November 04, 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: Submission of the Newspaper Advertisements for the quarter ended September 30, 2026.

We have enclosed copies of the newspaper advertisements published in the Economic Times (Edition – Mumbai and Delhi) and Business Standard (All Editions) on November 04, 2026, in connection with Nexus Select Trust's approved Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2026.

The above information has also been uploaded on its website at www.nexusselecttrust.com.

Kindly take the same on records.

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: 2026.11.04 12:12:30 +05'30'

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

Encl: As above



Q2 FY27 HIGHLIGHTS

13% YoY Consumption Growth

8% YoY NOI Growth

₹359 Cr. Distribution (8% YoY Growth)

Acquisition Pipeline of **6 Assets**

HAPPYNESS FOR EVERYONE

FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2026

PART I : CONSOLIDATED FINANCIAL RESULTS

(₹ in Crore except EPU)

Particulars	For the quarter ended September 30, 2026 (Unaudited)	For the quarter ended June 30, 2026 (Unaudited)	For the quarter ended September 30, 2025 (Unaudited)	For the half year ended September 30, 2026 (Unaudited) (Refer note 5)	For the half year ended September 30, 2025 (Unaudited) (Refer note 5)	For the year ended March 31, 2026 (Audited)
Income						
Revenue from operations	669.91	680.53	630.88	1,350.44	1,244.47	2,568.00
Other income	20.79	22.33	19.19	43.12	43.50	87.30
	690.70	**702.86**	**650.07**	**1,393.56**	**1,287.97**	**2,655.30**
Expenses						
Cost of material and components consumed	4.78	6.25	5.77	11.03	10.21	23.28
Employee benefits expense	30.91	30.03	28.44	60.94	55.66	116.75
Operating and maintenance expenses	118.01	116.02	111.70	234.03	215.76	428.43
Other expenses	59.38	59.30	56.61	118.68	113.21	266.61
	213.08	**211.60**	**202.52**	**424.68**	**394.84**	**835.07**
Earnings before finance costs, depreciation, amortisation and tax	**477.62**	**491.26**	**447.55**	**968.88**	**893.13**	**1,820.23**
Finance costs	117.51	116.17	115.71	233.68	228.21	457.95
Depreciation and amortisation expenses	152.02	150.55	161.66	302.57	316.42	619.84
Profit before share of net profit of investment accounted for using equity method and tax	**208.09**	**224.54**	**170.18**	**432.63**	**348.50**	**742.44**
Share of net profit of investment accounted for using equity method	8.51	2.53	2.01	11.04	3.95	0.85
Profit / (Loss) before tax	**216.60**	**227.07**	**172.19**	**443.67**	**352.45**	**743.29**
Tax expense						
Current tax	22.62	53.22	30.90	75.84	63.45	134.60
Tax adjustments relating to earlier years	-	0.07	(0.56)	0.07	(0.56)	(1.41)
Deferred tax charge / (credit)	(79.50)	17.26	9.53	(62.24)	37.66	206.63
	(56.88)	**70.55**	**39.87**	**13.67**	**100.55**	**339.82**
Profit / (Loss) for the period / year	**273.48**	**156.52**	**132.32**	**430.00**	**251.90**	**403.47**
Other comprehensive income						
Items that will not be reclassified subsequently to profit or loss						
Re-measurement gain / (loss) on defined benefits obligations	-	-	-	-	-	0.58
Income tax relating to above item	-	-	-	-	-	(0.17)
Total other comprehensive income for the period / year	**-**	**-**	**-**	**-**	**-**	**0.41**
Total comprehensive income / (loss) for the period / year	**273.48**	**156.52**	**132.32**	**430.00**	**251.90**	**403.88**
Earnings per unit (of ₹ 100 each) (not annualised)						
Basic	1.81	1.03	0.87	2.84	1.66	2.66
Diluted	1.81	1.03	0.87	2.84	1.66	2.66

PART III : CONSOLIDATED SEGMENT INFORMATION

(₹ in Crore)

Particulars	For the quarter ended September 30, 2026 (Unaudited)	For the quarter ended June 30, 2026 (Unaudited)	For the quarter ended September 30, 2025 (Unaudited)	For the half year ended September 30, 2026 (Unaudited) (Refer note 5)	For the half year ended September 30, 2025 (Unaudited) (Refer note 5)	For the year ended March 31, 2026 (Audited)
Revenue from Operations						
Mall Rentals	594.24	596.33	556.28	1,190.57	1,101.13	2,253.33
Office Rentals	36.41	36.05	32.83	72.46	64.43	132.58
Hospitality	38.93	47.82	41.03	86.75	77.06	179.47
Others	0.33	0.33	0.75	0.66	1.85	2.62
	669.91	**680.53**	**630.88**	**1,350.44**	**1,244.47**	**2,568.00**
Segment result						
Mall Rentals	458.52	459.06	424.91	917.58	842.60	1,734.84
Office Rentals	28.61	27.50	24.73	56.11	48.02	102.36
Hospitality	14.80	20.57	15.70	35.37	31.63	81.78
Others	2.30	2.92	2.17	5.22	5.47	10.66
	504.23	**510.05**	**467.51**	**1,014.28**	**927.72**	**1,929.64**

PART IV : STATEMENT OF NET ASSETS AT FAIR VALUE

(₹ in Crore except NAV)

Particulars	As at September 30, 2026 (Unaudited)	As at March 31, 2026 (Audited)	As at September 30, 2025 (Unaudited) (Refer note 5)
(A) Total Assets	33,460.10	32,240.60	31,096.54
(B) Total Liabilities	7,447.83	7,394.30	6,954.90
(C) Net Assets	**26,012.27**	**24,846.30**	**24,141.64**
(D) No. of Units (Crore)	151.50	151.50	151.50
NAV per unit (in ₹) (C)/(D)	**171.70**	**164.00**	**159.35**

PART II : SELECT EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2026

1 The above is an extract of the detailed format of quarter and half year ended consolidated financial results filed with the Stock Exchanges. The full format for the quarter and half year ended consolidated financial results are available on the websites of the Bombay Stock Exchange (BSE) and National Stock Exchange (NSE) and is also available on the Nexus Select Trust's website www.nexusselecttrust.com

2 The Consolidated Financial Results of Nexus Select Trust and its SPVs (together known as Nexus Select Group) and joint venture for the quarter and half year ended September 30, 2026 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their respective meetings held on November 03, 2026.

3 The Consolidated Financial Results for the quarter and half year ended September 30, 2026 were subjected to limited review by statutory auditors of Nexus Select Trust and they have issued an unqualified report.

4 The Consolidated Financial Results have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time ("REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS') as amended, to the extent not inconsistent with the REIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India.

5 The consolidated financial results include financial information of following assets:
- MBD Neopolis mall along with Radisson Blu hotel acquired on May 07, 2025 by Select Infrastructure Private Limited; and
- 6 units having gross leasable area of 60,000 sq ft situated at Nexus Elante complex acquired on December 05, 2025

Accordingly, comparative figures are not comparable.

*From the date of listing of units of Trust i.e. 19th May, 2023.

#Source: Bloomberg

PART V : NET DISTRIBUTABLE CASH FLOWS (NDCF)

(₹ in Crore unless otherwise stated)

S. No.	Particulars	For the quarter ended September 30, 2026 (Unaudited)	For the quarter ended June 30, 2026 (Unaudited)	For the quarter ended September 30, 2025 (Unaudited)	For the half year ended September 30, 2026 (Unaudited) (Refer note 5)	For the half year ended September 30, 2025 (Unaudited) (Refer note 5)	For the year ended March 31, 2026 (Audited)
1	Net Distributable Cash Flows	358.68	370.26	333.30	728.94	671.34	1,375.89
2	Distribution Payout ratio	99.98%	99.92%	99.91%	99.95%	99.95%	99.99%
3	Distributions	358.60	369.96	333.00	728.56	670.84	1,375.77
4	No. of units outstanding (Crore)	151.50	151.50	151.50	151.50	151.50	151.50
5	Distribution Per Unit (DPU) (in ₹)	2.367	2.442	2.198	4.809	4.428	9.081

The Board of Directors of the Manager to the Trust, in its meeting held on November 03, 2026, have declared distribution to unitholders of ₹2.367 per unit which aggregates to ₹358.60 crore. The distributions of ₹2.367 per unit comprises ₹0.985 per unit in the form of interest, ₹1.051 per unit in the form of dividend, ₹0.007 per unit in the form of other income and the balance ₹0.324 per unit in the form of amortization of debt. The cumulative distribution for the half year ended September 30, 2026 aggregates to ₹728.56 crore (₹4.809 per unit).

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

Vijay Kumar Gupta
Company Secretary & Compliance Officer

SCAN THE QR CODE TO VIEW THE FINANCIAL RESULTS ON THE WEBSITE OF THE COMPANY

DISCLAIMER: The publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein should be read together with our condensed consolidated financial results available on website of the Nexus Select Trust and stock exchanges. No representation or warranty is made on any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position, business and performance of Nexus Select Trust. This advertisement contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Management. Actual results may be 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. Further, certain information (including guidance and proforma information) presented herein based on management information, assumptions and estimates is not audited or reviewed by an auditor or based on accounting principles. The reader should not consider such items as an alternative to the financial results of the Nexus Select Trust based on accounting principles.

SEBI Registration number - N/REIT/22-23/0004 | Principal place of business : Embassy 247, Unit no. 501, B Wing, LBS Marg, Vikhroli (West), Mumbai – 400083 www.nexusselecttrust.com

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Nexus Select Trust

INDIA'S ONLY LISTED RETAIL REIT

19 Consumption Centres | **15** Cities | **10.7 Msf** Retail Portfolio



NEXUS ELANTE, CHANDIGARH

Q2 FY27 HIGHLIGHTS

13% YoY Consumption Growth

8% YoY NOI Growth

₹359 Cr. Distribution (8% YoY Growth)

Acquisition Pipeline of **6 Assets**

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(₹ in Crore except EPU)

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(₹ in Crore)

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For and on behalf of Nexus Select Trust acting through its Manager,
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Vijay Kumar Gupta
Company Secretary & Compliance Officer

SCAN THE QR CODE TO VIEW THE FINANCIAL RESULTS OF NEXUS SELECT TRUST

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SEBI Registration number - IN/REIT/22-23/0004 | Principal place of business : Embassy 247, Unit no. 501, B Wing, L&S Marg, Vikhroli (West), Mumbai – 400083 www.nexusselecttrust.com