Nexus Select Trust

September 16, 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: Disclosure under Regulation 7(2)(b) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the "PIT Regulations")

Pursuant to Regulation 7(2)(b) read with Regulation 6(2) of the PIT Regulations and the Code on Unpublished Price Sensitive Information and Dealing in Securities of Nexus Select Trust ("Trust"), and with reference to the pre-clearance granted on September 11, 2026, the Trust has received a disclosure from BREP Asia SG Forum Holding (NQ) Pte. Ltd, one of the Sponsor Group entities of the Trust, regarding the creation of a pledge over 13,00,000 units of the Trust.

The disclosures received are enclosed herewith.

Thanking You

Yours 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: 2026.09.16 17:43:32 +05'30'

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

Enclosed: As Above

Date: 15 September 2026

To
The Compliance Officer,
Nexus Select Mall Management Private Limited
(formerly known as Nexus India Retail Management Services Private Limited) ("**Manager**")
in its capacity as manager of Nexus Select Trust

Dear Sir

This is pursuant to the pre-clearance provided to us on 11 September 2026 for the creation of pledge over 1,300,000 Units held by us in the Nexus Select Trust (Real Estate Investment Trust) (the "**Trust**"). As required under the pre-clearance letter, and the Code on Unpublished Price Sensitive Information and dealing in securities of the Nexus Select Trust and Code of Practices and Procedures for Fair Disclosure in respect of the Nexus Select Trust (the "**REIT PIT Code**"), we wish to inform you that BREP Asia SG Forum Holding (NQ) Pte. Ltd. (the "**Pledgor**") has pledged 1,300,000 units (aggregating to 0.0858% of the total outstanding units of the Trust) in favour of Deutsche Bank AG as the onshore security agent (the "**Onshore Security Agent**") acting on behalf of the Lenders (*as defined below*), pursuant to a pledge agreement dated 3 June 2026 entered into by the Pledgor and the Onshore Security Agent (the "**Pledge Agreement**"). The pledge was created in favour of Deutsche Bank AG in its capacity as the Onshore Security Agent, to secure the obligations of NXST ML (NQ) Limited (the "**Borrower**") in relation to a credit facility availed by the Borrower from the Lender (*as defined in the Facility Agreement*) pursuant to the facility agreement dated 13 June 2023 executed among others by the Borrower and the Onshore Security Agent as amended pursuant to the amendment and restatement agreement dated 23 September 2025 executed, amongst others, the Borrower and the Onshore Security Agent, as amended from time to time (the "**Facility Agreement**").

Accordingly, please find enclosed:

(i) Details of the creation of pledge over 1,300,000 units in Annexure 3 of the REIT PIT Code (**Annexure I**); and

(ii) Details of the creation of pledge over 1,300,000 units in Annexure 6 (Form C) of the REIT PIT Code (**Annexure II**).

For and on behalf of:

BREP Asia SG Forum Holding (NQ) Pte. Ltd.

Signed and delivered for and on behalf of

BREP Asia SG Forum Holding (NQ) Pte. Ltd.

Date: 15 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

ANNEXURE I

Annexure 3 of the REIT PIT Code

DISCLOSURE OF TRANSACTIONS

(To be submitted within two Trading Days of transaction / trading in Nexus Select Trust's Securities)

To
The Compliance Officer,
Nexus Select Mall Management Private Limited
(formerly known as Nexus India Retail Management Services Private Limited)
("**Manager**") in its capacity as manager of Nexus Select Trust

It is hereby informed that BREP Asia SG Forum Holding (NQ) Pte. Ltd. has ~~bought / sold / subscribed /~~ pledged Securities of the Nexus Select Trust as mentioned below on 11 September 2026.

Name of holder	No. of Nexus Select Trust's Securities traded	Bought / sold / subscribed / pledged	DP ID/Client ID/Folio No.	Price (Rs.)[1] as on 11 September 2026
BREP Asia SG Forum Holding (NQ) Pte. Ltd.	1,300,000	Pledged	IN300167/ 10148988	INR 217,308,000

I declare that the above information is correct and that no provisions of the Code and/or applicable laws/regulations have been contravened for effecting the above said transactions(s).

Date: 15 September 2026

[1] *Source: NSE Volume Weighted Average Price (VWAP).*

Signed and delivered for and on behalf of

BREP Asia SG Forum Holding (NQ) Pte. Ltd.

Date: 15 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

ANNEXURE II

Annexure 6 (Form C) of the REIT PIT Code

SEBI (Prohibition of Insider Trading) Regulations, 2015
[Regulation 7(2) read with Regulation 6(2)-Continual disclosure]

Name of the Trust: Nexus Select Trust

ISIN of the Trust: INE0NDH25011

Details of change in holding of Securities of Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Directors / Immediate Relative to / others etc.)	Securities held prior to acquisition / disposal		Securities acquired / Disposed				Securities held post acquisition /disposal		Date of allotment advice / acquisition of shares/ sale		Date of intimation to Manager	Mode of acquisition / disposal (on market / public / rights / preferential offer / off market/Inter se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No. and % of shareholding	Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No.	Value[2]	Transaction Type (Buy/ Sale/ Pledge / Revoke / Invoke	Type of security (For e.g.— Shares, Warrants, Convertible Debenture	No. and % of shareholding	From	To			
Name: BREP	Sponsor	REIT	34,909,064	REIT	1,300,00	INR	Creation	REIT	34,909,064	11		15	Creation	NA

[2] *The value is computed basis NSE Volume Weighted Average Price (VWAP) as on 11 September 2026.*

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Directors / Immediate Relative to / others etc.)	Securities held prior to acquisition / disposal		Securities acquired / Disposed				Securities held post acquisition /disposal		Date of allotment advice / acquisition of shares/ sale		Date of intimation to Manager	Mode of acquisition / disposal (on market / public / rights / preferential offer / off market/Inter se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No. and % of shareholding	Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No.	Value[2]	Transaction Type (Buy/ Sale/ Pledge / Revoke / Invoke	Type of security (For e.g.— Shares, Warrants, Convertible Debenture	No. and % of shareholding	From	To			
Asia SG Forum Holding (NQ) Pte. Ltd. PAN: AAHCB5981F CIN: 201735468G Address: 3 Church Street, #30-01 Samsung Hub, 049483,	Group	Units	(2.30423%)[3]	Units	0	217,308,000	of Pledge	Units	(2.30423%)[4]	September 2026		September 2026	of pledge	

[3] *Note that this includes 33,609,064 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd.that continue to be pledged pursuant to the disclosure made on 4 June 2026.*
[4] *Note that this includes 33,609,064 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd.that continue to be pledged pursuant to the disclosure made on 4 June 2026.*

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Directors / Immediate Relative to / others etc.)	Securities held prior to acquisition / disposal		Securities acquired / Disposed				Securities held post acquisition /disposal		Date of allotment advice / acquisition of shares/ sale		Date of intimation to Manager	Mode of acquisition / disposal (on market / public / rights / preferential offer / off market/Inter se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No. and % of shareholding	Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No.	Value[2]	Transaction Type (Buy/ Sale/ Pledge / Revoke / Invoke	Type of security (For e.g.— Shares, Warrants, Convertible Debenture	No. and % of shareholding	From	To			
Singapore														

Note: “Securities” shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the Trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of Securities (contracts * lot size)	Notional Value	Number of Securities (contracts * lot size)	
NOT APPLICABLE						

Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Place: Singapore

Date: 15 September 2026

Signed and delivered for and on behalf of

BREP Asia SG Forum Holding (NQ) Pte. Ltd.

Date: 15 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

Date: 15 September 2026

To
The Compliance Officer,
Nexus Select Mall Management Private Limited
(formerly known as Nexus India Retail Management Services Private Limited) ("**Manager**")
in its capacity as manager of Nexus Select Trust

Subject: Creation of a pledge over Units of Nexus Select Trust (Real Estate Investment Trust) (the "Trust") listed on the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE")

Dear Sir

As required under Paragraph 12.3.1. of Chapter 12 (*Encumbrance on units of REITs*) of the Master Circular for Investment Trusts (REITs) bearing number SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 issued by the Securities and Exchange Board of India ("**SEBI Master Circular**"), we wish to intimate you that a pledge has been created over 1,300,000 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd. (the "**Pledgor**") in favour of Deutsche Bank AG as the onshore security agent (the "**Onshore Security Agent**") acting on behalf of the Lenders (*as defined below*), pursuant to a pledge agreement dated 3 June 2026 entered into by the Pledgor and the Onshore Security Agent (the "**Pledge Agreement**").

The pledge was created by the Pledgor in favour of the Onshore Security Agent, to secure the obligations of NXST ML (NQ) Limited (the "**Borrower**") in relation to a credit facility availed by the Borrower from the Lender (*as defined in the Facility Agreement*) pursuant to the facility agreement dated 13 June 2023 executed among others by the Borrower and the Onshore Security Agent as amended pursuant to the amendment and restatement agreement dated 23 September 2025 executed, amongst others, the Borrower and the Onshore Security Agent, as amended from time to time (the "**Facility Agreement**").

Details as required under the SEBI Master Circular are set out below:

Name of REIT	Nexus Select Trust
Name of the recognised stock exchanges where the units of REIT are listed	BSE and NSE
Name of the sponsor as applicable	BREP Asia SG Forum Holding (NQ) Pte. Ltd.
Total unitholding	No. of units – 34,909,064 % of total outstanding units – 2.30423%

Specific details about the encumbrance	
	Encumbrance (Date of creation of encumbrance: 11 September 2026)
Type of encumbrance	Creation of pledge
No. and % of units encumbered	No. of units – 1,300,000

	% of total outstanding units – 0.0858% *Note that in addition to the 1,300,000 units which have been pledged, pledge on 33,609,064 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd. continues as previously disclosed on 4 June 2026.*
Encumbered units as a % of total units held	100% (including the 33,609,064 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd. that continues to be pledged as previously disclosed on 4 June 2026.)
Period of encumbrance	23 September 2028, subject to the provisions of the Facility Agreement.
Name of the entity in whose favour units have been encumbered	Deutsche Bank AG, in its capacity as the Onshore Security Agent
Purpose of borrowing	The amounts borrowed by the Borrower under the Facility Agreement have been utilized for genuine business purposes of the Pledgor outside India and not for any investments, either directly or indirectly, in India. Further, the amounts borrowed by the Borrower under the Facility Agreement have not resulted in any capital inflow into India.

For and on behalf of:
BREP Asia SG Forum Holding (NQ) Pte. Ltd.

Signed and delivered for and on behalf of

BREP Asia SG Forum Holding (NQ) Pte. Ltd.

Date: 15 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore