

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Condensed Standalone Interim Ind AS Financial Statements of Nexus Select Trust

Review Report to
The Board of Directors
Nexus Select Mall Management Private Limited
(formerly known as Nexus India Retail Management Services Private Limited) (the "Manager")
in its capacity as manager of the Nexus Select Trust (the "Trust"),
501 B Wing, Embassy 247,
LBS Marg, Vikhroli West,
Mumbai 400083

1. We have reviewed the accompanying unaudited condensed standalone interim Ind AS financial statements of Nexus Select Trust (the "Trust") which comprises of the unaudited condensed standalone balance sheet as at December 31, 2023, the unaudited condensed statement of Profit and Loss, including other comprehensive income, unaudited condensed statement of Cash Flows for the quarter and nine months ended December 31, 2023, the unaudited condensed statement of changes in Unitholders equity for the nine months ended December 31, 2023 and the unaudited Statement of Net Distributable Cash Flows for the quarter and nine months ended December 31, 2023 and a summary of the significant accounting policies and select explanatory information (together hereinafter referred to as the "Condensed Standalone Interim Ind AS Financial Statements") being prepared by the Manager pursuant to the requirements of Regulation 23 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended including any guidelines and circulars issued thereunder ("REIT Regulations").
2. The Manager is responsible for the preparation of the Condensed Standalone Interim Ind AS Financial Statements in accordance with the requirement of Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended including any guidelines and circulars issued thereunder ("REIT Regulations"). The Condensed Standalone Interim Ind AS Financial Statements has been approved by the Board of Directors of the Manager. Our responsibility is to express a conclusion on the Condensed Standalone Interim Ind AS Financial Statements based on our review.
3. We conducted our review of the Condensed Standalone Interim Ind AS Financial Statements in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Condensed Standalone Interim Ind AS Financial Statements is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



S R B C & CO LLP

Chartered Accountants

Nexus Select Trust
Page 2 of 2

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Condensed Standalone Interim Ind AS Financial Statements, have not been prepared in all material respects in accordance with the requirements of Ind AS 34, as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations and has not disclosed the information required to be disclosed in terms of the REIT Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003



per Abhishek Agarwal
Partner
Membership No.: 112773



UDIN: 24112773BKUMQ5432

Mumbai
February 6, 2024

Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Standalone Balance Sheet

(All amounts are in Rs. million, unless otherwise stated)

Particulars	Note	As at	As at
		December 31, 2023 (Unaudited)	March 31, 2023 (Audited)
Assets			
Non-current assets			
Financial assets			
- Investments	3	1,41,215.00	-
- Loans	4	29,950.00	-
- Other financial assets	5	388.55	-
Non-current tax assets (net)	6	18.77	-
		1,71,572.32	-
Current assets			
Financial assets			
- Investments	7	1,493.19	-
- Cash and cash equivalents	8	538.86	0.10
- Loans	9	580.00	-
- Other financial assets	10	248.51	264.96
Other current assets	11	7.43	186.00
		2,867.99	451.06
Total Assets		1,74,440.31	451.06
Equity and Liabilities			
Equity			
Corpus	12	0.10	0.10
Unit capital	13	1,50,950.21	-
Other equity	14	1,869.87	(29.51)
		1,52,820.18	(29.41)
Liabilities			
Non-current liabilities			
Financial liabilities			
- Borrowings	15	21,296.66	-
- Other financial liabilities	16	79.91	-
		21,376.57	-
Current liabilities			
Financial liabilities			
- Trade payables	17		
Total outstanding dues of micro enterprises and small enterprises		-	-
Total outstanding dues of trade payables other than micro enterprises and small enterprises		39.88	0.05
- Other financial liabilities	18	185.80	480.42
Other current liabilities	19	17.88	-
		243.56	480.47
Total Liabilities		21,620.13	480.47
Total Equity and Liabilities		1,74,440.31	451.06

Summary of significant accounting policies

The accompanying notes form an integral part of the condensed standalone financial statements

As per our report of even date

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003



per Abhishek Agarwal
Partner
Membership No 112773



Place: Mumbai
Date: February 6, 2024

For and on behalf of the Board of Directors of
Nexus Select Mall Management Private Limited
(as Manager to Nexus Select Trust)



Asheesh Mohta
Director
DIN: 00358583



Dalip Sehgal
Director and Chief
Executive Officer
DIN : 00217255



Rajesh Doo
Chief Financial Officer

Place: Mumbai
Date: February 6, 2024




Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Standalone Statement of Profit and Loss
(All amounts are in Rs. million, unless otherwise stated)

Particulars	Note	For the quarter ended December 31, 2023 (Unaudited)	For the quarter ended September 30, 2023 (Unaudited)	For the quarter ended December 31, 2022 (Unaudited)	For the nine months ended December 31, 2023 (Unaudited)	For the period August 10, 2022 to December 31, 2022 (Unaudited)	For the period August 10, 2022 to March 31, 2023 (Audited)
Income							
Dividend income		1,618.60	2,809.64	-	4,428.24	-	-
Interest income	20	1,432.00	1,436.76	-	3,233.34	-	-
Other income	21	34.83	18.00	-	52.84	-	-
		3,085.43	4,264.40	-	7,714.42	-	-
Expenses							
Valuation expenses		-	2.00	-	3.50	-	-
Audit fee		0.90	0.90	-	2.70	-	0.05
Investment management fees		30.76	44.75	-	75.51	-	-
Trustee fee		0.39	0.57	-	1.24	-	0.52
Other expenses	23	20.30	44.64	-	166.42	-	28.94
		52.35	92.86	-	249.37	-	29.51
Earnings before finance costs, depreciation, amortisation and tax		3,033.08	4,171.54	-	7,465.05	-	(29.51)
Finance costs	22	459.75	462.37	-	1,044.91	-	-
Depreciation and amortisation expenses		-	-	-	-	-	-
Profit/(Loss) before tax		2,573.33	3,709.17	-	6,420.14	-	(29.51)
Tax expense:	24						
Current tax		-	-	-	-	-	-
Deferred tax (credit) / charge		-	-	-	-	-	-
		2,573.33	3,709.17	-	6,420.14	-	(29.51)
Profit/(Loss) for the period		2,573.33	3,709.17	-	6,420.14	-	(29.51)
Other comprehensive income							
Items that will not be reclassified subsequently to profit or loss							
Re-measurement gain / (loss) on defined benefits obligations		-	-	-	-	-	-
Income tax relating to above item		-	-	-	-	-	-
Total other comprehensive income / (loss) for the period		-	-	-	-	-	-
Total comprehensive income for the period		2,573.33	3,709.17	-	6,420.14	-	(29.51)
Earnings per unit	25						
Basic		1.70	2.45	Not Applicable	4.98	Not Applicable	Not Applicable
Diluted		1.70	2.45	Not Applicable	4.98	Not Applicable	Not Applicable

Summary of significant accounting policies
The accompanying notes form an integral part of the condensed standalone financial statements

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

per 
Abhishek Agarwal
Partner
Membership No 112773



Place: Mumbai
Date: February 6, 2024



For and on behalf of the Board of Directors of
Nexus Select Mall Management Private Limited
(as Manager to Nexus Select Trust)


Asheesh Mohta
Director
DIN: 00358583

Place: Mumbai
Date: February 6, 2024



Dalip Sehgal
Director and Chief Executive
DIN : 00217255

Place: Mumbai
Date: February 6, 2024



Rajesh Deo
Chief Financial Officer

Place: Mumbai
Date: February 6, 2024

Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Standalone Statement of Cash Flow
(All amounts are in Rs. million, unless otherwise stated)

Particulars	For the quarter ended December 31, 2023 (Unaudited)	For the quarter ended September 30, 2023 (Unaudited)	For the quarter ended December 31, 2022 (Unaudited)	For the nine months ended December 31, 2023 (Unaudited)	For the period August 10, 2022 to December 31, 2022 (Unaudited)	For the period August 10, 2022 to March 31, 2023 (Audited)
Cash flow from operating activities						
Profit/(Loss) before tax	2,573.33	3,709.17	-	6,420.14	-	(29.51)
Adjustments for:						
Finance costs	459.75	462.37	-	1,044.91	-	-
Interest income	(1,432.00)	(1,436.76)	-	(3,233.34)	-	-
Loss / (Gain) on Fair Valuation of Financial Instruments at FVTPL	2.46	(3.16)	-	(0.70)	-	-
Gain on sale of financial assets classified at FVTPL	(37.29)	(3.23)	-	(40.53)	-	-
Liabilities written back	-	(11.61)	-	(11.61)	-	-
Dividend income	(1,618.60)	(2,809.64)	-	(4,428.24)	-	-
Operating cash flow before working capital changes	(52.35)	(92.86)	-	(249.37)	-	(29.51)
Changes in working capital:						
Other financial assets (non-current and current)	(0.79)	-	-	263.16	-	-
Other assets (non-current and current)	0.44	7.63	-	10.86	-	-
Trade payables	(13.86)	47.63	-	39.83	-	0.05
Financial liabilities (non-current and current)	(22.63)	(414.63)	-	(234.97)	-	29.46
Other liabilities (non-current and current)	9.41	(17.92)	-	9.54	-	-
Net cash flow generated from / (used in) operating activities before taxes	(79.78)	(470.15)	-	(160.95)	-	-
Income taxes paid	(2.53)	(1.12)	-	(18.77)	-	-
Net cash flow generated from / (used in) operating activities	(82.31)	(471.27)	-	(179.72)	-	-
Cash flow from investing activities						
(Purchase) / Proceeds from sale of investments (net)	1,901.84	(3,353.81)	-	(1,451.97)	-	-
Investment in compulsory convertible debentures of SPV	-	-	-	(3,365.02)	-	-
Investment in redeemable preference shares and equity shares of SPV	-	-	-	(270.00)	-	-
Inter-corporate deposits given (net)	19.99	(926.32)	-	(30,530.00)	-	-
(Investment in) / Redemption of fixed deposits	83.16	493.85	-	(87.50)	-	-
Interest received	1,367.97	1,217.29	-	2,683.53	-	-
Dividend received	1,618.60	2,809.64	-	4,428.24	-	-
Net cash flow generated from / (used in) investing activities	4,991.56	240.65	-	(28,592.72)	-	-
Cash flow from financing activities						
Proceeds towards initial corpus	-	-	-	-	0.10	0.10
Proceeds from issue of units	-	-	-	14,000.00	-	-
Expenses incurred towards initial public offerings	(7.31)	(364.40)	-	(500.63)	-	-
Proceeds from non-current borrowings excluding debentures (net of processing fees)	(3.28)	(27.30)	-	12,362.92	-	-
Repayment of non-current borrowings (excluding debentures)	(90.00)	(910.00)	-	(1,000.00)	-	-
Proceeds from issue of debentures (net of processing fees)	(0.05)	(64.72)	-	9,907.56	-	-
Distribution to unit holders	(4,520.76)	-	-	(4,520.76)	-	-
Interest paid	(445.03)	(492.53)	-	(937.89)	-	-
Net cash flow generated from / (used in) financing activities	(5,066.43)	(1,858.95)	-	29,311.20	0.10	0.10



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Standalone Statement of Cash Flow
(All amounts are in Rs. million, unless otherwise stated)

Particulars	For the quarter ended December 31, 2023 (Unaudited)	For the quarter ended September 30, 2023 (Unaudited)	For the quarter ended December 31, 2022 (Unaudited)	For the nine months ended December 31, 2023 (Unaudited)	For the period August 10, 2022 to December 31, 2022 (Unaudited)	For the period August 10, 2022 to March 31, 2023 (Audited)
Net increase in cash and cash equivalents	(157.18)	(2,089.57)	-	538.76	0.10	0.10
Cash and cash equivalents at the beginning of the period /year	696.04	2,785.61	0.10	0.10	-	-
Cash and cash equivalents at the end of the period /year (Refer note 8)	538.86	696.04	0.10	538.86	0.10	0.10

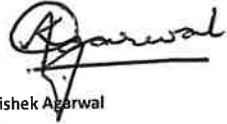
Note:
The above statement of cash flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) 7 - "Statement of Cash Flows".

Summary of significant accounting policies
The accompanying notes form an integral part of the condensed standalone financial statements

2

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003



per Abhishek Agarwal
Partner
Membership No 112773

Place: Mumbai
Date: February 6, 2024



For and on behalf of the Board of Directors of
Nexus Select Mall Management Private Limited
(as Manager to Nexus Select Trust)



Asheesh Mohta
Director
DIN: 00358583

Place: Mumbai
Date: February 6, 2024



Dalip Sehgal
Director and Chief Executive Officer
DIN : 00217255

Place: Mumbai
Date: February 6, 2024



Rajesh Deo
Chief Financial Officer

Place: Mumbai
Date: February 6, 2024



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Standalone Statement of Changes in Unitholder's Equity
(All amounts are in Rs. million, unless otherwise stated)

A. **Corpus**

Particulars	Rs. Million
Balance as on August 10, 2022	-
Corpus received during the period (refer note 29)	0.10
Balance as at March 31, 2023	0.10
Movement during the period (refer note 29)	-
Balance as at December 31, 2023	0.10

B. **Unit Capital**

Particulars	Units	Rs. Million
Balance as on April 01, 2023	-	-
Units issued during the period		
- pursuant to the initial public offer, issued, subscribed and fully paid-up in cash (refer note 13(ii))	14,00,00,000	14,000.00
- in exchange for equity interest, redeemable preference shares and compulsory convertible debentures of SPVs and joint venture (refer note 1)	1,37,50,00,000	1,37,500.00
Less : Units issue expenses (refer note 13)	-	(549.79)
Balance as at December 31, 2023	1,51,50,00,000	1,50,950.21

C. **Other Equity**

Particulars	Rs. Million
Balance as on August 10, 2022	-
Loss for the period	(29.51)
Balance as at March 31, 2023	(29.51)
Add : Profit for the period	6,420.14
Less : Distribution to unitholders	(4,520.76)
Balance as at December 31, 2023	1,869.87

Summary of significant accounting policies

The accompanying notes form an integral part of the condensed standalone financial statements

2

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

per Abhishek Agarwal
Partner
Membership No 112773



Place: Mumbai
Date: February 6, 2024

For and on behalf of the Board of Directors of
Nexus Select Mall Management Private Limited
(as Manager to Nexus Select Trust)

Asheesh Mohta
Director
DIN: 00358583

Rajesh Deo
Chief Financial Officer

Place: Mumbai
Date: February 6, 2024

Dalip Sehgal
Director and Chief
Executive Officer
DIN : 00217255



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Statement of Net Distributable Cash Flows (NDCF)
(All amounts are in Rs. million, unless otherwise stated)

S.No	Particulars	For the quarter ended December 31, 2023 (Unaudited)	For the period ended September 30, 2023 (Unaudited)	For the period ended December 31, 2023 (Unaudited)
1	Cash flows received from Asset SPVs and Investment Entity in the form of :			
	Interest	1,366.16	1,301.77	2,667.93
	Dividends (net of applicable taxes)	1,618.60	2,809.64	4,428.24
	Repayment of Shareholder Debt	344.34	450.69	795.03
	Proceeds from buy-backs / capital reduction (net of applicable taxes)	-	-	-
	Redemption proceeds of preference shares or other similar instruments	-	-	-
2	Add: Proceeds from sale of investments, assets or sale of shares of Asset SPVs and Investment Entity adjusted for the following:	-	-	-
	Applicable capital gains and other taxes	-	-	-
	Related debts settled or due to be settled from sale proceeds	-	-	-
	Directly attributable transaction costs	-	-	-
	Proceeds reinvested or planned to be reinvested (directly or indirectly) as permitted under REIT Regulations	-	-	-
3	Add: Proceeds from sale of investments, assets or sale of shares of Asset SPVs and Investment Entity not distributed pursuant to an earlier plan to re-invest as permitted under REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
4	Add: Any other income at the Nexus Select Trust level and not captured herein	39.11	17.02	56.13
5	Less: Any other expense at the Nexus Select Trust level, and not captured herein (to the extent not paid through debt or equity)	(6.26)	(19.38)	(25.64)
6	Less: Any payment of expenses, including but not limited to:	-	-	-
	Trustee fees	(0.39)	(0.85)	(1.24)
	REIT Management Fees	(30.76)	(44.75)	(75.51)
	Valuer fees	-	(3.50)	(3.50)
	Legal and professional fees	(13.16)	(37.87)	(51.03)
	Trademark license fees	-	-	-
	Secondment fees	(0.30)	(0.46)	(0.76)
7	Less: Debt servicing, to the extent not paid through debt or equity	-	-	-
	Including Principal, interest, redemption premium etc. of external debt at the Nexus Select Trust level	(273.25)	-	(273.25)
	Including repayment of external debt or interest at the Asset SPV levels to meet guarantor obligations, if any	-	-	-
8	Less: Income tax and other taxes (if applicable) at the standalone Nexus Select Trust level	(2.53)	(16.24)	(18.77)
9	Add/(Less): Other adjustments including changes in working capital	(11.56)	64.69	53.13
	NDCF	3,030.00	4,520.76	7,550.76

Notes :

- The Board of Directors of the Manager to the Trust, in its meeting held on February 06, 2024, have declared distribution to unitholders of Rs 2,000 per unit which aggregates to Rs 3,030.00 million. The distributions of Rs 2,000 per unit comprises Rs 0.706 per unit in the form of interest, Rs. 1.046 per unit in the form of dividend, Rs. 0.025 per unit in the form of other income and the balance Rs 0.223 per unit in the form of amortization of debt. Along with distribution of Rs. 4,520.76 million/ Rs. 2.984 per unit for the period ended September 30, 2023, the cumulative distribution for the nine months ended December 31, 2023 aggregates to Rs. 7,550.76 million/Rs. 4.984 per unit.
- Since the Trust got listed on May 19, 2023 the comparatives are not applicable.

Summary of significant accounting policies

The accompanying notes form an integral part of the condensed standalone financial statements

As per our report of even date

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003

per Abhishek Agarwal
Partner
Membership No 112773



Place: Mumbai
Date: February 6, 2024

For and on behalf of the Board of Directors of
Nexus Select Mall Management Private Limited
(as Manager to Nexus Select Trust)

Asheesh Mohta
Director
DIN: 00358583

Rajesh Deo
Chief Financial Officer

Place: Mumbai
Date: February 6, 2024

Dalip Sehgal
Director and Chief Executive
Officer
DIN : 00217255



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

1. Trust Information

Nexus Select Trust (“the Trust”) has been set up by Wynford Investments Limited (the ‘Sponsor’) on August 10, 2022 as an irrevocable trust under the provisions of the Indian Trusts Act, 1882 pursuant to a Trust Deed dated August 10, 2022 (“Trust Deed”). The registered office of the Trust is situated at Embassy 247, Unit no. 501, B Wing, LBS Marg, Vikhroli (West), Mumbai 400083, Maharashtra.

The Trust was registered with SEBI on September 15, 2022, as a Real Estate Investment Trust (‘REIT’) under Regulation 3(1) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, having registration number IN/REIT/22-23/0004. The Trustee to the Trust is Axis Trustee Services Limited (the ‘Trustee’) and the Manager for the Trust is Nexus Select Mall Management Private Limited (the ‘Manager’). The objectives of the Trust are to undertake activities in accordance with the provisions of the REIT Regulations and the Trust Deed. The principal activity of the Trust is to own and invest in rent or income generating real estate and related assets in India.

The Trust has acquired the SPVs and investment entity by acquiring all the equity interest, Compulsory Convertible Debentures (CCDs), Redeemable Preference Shares (RPS) held by the Sponsor, Sponsor Group and certain other shareholders on May 12, 2023. In exchange for these, the above holders have been allotted Units of the Trust. Units were subsequently listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on May 19, 2023.

The condensed standalone financial statements were approved for issue in accordance with a resolution passed by Board of Directors of the Manager on behalf the Trust on February 06, 2024.

Shareholding pattern of Special Purpose Vehicles (SPVs)/Subsidiaries/ Investment Entity of the Trust are as follows:

S. No	Name of the SPV/Subsidiary	Description of asset	Shareholding
1.	Select Infrastructure Private Limited (‘SIPL’)	Nexus Select Citywalk located at Delhi	100%
2.	CSJ Infrastructure Private Limited (‘CSJIPL’)	Nexus Elante, Hyatt Regency, Chandigarh and Elante Office, located at Chandigarh	100%
3.	Westerly Retail Private Limited (‘WRPL’) (merged with SIPL w.e.f. May 15, 2023)	Nexus Seawoods, located at Navi Mumbai 4.4 MW (AC) solar power project, located at Nagpur, which supplies electricity to Nexus Seawoods	100%



Nexus Select Trust**RN: IN/REIT/22-23/0004****Condensed Standalone Financial Statements****Notes to the Condensed Standalone Financial Statements**

(All amounts in Rs. million unless otherwise stated)

4.	Euthoria Developers Private Limited ('EDPL')	Nexus Amritsar, located at Amritsar Nexus Ahmedabad One, located at Ahmedabad 4.175 MW (AC) hybrid power project (wind and solar) located at Rajkot, which supplies electricity to Nexus Ahmedabad One.	100% [Refer Note below]
5.	Nexus Hyderabad Retail Private Limited ('NHRPL')	Nexus Hyderabad, located at Hyderabad Nexus Koramangala, located at Bengaluru	100%
6.	Vijaya Productions Private Limited ('VPPL')	Nexus Vijaya and Vijaya Offices, located at Chennai	100%
7.	Chitrali Properties Private Limited ('CPPL')	Nexus Westend and 0.3 msf of the Westend Icon Offices, located at Pune	100%
8.	Safari Retreats Private Limited ('SRPL')	Nexus Esplanade, which includes an office space, located at Bhubaneshwar	100%
9.	Nexus Shantiniketan Retail Private Limited ('NSRPL')	Nexus Shantiniketan, located at Bengaluru	100%
10.	Nexusmalls Whitefield Private Limited ('NWPL')	Nexus Whitefield and Oakwood Residence Whitefield Bangalore, located at Bengaluru	100%
11.	Nexus Mangalore Retail Private Limited ('NMRPL (Mangalore)')	Fiza by Nexus, located at Mangaluru	100%
12.	Nexus Udaipur Retail Private Limited ('NURPL')	Nexus Celebration, located at Udaipur	100%
13.	Nexus Mysore Retail Private Limited ('NMRPL (Mysore)')	Nexus Centre City, located at Mysuru	100%
14.	Naman Mall Management Company Private Limited ('NMMCPPL')	Nexus Indore Central, located at Indore	100%
15.	Daksha Infrastructure Private Limited ('DIPL')	0.7 msf of the Westend Icon Offices and 9.7 MW of Renewables, located at Pune	100%
16.	Mamadapur Solar Private Limited ('MSPL')	Karnataka Solar Park	100%
17.	Nexus South Mall Management Private Limited ('NSMMPL') (merged with MSPL w.e.f. April 1, 2023)	Mall management service	100%
18.	Indore Treasure Island Private Limited ('ITIPPL')	Treasure Island Mall	50%



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(All amounts in Rs. million unless otherwise stated)

Note: As a part of formation transaction of the Trust, the Sponsor group entity has transferred 99.45% equity to the Trust. For the remaining 0.55%, the Sponsor group entity has agreed to sell its stake to the Trust at a fixed consideration of Rs. 100 million in accordance with the applicable law. As per the arrangement between the Trust and Sponsor group entity, the Trust have present access of ownership on the entire 100% equity of EDPL. Accordingly, investment in EDPL has been disclosed at 100% and consideration payable against the call option has been recognized as liability.

2. Basis of Preparation and Significant Accounting Policies

2.1 Basis of Preparation and Statement of Compliance

The Condensed Standalone Financial Statements (hereinafter referred to as the 'Financial Statements' or 'SFS') has been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Circular No. CIR/IMD/DF/146/2016 dated December 29, 2016 (the "REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations.

The Financial Statements of the Trust comprises the Standalone balance sheet as at December 31, 2023, the standalone Statement of Profit and Loss, including other comprehensive income, the Standalone Statement of Cash Flow, the Statement of Net Distributable Cashflows and a summary of significant accounting policies and other explanatory information for the quarter and nine months ended December 31, 2023 and the Standalone Statement of Changes in Unitholders' Equity for the nine months ended December 31, 2023.

The Financial Statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the Financial Statements have been prepared on the historical cost basis except for the accounting policies below. The accounting policies have been applied consistently over all the period presented in these Financial Statements.

All amounts disclosed in the Financial Statements and notes have been rounded off to the nearest million as per the requirement of Schedule III, unless otherwise stated.

2.2 Operating cycle and basis of classification of assets and liabilities

Current versus non-current classification

The Trust presents assets and liabilities in the Balance Sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Trust classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Trust has identified twelve months as its operating cycle.

2.3 Use of judgements and estimates

The preparation of the Financial Statements in conformity with generally accepted accounting principles in India requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

Estimated and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognized in the Financial Statements is included in the following notes:

- Presentation of "Unit Capital" as "Equity" in accordance with the REIT Regulations
- Valuation of financial instruments
- Estimation of useful life of property, plant and equipment and investment property
- Impairment and fair valuation of Investment Property, Investment property under construction, Property, plant and equipment and Capital work-in-progress of the SPVs/Joint Venture

Detailed information about each of these estimates and judgements is included in relevant notes together with information about the basis of calculation for each affected line item in the Financial Statements.

2.4 Foreign currencies

The Financial Statements are presented in INR, which is also the Trust's functional currency and the currency of the primary economic environment in which the Trust operates.



Transactions and balances

Transactions in foreign currencies are initially recorded by the Trust at their respective functional currency spot rates at the date the transaction first qualifies for recognition. However, for practical reasons, the Trust uses average rate if the average approximates the actual rate at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

In determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which the Trust initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Trust determines the transaction date for each payment or receipt of advance consideration.

2.5 Fair value measurement

The Trust measures certain financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Trust.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

The Trust uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the Financial Statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the Financial Statements on a recurring basis, the Trust determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The management determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value, and for non-recurring measurement, such as assets held for sale in discontinued operations.

At each reporting date, the Management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Trust's accounting policies.

For the purpose of fair value disclosures, the Trust has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

2.6 Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable. This inter alia involves discounting of the consideration due to the present value if payment extends beyond normal credit terms.

Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

Recognition of dividend and interest income

Dividend income is recognised in the statement of profit and loss on the date on which Trust's right to receive payment is established.

Interest income is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset.

In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired). However, for financial assets that have become



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset.

2.7 Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Trust shall reflect the effect of uncertainty for each uncertain tax treatment by using either most likely method or expected value method, depending on which method predicts better resolution of the treatment.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised, or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

The Trust offsets deferred tax assets and deferred tax liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

2.8 Provisions

Provisions are recognised when the Trust has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Trust expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

2.9 Operating segments

The objective of the Trust is to undertake activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of the Trust is to own and invest in rent or income generating real estate and related assets in India.

The Board of Directors of the Investment Manager allocate the resources and assess the performance of the Trust, thus are the Chief Operating Decision Maker (CODM). In accordance with the requirements of Ind AS 108 - "Segment Reporting", the CODM monitors the operating results of the business. as a single segment, hence no separate segment needs to be disclosed. As the Trust operates only in India, no separate geographical segment is disclosed.



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

2.10 Contingent Liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of Trust or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The contingent liability is not recognised in the books of accounts but its existence is disclosed in the Financial Statements by way of notes to accounts, unless possibility of an outflow of resources embodying economic benefit is remote.

2.11 Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Trust's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Trust has applied the practical expedient, the Trust initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Trust has applied the practical expedient are measured at the transaction price determined under Ind AS 115.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Trust's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows while financial assets classified and measured at fair value through OCI are held within a business model with the objective of both holding to collect contractual cash flows and selling.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the marketplace (regular way trades) are recognised on the trade date, i.e., the date that the Trust commits to purchase or sell the asset.



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(All amounts in Rs. million unless otherwise stated)

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through other comprehensive income (FVTOCI) with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

Financial assets at amortised cost (debt instruments)

A 'financial asset' is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss.

Financial assets at fair value through OCI (FVTOCI) (debt instruments)

A 'financial asset' is classified as at the FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. For debt instruments, at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in the profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value changes recognised in OCI is reclassified from the equity to profit or loss.

Financial assets designated at fair value through OCI (equity instruments)

Upon initial recognition, the Trust can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under Ind AS 32 Financial Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS 103 applies are classified as at FVTPL.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised as other income in the statement of profit and loss when the right of payment has been established, except when the Trust benefits from such proceeds as a recovery of part of the cost of



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the balance sheet at fair value with net changes in fair value recognised in the statement of profit and loss.

This category includes derivative instruments and listed equity investments which the Trust had not irrevocably elected to classify at fair value through OCI. Dividends on listed equity investments are recognised in the statement of profit and loss when the right of payment has been established.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Trust's standalone balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Trust has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Trust has transferred substantially all the risks and rewards of the asset, or (b) the Trust has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Trust has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Trust continues to recognise the transferred asset to the extent of the Trust's continuing involvement. In that case, the Trust also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Trust has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Trust could be required to repay.

Impairment of financial assets

The Trust recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Trust expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

For trade receivables and contract assets, the Trust applies a simplified approach in calculating ECLs. Therefore, the Trust does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Trust has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For debt instruments at fair value through OCI, the Trust applies the low credit risk simplification. At every reporting date, the Trust evaluates whether the debt instrument is considered to have low credit risk using all reasonable and supportable information that is available without undue cost or effort.

It is the Trust's policy to measure ECLs on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement

For purposes of subsequent measurement, financial liabilities are classified in two categories:

- Financial liabilities at fair value through profit or loss
- Financial liabilities at amortised cost (loans and borrowings)

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Trust that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ losses are not subsequently transferred to P&L. However, the Trust may transfer the cumulative gain or loss within equity. All other changes in fair



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

value of such liability are recognised in the statement of profit and loss. The Trust has not designated any financial liability as at fair value through profit or loss.

Financial liabilities at amortised cost (Loans and borrowings)

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

Financial guarantee contracts

Financial guarantee contracts issued by the Trust are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 115.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Reclassification of financial assets

The Trust determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The senior management determines change in the business model as a result of external or internal changes which are significant to the Trust's operations. Such changes are evident to external parties. A change in the business model occurs when the Trust either begins or ceases to perform an activity that is significant to its operations. If the Trust reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Trust does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

The following table shows various reclassification and how they are accounted for:

Original classification	Revised classification	Accounting treatment
Amortised cost	FVTPL	Fair value is measured at reclassification date. Difference between previous amortized cost and fair value is recognised in profit or loss.
FVTPL	Amortised Cost	Fair value at reclassification date becomes its new gross carrying amount. EIR is calculated based on the new gross carrying amount.
Amortised cost	FVTOCI	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in OCI. No change in EIR due to reclassification.
FVTOCI	Amortised cost	Fair value at reclassification date becomes its new amortised cost carrying amount. However, cumulative gain or loss in OCI is adjusted against fair value. Consequently, the asset is measured as if it had always been measured at amortised cost.
FVTPL	FVTOCI	Fair value at reclassification date becomes its new carrying amount. No other adjustment is required.
FVTOCI	FVTPL	Assets continue to be measured at fair value. Cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss the reclassification date.

2.12 Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the standalone balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.13 Investment in SPVs

The Trust has elected to recognize its investments in SPVs at cost in accordance with Ind AS 27, 'Separate Financial Statements'. Investments in SPVs are reviewed for impairment, whenever events or changes in circumstances indicate that carrying amount may not be recoverable.

2.14 Unit Capital

Units issued by the Trust are classified as equity. Incremental costs directly attributable to the issuance of units are recognized as a deduction from equity, net of any tax effects.

2.15 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand, cheques on hand and short-term deposits with an original maturity of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.



2.16 Distribution Policy

Under the provisions of the REIT Regulations, the Trust is required to distribute to the unitholders not less than ninety percent of the net distributable cash flows ('NDCF') of the Trust ("REIT Distributions"). The NDCF is calculated in accordance with the REIT Regulations and in the manner defined by the Manager. REIT Distributions shall be declared and made not less than once every six months in every financial year and shall be made not later than fifteen days from the date of such declaration.

In terms of the REIT Regulations and NDCF framework prescribes the following minimum amount of NDCF to be distributed to the Trust:

- not less than 90% of the NDCF of the SPVs are required to be distributed to the Trust, in proportion to its shareholding in the SPVs, subject to applicable provisions of the Companies Act, 2013.
- 100% of the cash flows received by the Holding Company from the underlying SPVs are required to be distributed to the Trust, and not less than 90% of the NDCF generated by the Holding Company on its own shall be distributed to the Trust, subject to applicable provisions of the Companies Act, 2013.

The aforesaid net distributable cash flows are made available to Trust in the form of (i) interest paid on Shareholder Debt, (ii) Repayment of Shareholder Debt, (iii) dividends (net of applicable taxes), (iv) Proceeds from buy-backs / capital reduction (net of applicable taxes) and (v) Redemption proceeds of preference shares or other similar instruments or as specifically permitted under the Trust Deed or in such other form as may be permissible under the applicable law.

2.17 Cash distribution to Unitholders

The Trust recognizes a liability to make cash distributions to Unitholders when the distribution is authorized. As per the REIT Regulations, a distribution is authorized when it is approved by the Board of Directors of the Manager. A corresponding amount is recognized directly in equity.

2.18 Statement of Cash flows

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Trust are segregated.

For the purpose of the Statement of Cash Flow, cash and cash equivalents consist of cash at banks and on hand, cheques on hand and short-term deposits, as defined above, net of outstanding bank/book overdrafts as they are considered an integral part of the Trust's cash management.

2.19 Earnings per unit

Basic earnings per unit is calculated by dividing the net profit or loss attributable to unit holders of the Trust by the weighted average number of units outstanding during the period.

For the purpose of calculating diluted earnings per unit, the net profit or loss for the period attributable to unitholders of the Trust and the weighted average number of units outstanding during the period are adjusted for the effects of all dilutive potential units.



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts in Rs. million unless otherwise stated)

2.20 Earnings before finance costs, depreciation, amortisation, share of net profits / (losses) of investments accounted for using equity method, exceptional items and tax (EBITDA)

The Trust has elected to present EBITDA as a separate line item on the face of the Standalone Statement of Profit and Loss. In its measurement, the Trust does not include finance costs, depreciation, amortisation, exceptional items and tax.



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements**Notes to the Condensed Standalone Financial Statements**

(All amounts are in Rs. million, unless otherwise stated)

3 Non-current Investments

Particulars	As at December 31, 2023	As at March 31, 2023
Investment in shares of SPVs (At cost) (Unquoted)		
46,666,787 equity shares of CSJ Infrastructure Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	15,342.47	-
2,000,000, equity shares of Chitrali Properties Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	5,155.64	-
1,311,065 equity shares of Safari Retreats Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	4,777.87	-
2,301,722 equity shares of Euthoria Developers Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	16,270.11	-
2,600,000 equity shares of Naman Mall Management Company Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	642.14	-
14,882 equity shares of Mamadapur Solar Private Limited of Rs.10 each fully paid up (March 31, 2023 : Nil)	1,794.62	-
1,692,304 equity shares of Select Infrastructure Private Limited of Rs.100 each, fully paid up (March 31, 2023 : Nil)	37,810.61	-
4,608,163 equity shares of Nexus Hyderabad Retail Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil) (Refer note 34(ii))	13,572.74	-
11,987,000 equity shares of Vijaya Productions Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	12,107.28	-
2,016,071 equity shares of Nexus Shantiniketan Retail Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil) (Refer note 34(ii))	2,338.48	-
38,407,586 equity shares of Nexus Udaipur Retail Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	4,219.98	-
10,527,920 equity shares of Nexussmalls Whitefield Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	3,725.00	-
84,915,553 equity shares of Nexus Mangalore Retail Private Limited of Re.1 each, fully paid up (March 31, 2023 : Nil)	399.11	-
43,190,186 equity shares of Nexus Mysore Retail Private Limited of Re.1 each, fully paid up (March 31, 2023 : Nil)	376.07	-
72,795 equity shares of Daksha Infrastructure Private Limited of Rs.100 each, fully paid up (March 31, 2023 : Nil)	6,488.93	-
Investment in shares of joint venture (Unquoted)		
10,409 equity shares of Indore Treasure Island Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	2,059.31	-
Investments in Redeemable Preference Shares (RPS) (Unquoted)		
At amortized cost		
630,053 RPS of Chitrali Properties Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	15.44	-
9,360,000 RPS of Naman Mall Management Company Private Limited of Rs.10 each, fully paid up (March 31, 2023 : Nil)	8.17	-



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(All amounts are in Rs. million, unless otherwise stated)

Particulars	As at	As at
	December 31, 2023	March 31, 2023
Investment in Compulsory Convertible Debentures (CCD) (Unquoted)		
At amortised cost		
33,650,247 CCD of Select Infrastructure Private Limited, face value of Rs.100 each (March 31, 2023 : Nil)	3,365.02	-
100,000,000 CCD of Nexus Shantiniketan Retail Private Limited, face value of Rs.10 each (March 31, 2023 : Nil)	1,000.00	-
At Fair Value through Profit & Loss account (FVTPL)		
770,000,000 CCD of CSJ Infrastructure Private Limited, face value of Rs.10 each (March 31, 2023 : Nil)	7,700.01	-
102,980,019 CCD of Nexus Mangalore Retail Private Limited, face value of Rs.10 each (March 31, 2023 : Nil)	1,029.80	-
65,116,502 CCD (Class A) of Nexus Mysore Retail Private Limited, face value of Rs.10 each (March 31, 2023 : Nil)	651.17	-
41,922,973 CCD (Class B) of Nexus Mysore Retail Private Limited, face value of Rs.10 each (March 31, 2023 : Nil)	365.03	-
Total	1,41,215.00	-

Name of SPVs/joint venture	Ownership Interest	
	As at December 31, 2023	As at March 31, 2023
CSJ Infrastructure Private Limited	100.00%	-
Chitralli Properties Private Limited	100.00%	-
Safari Retreats Private Limited	100.00%	-
Euthoria Developers Private Limited*	100.00%	-
Naman Mall Management Company Private Limited	100.00%	-
Mamadapur Solar Private Limited	100.00%	-
Select Infrastructure Private Limited	100.00%	-
Nexus Hyderabad Retail Private Limited	100.00%	-
Vijaya Productions Private Limited	100.00%	-
Nexus Shantiniketan Retail Private Limited	100.00%	-
Nexus Udaipur Retail Private Limited	100.00%	-
Nexusmalls Whitefield Private Limited	100.00%	-
Nexus Mangalore Retail Private Limited	100.00%	-
Nexus Mysore Retail Private Limited	100.00%	-
Daksha Infrastructure Private Limited	100.00%	-
Indore Treasure Island Private Limited	50.00%	-

*Refer note 1

4 Loans - Non-current

Particulars	As at	As at
	December 31, 2023	March 31, 2023
At amortised cost		
Unsecured, considered good		
Inter-corporate deposits to related parties (refer note 29)	29,950.00	-
Total	29,950.00	-



5 Other non-current financial assets

Particulars	As at December 31, 2023	As at March 31, 2023
At amortised cost		
Unsecured, considered good		
Security deposits	1.00	-
Bank deposits with more than 12 months maturity	87.50	-
Interest accrued on inter-corporate deposits (refer note 29)	300.05	-
Total	388.55	-

6 Tax assets (net)

Particulars	As at December 31, 2023	As at March 31, 2023
Non-current		
Advance tax (net of provision for tax)	18.77	-
Total	18.77	-

7 Current Investments

Particulars	As at December 31, 2023	As at March 31, 2023
At fair value through profit and loss (FVTPL)		
Investments in mutual funds	1,493.19	-
Total	1,493.19	-

8 Cash and cash equivalents

Particulars	As at December 31, 2023	As at March 31, 2023
At amortised cost		
Cheques on hand	415.44	-
Balances with banks		
- in current account	2.23	0.10
- in Initial Public Offer (IPO) escrow account	115.40	-
- in deposits with original maturity of less than 3 months	5.79	-
Total	538.86	0.10

Note : The amount held in the IPO escrow account can be withdrawn for specific use only after obtaining certain administrative approvals.



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts are in Rs. million, unless otherwise stated)

9 Loans - current

Particulars	As at December 31, 2023	As at March 31, 2023
At amortised cost		
Unsecured, considered good		
Inter-corporate deposits to related parties (refer note 29)	580.00	-
Total	580.00	-

10 Other current financial assets

Particulars	As at December 31, 2023	As at March 31, 2023
At amortised cost		
Unsecured, considered good		
Interest accrued on		
- bank deposits	0.01	-
- compulsorily convertible debentures (refer note 29)	129.56	-
- intercorporate deposits to related parties (refer note 29)	118.15	-
Other receivables		
- issue expenses recoverable from selling unitholders (refer note 29)	-	264.96
- related parties (refer note 29)	0.79	-
Total	248.51	264.96

11 Other current assets

Particulars	As at December 31, 2023	As at March 31, 2023
Unsecured, considered good		
Advances to suppliers	1.77	-
Prepaid expenses	5.66	18.29
Unit issue expenses (to the extent not written off or adjusted)	-	167.71
Total	7.43	186.00



12	Corpus		Rs. Million
	Particulars		
	Balance as on August 10, 2022		0.10
	Corpus received during the period (refer note 29)		0.10
	Balance as at March 31, 2023		0.10
	Balance as on April 01, 2023		-
	Movement during the period (refer note 29)		0.10
	Balance as at December 31, 2023		0.10

13	Unit Capital	Units	Rs. Million
	Particulars		
	Balance as on April 01, 2023		-
	Units issued during the period		
	- pursuant to the initial public offer, issued, subscribed and fully paid-up in cash	14,00,00,000	14,000.00
	- in exchange for equity interest, redeemable preference shares and compulsory convertible debentures of SPVs and joint venture (refer note 1)	1,37,50,00,000	1,37,500.00
	Less : Units issue expenses (refer note below)		(549.79)
	Balance as at December 31, 2023	1,51,50,00,000	1,50,950.21

Note : Issue expenses pertaining to the Initial Public Offering have been reduced from the unit capital in accordance with Ind- AS-32 Financial Instruments: Presentation .

(i) Terms / rights attached to Units

The Trust has only one class of Unit. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Board of Directors of the Manager approves distribution. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distribution in Indian Rupees.

Under the provisions of the REIT Regulations, the Trust is required to distribute to Unitholders not less than 90% of the net distributable cash flows of the Trust at least once in every six months in each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Trust to pay to its Unitholders. Hence, the Unit Capital is a compound financial instrument which contain both equity and liability components in accordance with Ind AS 32-Financial Instruments: Presentation. However, in accordance with SEBI Circular No. CIR/IMD/DF/146/2016 dated 29 December 2016 and No. CIR/IMD/DF/141/2016 dated 26 December 2016 issued under the REIT Regulations, the unit capital have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated 26 December 2016 dealing with the minimum disclosures for key financial statements. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is presented in Other Equity and not as finance cost. In line with the above, the distribution payable to unit holders is recognised as liability when the same is approved by the Manager.

(ii) During the period, the Trust has issued 140,000,000 Units for at price of Rs. 100 per Unit aggregating to Rs. 14,000.00 million.

(iii) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of incorporation till the balance sheet date. Further the Trust has not issued any units for consideration other than cash from the date of incorporation till the balance sheet date, except as disclosed above.

14	Other Equity	Rs. Million
	Particulars	
	Retained earnings	
	As on August 10, 2022	(29.51)
	Less: Loss for the period	(29.51)
	Balance as at March 31, 2023	6,420.14
	Add: Profit for the period	-
	Add: Other comprehensive income (net of tax)	(4,520.76)
	Less : Distribution to unitholders	1,869.87
	Balance as at December 31, 2023	1,869.87

Nature and Purpose of reserves

Retained earnings

The cumulative gain or loss arising from the operations which is retained and accumulated under the heading of retained earnings. At the end of the period, the profit / loss after tax is transferred from the statement of profit and loss to the retained earnings.



15 Borrowings - Non-Current

Particulars	As at	As at
	December 31, 2023	March 31, 2023
At amortised cost		
Term loans - secured (refer note (A))		
From financial institutions	11,374.34	-
Non Convertible Debentures (NCD) - secured (refer note (B))		
Series 1- Tranche A - NCD	6,946.17	-
Series 1- Tranche B - NCD	2,976.15	-
Total	21,296.66	-

Notes

- (A) The Trust has obtained lease rental discounting Loan ('LRD Loan') of Rs. 12,500 million with a flexi hybrid loan of Rs. 1,000 millions as a sub-limit of LRD Loan. LRD Loan carries interest rate of 8.40% p.a i.e. Repo Rate + Spread. LRD Loan will be repaid in 156 months which includes 48 months as standstill period.

Security

The LRD loan is secured against exclusive charge on immovable properties and lease receivables of Nexus Hyderabad Mall, Nexus Centre City and 67.95% of total buildup area of Nexus Koramangala Mall and corporate guarantee is provided by Nexus Hyderabad Retail Private Limited and Nexus Mysore Retail Private Limited.

- (B) The Trust has issued following redeemable non-convertible debentures:

Particulars	Series 1 – Tranche A	Series 1 – Tranche B
No. of debentures	70,000	30,000
Face Value (Rs.)	1,00,000	1,00,000
Coupon Rate	7.86% per annum payable quarterly	8% per annum payable quarterly
Tenure	3 years	5 years
Redemption date	June 16, 2026	June 16, 2028
Deemed date of Allotment	June 16, 2023	June 16, 2023
Call Option	30th month and 33rd month from Deemed Date of Allotment i.e. June 16, 2023.	54th month and 57th month from Deemed Date of Allotment i.e. June 16, 2023.

The NCDs are listed on the Bombay Stock Exchange.

Security

The NCDs are secured against first ranking mortgage of immovable assets - Select Citywalk Mall and first ranking hypothecation over the escrow account into which all cashflows of the mortgaged property will be deposited and hypothecation over all such cashflows, both present and future and Corporate Guarantee is provided by Select Infrastructure Private Limited capped to the value of its mortgaged property.



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts are in Rs. million, unless otherwise stated)

16 Other non-current financial liabilities

Particulars	As at December 31, 2023	As at March 31, 2023
At amortised cost		
Call option over non-controlling interest	79.91	-
Total	79.91	-

17 Trade payables

Particulars	As at December 31, 2023	As at March 31, 2023
At amortised cost		
Total outstanding dues of trade payables other than micro enterprises and small enterprises		
Dues to others	8.82	0.05
Dues to related parties (refer note 29)	31.06	-
Total	39.88	0.05

18 Other current financial liabilities

Particulars	As at December 31, 2023	As at March 31, 2023
At amortised cost		
Interest accrued		
- on term loan	72.50	-
Other liabilities		
- related parties (refer note 29)	113.30	480.42
Total	185.80	480.42

19 Other current liabilities

Particulars	As at December 31, 2023	As at March 31, 2023
Statutory dues	17.88	-
Total	17.88	-



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(All amounts are in Rs. million, unless otherwise stated)

20 Interest income

Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
Interest income on						
- bank deposits	1.76	5.16	-	15.62	-	-
- compulsory convertible debentures (refere note 29)	471.94	473.22	-	996.44	-	-
- inter corporate deposits to related parties (refere note 29)	957.48	957.17	-	2,219.25	-	-
- redeemable preference shares (refer note 29)	0.82	1.21	-	2.03	-	-
Total	1,432.00	1,436.76	-	3,233.34	-	-

21 Other income

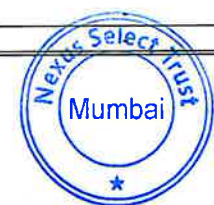
Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
Liabilities written back	-	11.61	-	11.61	-	-
Gain/(Loss) on fair valuation of financial Instruments at FVTPL	(2.46)	3.16	-	0.70	-	-
Gain on sale of financial assets classified at FVTPL	37.29	3.23	-	40.53	-	-
Total	34.83	18.00	-	52.84	-	-

22 Finance costs

Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
At amortised cost						
Interest expense on						
- term loan	253.80	256.09	-	601.12	-	-
- non convertible debentures	205.92	206.26	-	443.41	-	-
Bank charges	0.03	0.02	-	0.38	-	-
Total	459.75	462.37	-	1,044.91	-	-

23 Other expenses

Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
Legal and professional fees	11.51	41.02	-	78.88	-	16.84
Rates and taxes	0.03	-	-	13.02	-	2.32
Marketing and promotional expenses	0.30	3.58	-	38.11	-	6.49
Travelling and conveyance	-	-	-	0.04	-	3.29
Foreign Exchange Fluctuation loss/(gain)	0.17	0.02	-	0.18	-	-
Provision for GST recoverable	7.51	-	-	34.22	-	-
Miscellaneous Expenses	0.78	0.02	-	1.97	-	-
Total	20.30	44.64	-	166.42	-	28.94



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements**Notes to the Condensed Standalone Financial Statements**

(All amounts are in Rs. million, unless otherwise stated)

24 Income Tax

Nexus Select Trust (the 'Trust') is a business trust registered under SEBI REIT Regulations, 2014. Hence, the interest and dividend received or receivable by the Trust is exempt from tax under section 10(23FC) of the Income Tax Act, 1961 (the 'Act') and the rental income received or receivable is exempt from tax under section 10(23FCA) of the Act. Further, any expenditure incurred in relation to earning the exempt income is not tax deductible in view of the provisions of section 14A of the Act. The income of the Trust, other than exempt income, is chargeable to tax at the maximum marginal rates in force.

25 Earning per unit (EPU)

Basic EPU is calculated by dividing the profits for the period attributable to unitholders of the Trust by the weighted average number of units outstanding during the period. Diluted EPU is calculated by dividing the profits attributable to unit holders of the Trust by the weighted average number of units outstanding during the period plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

(Figures in rupees million except number of units)

Particulars	For the quarter ended		For the quarter ended		For the period	
	December 31, 2023	September 30, 2023	December 31, 2022	December 31, 2023	August 10, 2022 to December 31, 2022	August 10, 2022 to March 31, 2023
Profit and loss after tax	2,573.33	3,709.17	-	6,420.14	-	(29.51)
Weighted average number of units	1,51,50,00,000	1,51,50,00,000	Refer note	1,28,91,27,273	Refer note	Refer note
Earnings per unit						
- Basic (Rupees/unit)	1.70	2.45	Refer note	4.98	Refer note	Refer note
- Diluted (Rupees/unit)	1.70	2.45	Refer note	4.98	Refer note	Refer note

Note : The Trust has issued units subsequent to March 31, 2023. Therefore the disclosures in respect of Earnings per unit is not applicable for the comparative periods presented.

26 Investment Management fee**REIT Management fee**

Pursuant to the Investment Management Agreement dated August 10, 2022, Investment Manager is entitled to fees @ 1% of distributions (Refer note 29). The fees has been determined for undertaking management of the Trust and its investments. REIT management fees recognised during the quarter and nine months ended amounts to Rs. 30.76 million and Rs. 75.51 million respectively.

27 Secondment Fees

Pursuant to the Secondment agreement dated April 27, 2023 the Manager is entitled to fees of Rs. 0.10 million per month in respect certain employees of the Manager being deployed to the Trust in connection with the operation and management of the assets of the Trust. The fees shall be subject to an escalation of five per cent every financial year for a period of five years. Secondment fees for the quarter and nine months ended December 31, 2023 amounts to Rs.0.30 million and Rs.0.76 million respectively. There are no changes during the nine months ended December 31, 2023 in the methodology for computation of secondment fees paid to the Manager.



28 Financial instruments - Fair value measurement

A The carrying value and fair value of financial instruments by categories are as below:

Particulars	Carrying Value	Fair Value	Carrying Value	Fair Value
	December 31, 2023	December 31, 2023	March 31, 2023	March 31, 2023
Financial assets				
At FVTPL				
Investment in compulsory convertible debentures	9,746.01	9,746.01	-	-
Investment in mutual fund	1,493.19	1,493.19	-	-
At amortised cost				
Investment in redeemable preference shares	23.62	23.62	-	-
Investment in compulsory convertible debentures	4,365.02	4,365.02	-	-
Loans and advances (current and non-current)	30,530.00	30,530.00	-	-
Cash and cash equivalents	538.86	538.86	0.10	0.10
Other financial assets (current and non-current)	637.06	637.06	264.96	264.96
Total	47,333.76	47,333.76	265.06	265.06
Financial liabilities				
FVTPL				
Call option over non-controlling interest classified as other financial liability	79.91	79.91	-	-
At amortised cost				
Borrowings including interest accrued	11,446.84	11,446.84	-	-
Non-convertible debentures	9,922.32	9,922.32	-	-
Trade payables	39.88	39.88	0.05	0.05
Other financial liabilities (current and non-current)	113.30	113.30	480.42	480.42
Total	21,602.25	21,602.25	480.47	480.47

The management has assessed that the fair value of cash and cash equivalents, other bank balances, trade receivables, current borrowings, trade payables, current lease deposits and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

B Measurement of fair values

The level of fair values are defined below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes instruments that have quoted price. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the period ended December 31, 2023

Quantitative disclosures fair value measurement hierarchy for assets as at December 31, 2023

Particulars	Total	Level 1	Level 2	Level 3
Financial assets measured at FVTPL				
As at December 31, 2023				
Investment in compulsory convertible debentures	9,746.01	-	-	9,746.01
Investment in mutual fund	1,493.19	-	1,493.19	-
Financial liabilities measured at FVTPL				
As at December 31, 2023				
Call option over Non-controlling interest	79.91	-	-	79.91

Determination of fair values

Fair values of financial assets and liabilities have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

- The fair value of mutual funds are based on NAV at reporting date and fair value of compulsory convertible debentures is based on the terms and condition specific to compulsory convertible debentures
- The fair values of other financial assets and liabilities are considered to be equivalent to their carrying values.



29 Related party disclosures

I List of related parties as per the requirements REIT Regulations

S.No	Relationship	Name of Entities
(i)	Sponsor	Wynford Investments Limited
(ii)	Trustee	Axis Trustee Services Limited
(iii)	Manager	Nexus Select Mall Management Private Limited
(iv)	Sponsor Group	SSIII Indian Investments One Ltd BREP Asia SG Alpha Holding (NQ) Pte Ltd BREP Asia SG Forum Holding (NQ) Pte Ltd BREP Asia SBS Forum Holding (NQ) Ltd BREP VIII SBS Forum Holding (NQ) Ltd BREP Asia SG Red Fort Holding (NQ) Pte Ltd BREP Asia SBS Red Fort Holding (NQ) Ltd BREP VIII SBS Red Fort Holding (NQ) Ltd BREP Asia SG Kohinoor Holding (NQ) Pte Ltd BREP Asia SBS Kohinoor Holding (NQ) Ltd BREP VIII SBS Kohinoor Holding (NQ) Ltd BRE Coimbatore Retail Holdings Ltd BREP Asia SBS Coimbatore Retail Holding (NQ) Ltd BREP VIII SBS Coimbatore Retail Holding (NQ) Ltd BREP Asia II Indian Holding Co IX (NQ) Pte Ltd
(v)	Directors and key managerial personnel of the Manager Chief Executive Officer and Non - Independent Director Chief Financial Officer Company Secretary and Compliance Officer Independent Director Independent Director Independent Director Independent Director Non - Independent Director Non - Independent Director Non - Independent Director Relative of KMP	Dalip Sehgal Rajesh Deo Charu Patki Alpana Parida Jayesh Tulsidas Merchant Michael D Holland Sadashiv Srinivas Rao Tuhin Parikh Asheesh Mohta Arjun Sharma Neeraj Ghei
(vi)	Joint Venture	Indore Treasure Island Private Limited (till May 12, 2023, entity jointly controlled by Sponsor Group)
(v)	Entities controlled by Trust	CSJ Infrastructure Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023) Chitrali Properties Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023) Safari Retreats Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023) Euthoria Developers Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023) Naman Mall Management Company Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023) Nexus Hyderabad Retail Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023) Vijaya Productions Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023) Nexus Shantiniketan Retail Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023) Nexus Udaipur Retail Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023) Nexusmalls Whitefield Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023)



S.No	Relationship	Name of Entities
		Nexus Mangalore Retail Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023)
		Nexus Mysore Retail Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023)
		Daksha Infrastructure Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023)
		Mamadapur Solar Private Limited (w.e.f May 13, 2023, entity controlled by Sponsor Group till May 12, 2023)
		Select Infrastructure Private Limited (w.e.f May 13, 2023)
(vi)	Promoter of Trustee	Axis Bank Limited
(vii)	Entity controlled by KMP	Select Management & Consultant LLP
(vii)	Corporate Social Responsibility (CSR) Trust of Subsidiary	Select Citywalk Charitable Trust



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(All amounts are in Rs. million, unless otherwise stated)

II Transactions with Related Parties as defined in (I)

Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
Income						
Dividend Income						
CSJ Infrastructure Private Limited	91.93	812.0	-	903.94	-	-
Safari Retreats Private Limited	99.97	120.6	-	220.59	-	-
Euthoria Developers Private Limited	239.38	378.1	-	617.44	-	-
Mamadapur Solar Private Limited	54.05	115.3	-	169.39	-	-
Select Infrastructure Private Limited	663.38	702.3	-	1,365.69	-	-
Nexus Hyderabad Retail Private Limited	184.33	140.1	-	324.48	-	-
Vijaya Productions Private Limited	167.82	365.6	-	533.42	-	-
Nexus Shantiniketan Retail Private Limited	8.55	30.0	-	38.52	-	-
Daksha Infrastructure Private Limited	109.19	145.6	-	254.78	-	-
Interest income from bank deposits						
Axis Bank Limited	0.06	7.79	-	9.41	-	-
Interest income from inter corporate deposits						
CSJ Infrastructure Private Limited	46.65	44.45	-	97.53	-	-
Select Infrastructure Private Limited	200.07	201.14	-	495.42	-	-
Chitrali Properties Private Limited	136.02	138.16	-	312.01	-	-
Safari Retreats Private Limited	58.29	58.29	-	136.58	-	-
Euthoria Developers Private Limited	58.29	58.29	-	124.02	-	-
Naman Mall Management Company Private Limited	32.84	33.38	-	79.10	-	-
Nexus Hyderabad Retail Private Limited	248.90	250.42	-	586.45	-	-
Vijaya Productions Private Limited	4.16	-	-	4.16	-	-
Nexus Shantiniketan Retail Private Limited	50.04	50.41	-	108.67	-	-
Nexus Udaipur Retail Private Limited	7.72	9.40	-	20.41	-	-
Nexusmalls Whitefield Private Limited	35.35	37.74	-	80.39	-	-
Nexus Mangalore Retail Private Limited	22.09	22.05	-	51.82	-	-
Nexus Mysore Retail Private Limited	23.63	23.63	-	55.48	-	-
Mamadapur Solar Private Limited	8.35	8.38	-	20.64	-	-
Indore Treasure Island Private Limited	22.71	21.14	-	43.91	-	-
Daksha Infrastructure Private Limited	2.36	0.28	-	2.65	-	-
Interest income from redeemable preference shares of SPVs						
Chitrali Properties Private Limited	0.45	0.70	-	1.15	-	-
Naman Mall Management Company Private Limited	0.37	0.52	-	0.88	-	-



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts are in Rs. million, unless otherwise stated)

II Transactions with Related Parties as defined in (I)

Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
Interest income/fair value changes from compulsory convertible debentures						
Select Infrastructure Private Limited	103.12	102.66	-	257.06	-	-
CSJ Infrastructure Private Limited	242.60	242.60	-	485.21	-	-
Nexus Hyderabad Retail Private Limited	10.27	10.86	-	21.13	-	-
Nexus Shantiniketan Retail Private Limited	51.49	52.64	-	104.13	-	-
Nexus Mangalore Retail Private Limited	32.45	32.45	-	64.89	-	-
Nexus Mysore Retail Private Limited	32.02	32.02	-	64.03	-	-
Expenses						
Issue expenses						
Receivables towards issue expenses incurred on behalf of selling unitholders	-	-	-	-	-	264.96
Investment Management Fees						
Nexus Select Mall Management Private Limited	30.76	44.75	-	75.51	-	-
Secondment Fees						
Nexus Select Mall Management Private Limited	0.30	0.46	-	0.76	-	-
Finance Cost						
Axis Bank Limited	-	0.01	-	12.53	-	-
Legal and professional fees						
Axis Bank Limited	-	-	-	1.09	-	-
Trustee fee expenses						
Axis Trustee Services Limited	0.39	0.57	-	1.24	-	-



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts are in Rs. million, unless otherwise stated)

II Transactions with Related Parties as defined in (I)

Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
Reimbursement of expenses incurred by *				72.17	-	194.41
CSJ Infrastructure Private Limited	-	-	-	8.83	-	9.15
Chitrali Properties Private Limited	-	-	-	-	-	0.59
Safari Retreats Private Limited	-	-	-	0.02	-	3.54
Euthoria Developers Private Limited	-	-	-	-	-	0.59
Naman Mall Management Company Private Limited	-	-	-	1.19	-	2.42
Nexus Hyderabad Retail Private Limited	-	1.19	-	-	-	0.74
Vijaya Productions Private Limited	-	-	-	-	-	1.45
Nexus Shantiniketan Retail Private Limited	-	-	-	-	-	1.17
Nexus Udaipur Retail Private Limited	-	-	-	-	-	1.83
Nexusmalls Whitefield Private Limited	-	-	-	-	-	1.45
Nexus Mangalore Retail Private Limited	-	1.83	-	1.83	-	1.45
Nexus Mysore Retail Private Limited	-	-	-	0.13	-	16.18
Daksha Infrastructure Private Limited	-	-	-	-	-	0.15
Mamadapur Solar Private Limited	-	-	-	-	-	0.59
Indore Treasure Island Private Limited	-	-	-	215.01	-	123.26
Nexus Select Mall Management Private Limited	110.08	-	-	0.05	-	0.59
Select Infrastructure Private Limited	-	0.05	-	-	-	-
<i>*including amount debited to unit capital/recoverable from selling unitholders.</i>						
Assets						
Investment in equity shares of SPVs				15,342.47	-	-
CSJ Infrastructure Private Limited	-	-	-	5,155.64	-	-
Chitrali Properties Private Limited	-	-	-	4,777.87	-	-
Safari Retreats Private Limited	-	-	-	16,270.11	-	-
Euthoria Developers Private Limited	-	-	-	642.14	-	-
Naman Mall Management Company Private Limited	-	-	-	1,794.62	-	-
Mamadapur Solar Private Limited	-	-	-	37,810.61	-	-
Select Infrastructure Private Limited	-	-	-	13,572.74	-	-
Nexus Hyderabad Retail Private Limited (Refer note 34(ii))	344.61	-	-	12,107.28	-	-
Vijaya Productions Private Limited	-	-	-	2,338.48	-	-
Nexus Shantiniketan Retail Private Limited (Refer note 34(ii))	670.66	-	-	4,219.98	-	-
Nexus Udaipur Retail Private Limited	-	-	-	3,725.00	-	-
Nexusmalls Whitefield Private Limited	-	-	-	399.11	-	-
Nexus Mangalore Retail Private Limited	-	-	-	376.07	-	-
Nexus Mysore Retail Private Limited	-	-	-	6,488.93	-	-
Daksha Infrastructure Private Limited	-	-	-	-	-	-



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts are in Rs. million, unless otherwise stated)

II Transactions with Related Parties as defined in (I)

Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
Investment in joint venture				2,059.31		
Indore Treasure Island Private Limited	-	-	-	2,059.31	-	-
Investment in redeemable preference shares of SPVs				14.29		
Chitrali Properties Private Limited	-	-	-	14.29	-	-
Naman Mall Management Company Private Limited	-	-	-	7.29	-	-
Investment in compulsory convertible debentures of SPVs				7,700.00		
CSJ Infrastructure Private Limited	-	-	-	3,365.02	-	-
Select Infrastructure Private Limited	-	-	-	-	-	-
Nexus Hyderabad Retail Private Limited (Refer note 34(ii))	(344.61)	-	-	1,000.00	-	-
Nexus Shantiniketan Retail Private Limited (Refer note 34(ii))	(670.66)	-	-	1,029.80	-	-
Nexus Mangalore Retail Private Limited	-	-	-	1,016.20	-	-
Nexus Mysore Retail Private Limited	-	-	-	-	-	-
Inter corporate deposits given				1,500.00		
CSJ Infrastructure Private Limited	-	250.00	-	6,397.61	-	-
Select Infrastructure Private Limited	-	-	-	4,400.00	-	-
Chitrali Properties Private Limited	-	-	-	1,850.00	-	-
Safari Retreats Private Limited	-	-	-	1,850.00	-	-
Euthoria Developers Private Limited	-	-	-	1,063.00	-	-
Naman Mall Management Company Private Limited	3.00	-	-	7,950.00	-	-
Nexus Hyderabad Retail Private Limited	-	-	-	240.00	-	-
Vijaya Productions Private Limited	240.00	-	-	1,600.00	-	-
Nexus Shantiniketan Retail Private Limited	-	-	-	300.00	-	-
Nexus Udaipur Retail Private Limited	-	-	-	1,200.00	-	-
Nexusmalls Whitefield Private Limited	-	-	-	720.00	-	-
Nexus Mangalore Retail Private Limited	20.00	-	-	1,163.36	-	-
Indore Treasure Island Private Limited	61.36	1,052.00	-	750.00	-	-
Nexus Mysore Retail Private Limited	-	-	-	266.06	-	-
Mamadapur Solar Private Limited	-	-	-	75.00	-	-
Daksha Infrastructure Private Limited	-	75.00	-	-	-	-



Nexus Select Trust
RN: IN/REIT/22-23/0004
Condensed Standalone Financial Statements
Notes to the Condensed Standalone Financial Statements
(All amounts are in Rs. million, unless otherwise stated)

II Transactions with Related Parties as defined in (I)

Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
Inter corporate deposits received						
Select Infrastructure Private Limited	-	47.61	-	47.61	-	-
CSJ Infrastructure Private Limited	50.00	-	-	50.00	-	-
Chitrali Properties Private Limited	45.00	75.00	-	120.00	-	-
Naman Mall Management Company Private Limited	20.00	10.00	-	30.00	-	-
Nexus Hyderabad Retail Private Limited	-	50.00	-	50.00	-	-
Nexus Shantiniketan Retail Private Limited	29.00	20.00	-	49.00	-	-
Nexus Udaipur Retail Private Limited	60.00	60.00	-	120.00	-	-
Nexusmalls Whitefield Private Limited	95.00	90.00	-	185.00	-	-
Indore Treasure Island Private Limited	45.35	97.01	-	142.36	-	-
Mamadapur Solar Private Limited	-	1.06	-	1.06	-	-
Investment/(Redemption) in/of Fixed Deposits						
Axis Bank Limited	(78.77)	(1,643.84)	-	4.39	-	-
Equity						
Issue of unit capital (in exchange of the Investment in equity shares of SPVs and joint venture)						
BRE Coimbatore Retail Holdings Ltd	-	-	-	4,216.06	-	-
BREP Asia II Indian Holding Co IX (NQ) Pte Ltd	-	-	-	28,872.60	-	-
BREP Asia SBS Coimbatore Retail Holding (NQ) Ltd	-	-	-	9.47	-	-
BREP Asia SBS Forum Holding (NQ) Ltd	-	-	-	10.51	-	-
BREP Asia SBS Red Fort Holding (NQ) Ltd	-	-	-	50.69	-	-
BREP Asia SG Forum Holding (NQ) Pte Ltd	-	-	-	4,760.91	-	-
BREP Asia SG Red Fort Holding (NQ) Pte Ltd	-	-	-	22,960.65	-	-
BREP VIII SBS Coimbatore Retail Holding (NQ) Ltd	-	-	-	4.49	-	-
BREP VIII SBS Forum Holding (NQ) Ltd	-	-	-	6.45	-	-
BREP VIII SBS Red Fort Holding (NQ) Ltd	-	-	-	31.13	-	-
SSIII Indian Investments One Ltd	-	-	-	7,040.11	-	-
Wynford Investments Limited	-	-	-	9,152.07	-	-
Select Management & Consultant LLP	-	-	-	12,568.34	-	-
Arjun Sharma	-	-	-	570.83	-	-
Neeraj Ghei	-	-	-	8,454.47	-	-



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(All amounts are in Rs. million, unless otherwise stated)

II Transactions with Related Parties as defined in (I)

Particulars	For the quarter ended December 31, 2023	For the quarter ended September 30, 2023	For the quarter ended December 31, 2022	For the nine months ended December 31, 2023	For the period August 10, 2022 to December 31, 2022	For the period August 10, 2022 to March 31, 2023
Subscription to initial corpus						
Nexus Select Mail Management Private Limited	-	-	-	-	0.10	0.10
Unit issue expenses						
Axis Bank Limited	-	0.22	-	0.22	-	-
Distribution paid (net of TDS)						
Wynford Investments Limited	268.80	-	-	268.80	-	-
SSIII Indian Investments One Ltd	206.76	-	-	206.76	-	-
BREP Asia SG Forum Holding (NQ) Pte Ltd	133.98	-	-	133.98	-	-
BREP Asia SG Red Fort Holding (NQ) Pte Ltd	400.52	-	-	400.52	-	-
BREP Asia SBS Red Fort Holding (NQ) Ltd	0.50	-	-	0.50	-	-
BREP VIII SBS Red Fort Holding (NQ) Ltd	0.31	-	-	0.31	-	-
BRE Coimbatore Retail Holdings Ltd	60.23	-	-	60.23	-	-
BREP Asia II Indian Holding Co IX (NQ) Pte Ltd	848.13	-	-	848.13	-	-
Select Management & Consultant LLP	364.33	-	-	364.33	-	-
Arjun Sharma	16.55	-	-	16.55	-	-
Neeraj Ghei	247.15	-	-	247.15	-	-



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(All amounts are in Rs. million, unless otherwise stated)

III Balances outstanding with Related Parties as defined in (I)

Balances at the end of the period

Particulars	As at December 31, 2023	As at March 31, 2023
Assets		
Investment in equity shares of SPVs		
CSJ Infrastructure Private Limited	15,342.47	-
Chitrali Properties Private Limited	5,155.64	-
Safari Retreats Private Limited	4,777.87	-
Euthoria Developers Private Limited	16,270.11	-
Naman Mall Management Company Private Limited	642.14	-
Mamadapur Solar Private Limited	1,794.62	-
Select Infrastructure Private Limited	37,810.61	-
Nexus Hyderabad Retail Private Limited	13,572.74	-
Vijaya Productions Private Limited	12,107.28	-
Nexus Shantiniketan Retail Private Limited	2,338.48	-
Nexus Udaipur Retail Private Limited	4,219.98	-
Nexusmalls Whitefield Private Limited	3,725.00	-
Nexus Mangalore Retail Private Limited	399.11	-
Nexus Mysore Retail Private Limited	376.07	-
Daksha Infrastructure Private Limited	6,488.93	-
Investment in joint venture		
Indore Treasure Island Private Limited	2,059.31	-
Investment in redeemable preference shares of SPVs		
Chitrali Properties Private Limited	15.44	-
Naman Mall Management Company Private Limited	8.17	-
Investment in compulsory convertible debentures of SPVs		
CSJ Infrastructure Private Limited	7,700.01	-
Select Infrastructure Private Limited	3,365.02	-
Nexus Shantiniketan Retail Private Limited	1,000.00	-
Nexus Mangalore Retail Private Limited	1,029.80	-
Nexus Mysore Retail Private Limited	1,016.20	-
Inter corporate deposits		
CSJ Infrastructure Private Limited	1,450.00	-
Select Infrastructure Private Limited	6,350.00	-
Chitrali Properties Private Limited	4,280.00	-
Safari Retreats Private Limited	1,850.00	-
Euthoria Developers Private Limited	1,850.00	-
Naman Mall Management Company Private Limited	1,033.00	-
Nexus Hyderabad Retail Private Limited	7,900.00	-
Vijaya Productions Private Limited	240.00	-
Nexus Shantiniketan Retail Private Limited	1,551.00	-
Nexus Udaipur Retail Private Limited	180.00	-
Nexusmalls Whitefield Private Limited	1,015.00	-
Nexus Mangalore Retail Private Limited	720.00	-
Indore Treasure Island Private Limited	1,021.00	-
Nexus Mysore Retail Private Limited	750.00	-
Daksha Infrastructure Private Limited	75.00	-
Mamadapur Solar Private Limited	265.00	-



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements**Notes to the Condensed Standalone Financial Statements**

(All amounts are in Rs. million, unless otherwise stated)

III Balances outstanding with Related Parties as defined in (I)**Balances at the end of the period**

Particulars	As at December 31, 2023	As at March 31, 2023
Balances with Bank		
Axis Bank Limited	116.10	-
Investment in Fixed Deposits		
Axis Bank Limited	4.39	-
Interest accrued on compulsory convertible debentures		
Select Infrastructure Private Limited	129.56	-
Interest accrued on inter corporate deposits		
CSJ Infrastructure Private Limited	3.58	-
Select Infrastructure Private Limited	141.04	-
Chitrali Properties Private Limited	25.50	-
Safari Retreats Private Limited	42.65	-
Euthoria Developers Private Limited	30.50	-
Naman Mall Management Company Private Limited	43.72	-
Nexus Hyderabad Retail Private Limited	121.61	-
Vijaya Productions Private Limited	4.16	-
Nexus Udaipur Retail Private Limited	-	-
Daksha Infrastructure Private Limited	2.65	-
Mamadapur Solar Private Limited	2.81	-
Other receivables		
Receivables towards issue expenses incurred on behalf of selling unitholders	-	264.96
Indore Treasure Island Private Limited	0.79	-
Liabilities		
Trade payables		
Nexus Select Mall Management Private Limited	31.06	-
Other payables		
Select Infrastructure Private Limited	-	0.59
CSJ Infrastructure Private Limited	-	194.41
Chitrali Properties Private Limited	-	9.15
Safari Retreats Private Limited	-	0.59
Euthoria Developers Private Limited	-	3.54
Naman Mall Management Company Private Limited	-	0.59
Nexus Hyderabad Retail Private Limited	-	2.42
Vijaya Productions Private Limited	-	0.74
Nexus Shantiniketan Retail Private Limited	-	1.45
Nexus Udaipur Retail Private Limited	-	1.17
Nexusmalls Whitefield Private Limited	-	1.83
Nexus Mangalore Retail Private Limited	-	1.45
Nexus Mysore Retail Private Limited	-	1.45
Daksha Infrastructure Private Limited	-	16.18
Mamadapur Solar Private Limited	-	0.15
Indore Treasure Island Private Limited	-	0.59
Nexus Select Mall Management Private Limited	113.30	123.26



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(All amounts are in Rs. million, unless otherwise stated)

III Balances outstanding with Related Parties as defined in (I)

Balances at the end of the period

Particulars	As at December 31, 2023	As at March 31, 2023
Bank gurantee given by SPVs for loan taken		
Select Infrastructure Private Limited	10,000.00	-
Nexus Hyderabad Retail Private Limited & Nexus Mysore Retail Private Limited	11,572.50	-
Equity		
Subscription to intial corpus		
Nexus Select Mall Management Private Limited	0.10	0.10



30 Commitments and Contingent liabilities

There are no amount of claims against the Trust that are not acknowledged as debts or guarantees or other amounts for which the Trust is contingently liable. There are no commitments as at December 31, 2023.

31 The Manager entity has given an irrevocable and unconditional bank guarantee on behalf of the Trust to National Stock Exchange (NSE) for Rs. 25.00 million and Rs. 25.00 million towards security deposit to NSE for due performance and fulfillment by the Trust of its engagements, commitments, operations, obligations or liabilities as an issuer.

32 Details of utilisation of proceeds of IPO are as follows

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto December 31, 2023	Unutilised amount as at December 31, 2023
Partial or full repayment or prepayment and redemption of certain financial indebtedness of the asset SPVs and the joint venture.	2,500.00	2,500.00	-
Acquisition of stake and redemption of debt securities in certain asset SPVs	10,032.64	10,032.64	-
General purposes and REIT issue expenses	1,467.36	1,415.21	52.15
Total	14,000.00	13,947.85	52.15

33 Details of utilisation of proceeds of Non Convertible Debentures are as follows

Objects of the issue as per the information memorandum	Proposed utilisation	Actual utilisation upto December 31, 2023	Unutilised amount as at December 31, 2023
Providing loans to the SPVs for repaying their debts, refurbishment expenses, working capital requirements and for general corporate requirements.	10,000.00	10,000.00	-
Total	10,000.00	10,000.00	-

34 Compulsory Convertible Debentures (CCD)

(i) The Board of Directors of the Manager in its meeting held on November 08, 2023, has approved the modification in the tenor of the compulsory convertible debentures (CCD) held by Trust in the SPVs as follows:

Name of the Asset SPV	Existing Tenor of the CCDs (unless converted earlier as per terms of the CCDs)	Revised Tenor of the CCDs (unless converted earlier as per terms of the CCDs)
Nexus Shantiniketan Retail Private Limited	October 30, 2030 (Tranche 1) and July 1, 2038 (Tranche 2)	November 7, 2038 (Tranche 1 and Tranche 2)
Nexus Mangalore Retail Private Limited	November 09, 2029	November 07, 2038
Nexus Mysore Retail Private Limited	Class A: September 15, 2030 Class B: October 30, 2039	Class A: November 7, 2038 Class B: November 7, 2038
CSJ Infrastructure Private Limited	July 16, 2037	November 07, 2038
Select Infrastructure Private Limited	May 12, 2023	November 07, 2038

(ii) Pursuant to the terms of the compulsorily convertible debentures ("CCD"), the Board of Directors of Nexus Hyderabad Retail Private Limited and Nexus Shantiniketan Retail Private Limited have approved the conversion of the CCDs held by the Trust in the SPVs. Accordingly, SPVs has allotted following equity shares having face value of Rs. 10 to the Trust upon conversion of such CCDs:

Name of SPV	No of CCDs held	No of CCDs converted	Number of equity shares issued on conversion
Nexus Hyderabad Retail Private Limited	3,44,61,206	3,44,61,206	1,16,215
Nexus Shantiniketan Retail Private Limited	16,70,66,482	6,70,66,482	5,50,176

There is no impact on the Condensed Standalone Financial Statements on account of such conversion.

35 Segment reporting

The Trust has only one operating segment. Hence, disclosure under Ind AS 108, "Operating Segments" is not applicable.

36 In accordance with section 233 of the Companies Act, 2013 and rules made thereunder, following schemes of amalgamation (the "Scheme") was filed for amalgamation, on fast track basis, between wholly owned subsidiary company and their respective Holding company :

- Merger of NSMMPL, holding company with MSPL, subsidiary company – The appointed date as per the Scheme is April 1, 2023, which was approved by Regional Director on July 28, 2023.

- Merger of WRPL, subsidiary company with SIPL, holding company – The appointed date as per the Scheme is May 15, 2023, which was approved by Regional Director on October 12, 2023.



Nexus Select Trust

RN: IN/REIT/22-23/0004

Condensed Standalone Financial Statements

Notes to the Condensed Standalone Financial Statements

(All amounts are in Rs. million, unless otherwise stated)

37 (i) NHRPL had filed petition under Section 66 and other applicable provisions of the Companies Act, 2013 to obtain approval of National Company Law Tribunal for reduction of share capital. The said scheme was approved on August 11, 2023. Accordingly, NHRPL has adjusted Rs.258.93 millions (out of balance available in securities premium account) against the debit balance in Profit & Loss Account.

(ii) The following SPV's have filed petitions for capital reduction under Section 66 read with section 52 and other applicable provisions of the Companies Act, 2013 to obtain approval of National Company Law Tribunal (NCLT):

- CSJIPL
- NURPL
- NWPL
- CPPL

These petitions are pending with NCLT for approval.

38 The Trust was incorporated on August 10, 2022. Accordingly, the comparative figures have been disclosed from the date of incorporation. Further, the Trust acquired the SPVs/Investment Entity by issuing units on May 12, 2023. Accordingly, the previous year numbers are not comparable. The figures for the comparative period from August 10, 2022 to December 31, 2022 and quarter ended December 31, 2022, as reported in these condensed standalone financial statements have been compiled by the management. This information has not been subject to limited review or audit.

As per our report of even date

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003



per Abhishek Agarwal
Partner
Membership No 112773



**For and on behalf of the Board of Directors of
Nexus Select Mall Management Private Limited
(as Manager to Nexus Select Trust)**



Asheesh Mohta
Director
DIN: 00358583



Dalip Sehgal
Director and Chief Executive
Officer
DIN : 00217255



Rajesh Deo
Chief Financial Officer

Place: Mumbai
Date: February 6, 2024



Place: Mumbai
Date: February 6, 2024