Nexus Select Trust

September 09, 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: Outcome of the Board Meeting of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust held on Wednesday, September 09, 2026.

We wish to inform you that the Board of Directors of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust ("**Trust**"), at its meeting held on September 09, 2026, has *inter-alia*, approved the execution of the Share Purchase Agreement ("**SPA**"), to be executed by Galaxy Infra Creations Pvt. Ltd. ("**GICPL**"), Deepak Kayal, Manoj Kayal & others (collectively referred to as "**Sellers**") and the Trust, and any other transaction documents as may be required, for acquisition by the Trust (either directly or through one of its SPV's) of 100% equity stake of GICPL which owns a: (a) Complex Grade-A mall (having c.516k sq. ft. Gross Leasable Area approx.); and (b) 164 key Hyatt Regency Hotel, each of which are currently under construction in Guwahati, for a purchase price of INR 1600 Crores, subject to customary closing adjustments.

Details of the proposed acquisition is enclosed as **Annexure- A.**

The Valuation report will be uploaded separately.

The documents referred above are also uploaded on the website of the Trust at https://www.nexusselecttrust.com/

The meeting commenced at **12.03** Hrs IST and concluded at **12.27** Hrs IST.

Kindly take the same on records.

Thanking you,

Your sincerely,

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: 2026.09.09 12:40:04 +05'30'

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

Encl : As above

Nexus Select Trust

Annexure A

Details of the Proposed Acquisition

Sr. No.	Particulars	Description
1.	Name of the target entity, details in brief such as size, turnover, etc.	M/s. Galaxy Infra Creations Pvt. Ltd. ("**GICPL**") incorporated in India on 3 September 2013. GICPL is the developer of a Grade-A mall (having approximately c.516k sq. ft. of Gross Leasable Area) and 164 key Hyatt Regency Hotel, Guwahati, located on NH-27, Guwahati. Paid up Capital- INR 5,63,93,000.00 Date of Incorporation- September 03, 2013 Sector- Real Estate Revenue from Operations – INR 0.288 crores for FY24-25 as per audited financial statements
2.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arms length"	The proposed acquisition does not fall within the ambit of related party transactions. No sponsor / sponsor group / group companies have any interest in GICPL.
3.	Industry to which the entity being acquired belongs	Real Estate
4.	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	The proposed acquisition is in line with the business objects of the Trust and marks the first step in Nexus' broader strategy to build a presence across the high-potential consumption markets of East and Northeast India, with Guwahati providing an attractive entry point into the region.
5.	Brief details of any governmental or regulatory approvals required for the acquisition	NA
6.	Indicative time period for completion of the acquisition	Tentatively within 18 months
7.	Consideration - whether cash consideration or share swap or any other form and details of the same	The total consideration of INR 1600 Crores (subject to customary adjustments at closing) comprises a combination of: (a) cash; and (b) unit swap.
8.	Cost of acquisition and/or the price at which the shares are acquired	The shares of GICPL are being acquired for an enterprise value of INR 1600 Crores (subject to customary adjustments at closing).
9.	Percentage of shareholding / control acquired and/or number of shares acquired	100% equity shareholding (i.e., 56,39,300 equity shares having a face value of INR 10 each) and control of GICPL is being acquired by the Trust.
10.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	Galaxy Infra Creations Pvt. Ltd. (CIN - U45209AS2013PTC011640) having registered office at House No.62, Bye Lane-2 ABC, Tarun Nagar, G.S Road, Guwahati, Assam, India – 781005 was incorporated on September 03, 2013. The company is engaged in real estate business. **Turnover:** **Year** — **Amount (INR in Crores)** FY24-25 — 0.288 FY23-24 — 0.005 FY22-23 — 1.094