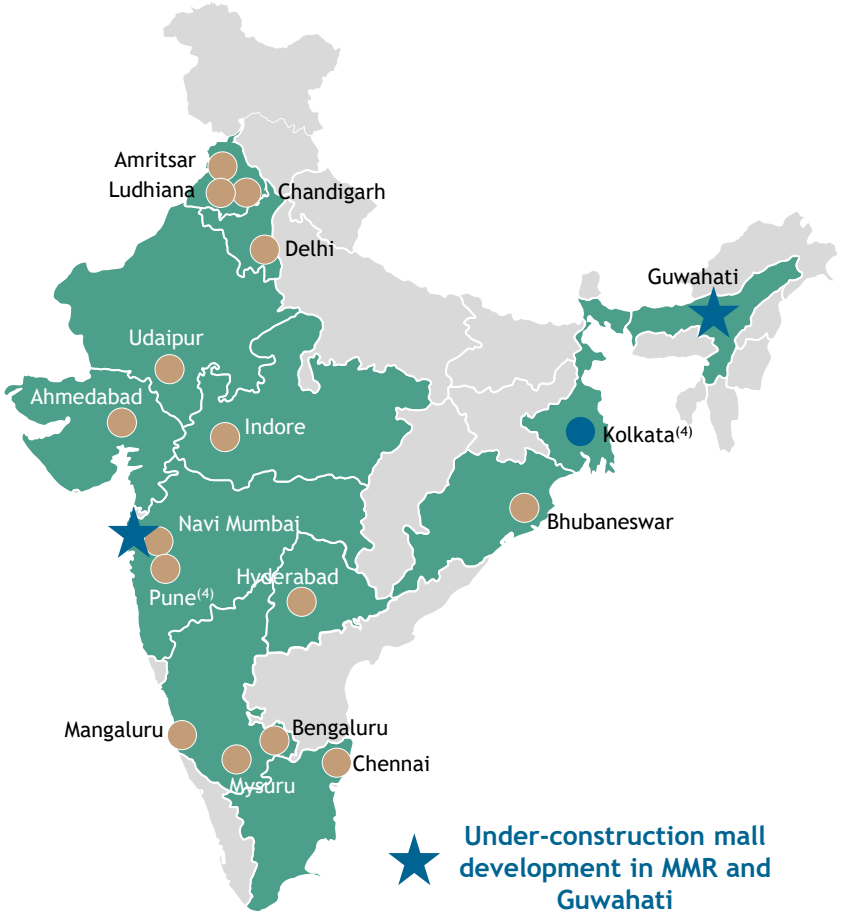


Nexus Seawoods, Navi Mumbai

Delivered robust 9% NOI growth; on track to achieve FY27 guidance

INR 1,350 Cr Revenue from Operations	**INR 1,014 Cr** Net Operating Income (NOI)	**+9% YoY** NOI Growth
INR 969 Cr EBITDA	**INR 4.809 p.u.** Distributions (100% NDCF Payout)	**+9% YoY** Distribution Growth

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



19
Consumption Centres Across 15 Cities

10.7M sf
Retail Portfolio

97%
Leased Occupancy(1)

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

11.2%
Q2 FY27 Rent to Sales

37 M
Q2 FY27 Footfalls (4% YoY Growth)

INR 1,986 psf pm
Q2 FY27 Trading Density (14% YoY Growth)

4.5 Years
Retail Portfolio WALE

INR 172 p.u.
NAV(2)

18%
LTV(3)

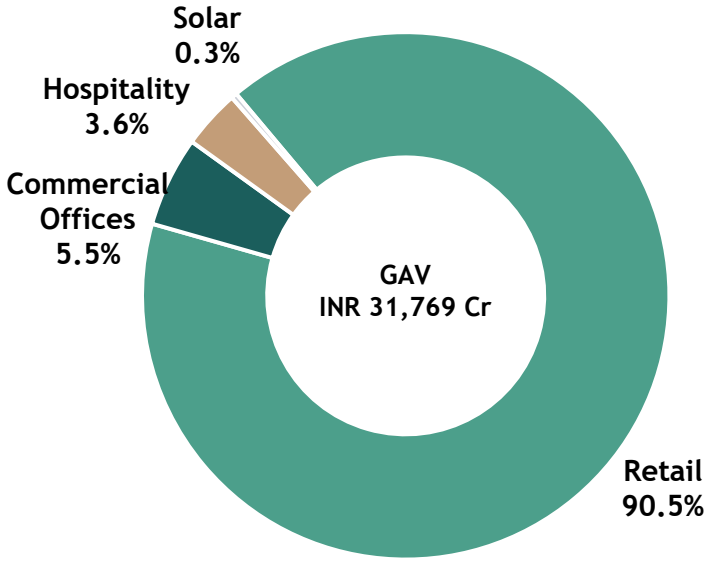
(1) Represents data for consumption centres only.
(2) As of Sep'26.
(3) Computed basis GAV as per Sep'26 independent valuation and cash and bank balances (excluding restricted cash) as on September 30, 2026. LTV as per SEBI regulations will be 20%.
(4) Manager of Nexus Select Trust manages South City (Kolkata) and Pavillion Mall (Pune).

KEY ASSET SUMMARY

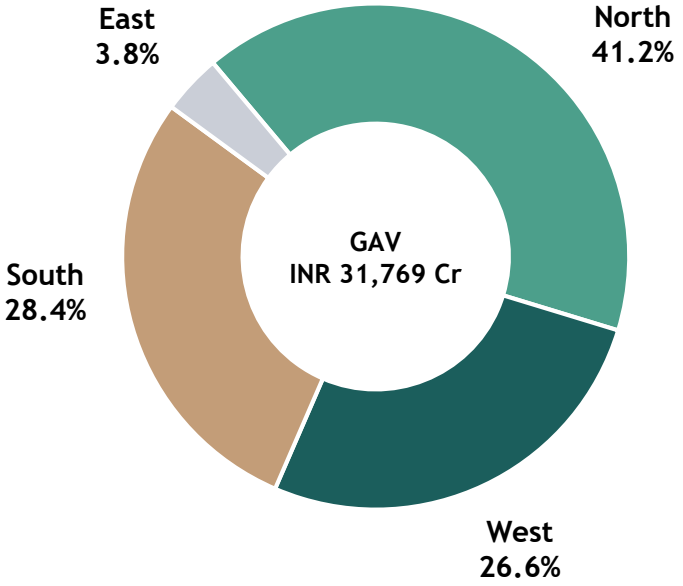
Particulars	Nexus Select Citywalk	Nexus Elante	Nexus Seawoods	Nexus Ahmedabad One	Nexus Hyderabad	Nexus Vijaya	Nexus Shantiniketan
Operational Metrics							
Leasable Area (M sf)	0.6	1.3	1.0	0.9	0.8	0.7	0.6
Leasing Occupancy (%)	98%	94%	98%	97%	99%	99%	98%
Trading Occupancy (%)	95%	92%	95%	93%	89%	98%	98%
In-place Rent (INR psf pm)	491	204	159	135	126	118	116
Q2 FY27 Tenant Sales (INR Cr)	534	505	443	250	302	255	264
YoY Growth (%)	*13%*	*19%*	*17%*	*8%*	*(1%)*	*12%*	*14%*
Area Expiring ('000 sf)							
H2 FY27	25	82	50	36	133	12	-
FY28	61	195	90	129	110	73	85
FY29	105	207	112	105	49	201	66
FY30	57	69	100	63	216	24	45

100% completed portfolio with retail focus and geographic diversification

GAV Break-up by Segment(1)



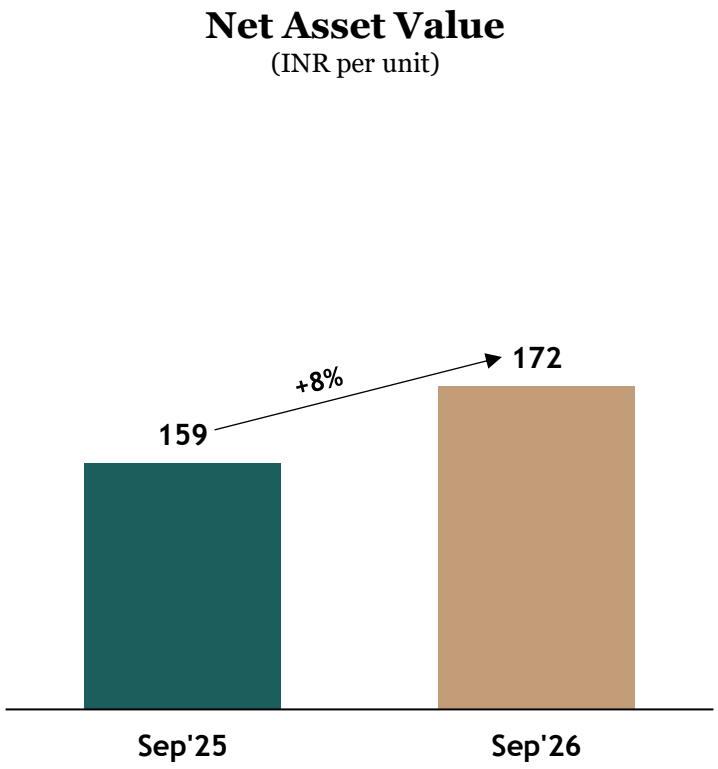
GAV Break-up by Region(1)



(1) Based on Sep'26 independent valuation.

INDEPENDENT VALUATION (AS ON SEPTEMBER 30, 2026)

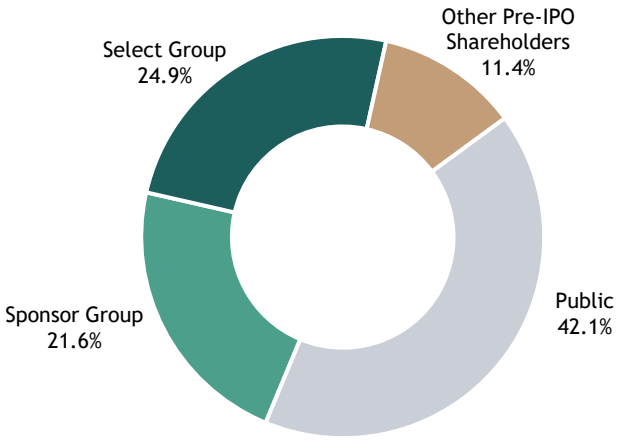
(INR Cr) Asset	Gross Asset Value As of Sep'26
Nexus Select Citywalk	5,291
Nexus Elante	5,389
Nexus Seawoods	2,905
Nexus Ahmedabad One	2,120
Nexus Hyderabad	2,034
Nexus Vijaya	1,643
Nexus Esplanade	1,208
Nexus Koramangala	1,147
Nexus Vega City	1,062
Nexus Westend	989
Nexus Shantiniketan	972
Nexus Amritsar	922
Nexus Whitefield	591
Nexus Celebrations	567
Fiza by Nexus	540
Nexus MBD Neopolis	470
Nexus Centre City	436
Treasure Island(1)	255
Nexus Indore Central	217
Sub-total (Retail)	**28,758**
Commercial Offices	1,758
Hospitality	1,144
Solar	109
Total	**31,769**



Note: Above numbers are based on Sep'26 independent valuation.
(1) Represents share of Nexus Select Trust only.

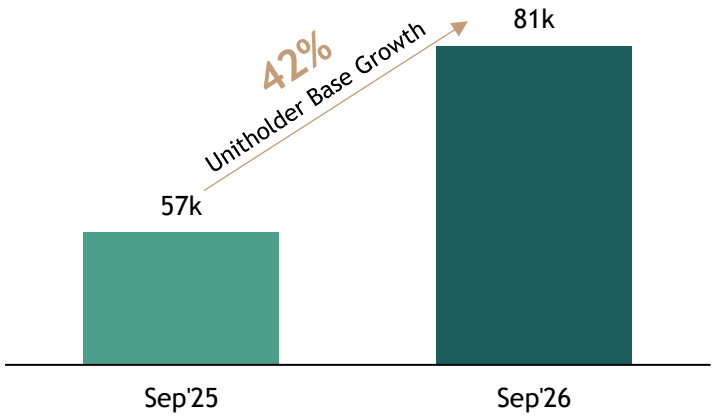
Unitholding Pattern

(% stake)



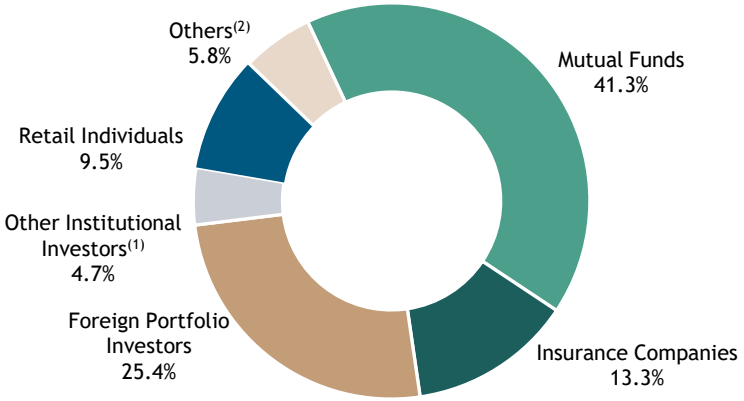
Increase in Unitholders Base

(#)



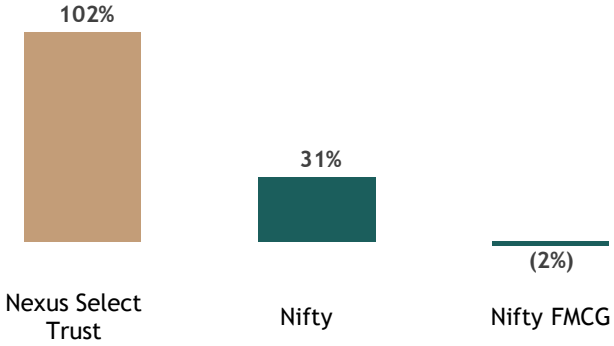
Diversified Public Unitholding Pattern

(% stake)



Nexus Select Trust Outperforms Broader Markets

Total Returns Since Listing%(3)



Data is as of September 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 30th Sep'26.

KEY TERMS AND DEFINITIONS

Notes:

- All figures in this presentation are as of September 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 Sep'26 valuation undertaken by Ms. Lopamudra Bidwata Panda (IBBI/RV/002/2020/13716)
- 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 September 30, 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 Sep'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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