

NEXUS SELECT TRUST

Nexus Select Trust was registered in the Republic of India as contributory, determinate and irrevocable trust on August 10, 2022, at Mumbai, Maharashtra, India under the Indian Trusts Act, 1882 and as a real estate investment trust on September 15, 2022, under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, having registration number IN/REIT/22-23/0004.

Principal Place of Business: Embassy 247, Unit No. 501, B Wing, Lal Bahadur Shastri Marg, Vikhroli West, Mumbai 400 083, Maharashtra, India.

Compliance Officer: Vijay Kumar Gupta

Telephone No.: +91 22 6280 5000; **Fax No.:** N.A.; **E-mail:** compliance@nexusselecttrust.com

Website: www.nexusselecttrust.com

NOTICE OF FOURTH ANNUAL MEETING

NOTICE is hereby given that the Fourth Annual Meeting ("**AM**") of the Unitholders of Nexus Select Trust ("**Trust**") will be held on Wednesday, July 29, 2026 at 2.00 P.M.(IST) through Video Conferencing ("**VC**")/ Other Audio-Visual Means ("**OAVM**") ("**Notice**"), to transact the following business, with the principal place of business of the Trust i.e. Embassy 247, Unit No. 501, B Wing LBS Marg, Vikhroli (West), Mumbai – 400083, deemed to be the venue of the meeting:

ORDINARY BUSINESS:

ITEM NO. 1:

TO CONSIDER, APPROVE AND ADOPT THE AUDITED STANDALONE AND CONSOLIDATED FINANCIAL STATEMENTS OF NEXUS SELECT TRUST AS AT AND FOR THE FINANCIAL YEAR ENDED MARCH 31, 2026, TOGETHER WITH THE REPORT OF THE AUDITORS THEREON AND ANNUAL REPORT ON PERFORMANCE OF NEXUS SELECT TRUST.

To consider and if thought fit, pass the following resolution by way of a simple majority (i.e. where the votes cast in favour of the resolution be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22(4)(a)(i) read with Regulation 22(4)(b) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended:

"RESOLVED THAT pursuant to Regulation 22 and other applicable provisions, if any, of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and the circulars, clarifications, notifications and guidelines issued thereunder and other applicable rules and regulations, if any, including any statutory modifications, amendments or reenactments thereof for the time being in force and as recommended

by the Board of Directors of Nexus Select Mall Management Private Limited, the Manager to Nexus Select Trust (hereinafter referred as "**Manager**"), the Audited Standalone and Consolidated Financial Statements of Nexus Select Trust as at and for the Financial Year ended March 31, 2026, together with the Report of the Auditors and Annual Report on the performance of the Nexus Select Trust, be and are hereby approved and adopted.

RESOLVED FURTHER THAT the Board of Directors or Chief Financial Officer or Company Secretary and Compliance Officer be and are hereby severally authorized to inform all concerned, in such form and manner as may be required or is necessary and also to execute such agreements, letters and other writings as may be deemed necessary to give effect to the above resolution, including delegation of all, or any of these powers and to do all acts, deeds, things and matters as may be required or are necessary to give effect to this resolution or as otherwise considered by the Board of Directors, to be in the best interest of the Nexus Select Trust, as it may deem fit."

ITEM NO. 2:

TO CONSIDER, APPROVE AND ADOPT THE VALUATION REPORT ISSUED BY iVAS PARTNERS, REPRESENTED BY MR. ARVINDKUMAR C, PARTNER, INDEPENDENT VALUER TO THE NEXUS SELECT TRUST ("TRUST") FOR THE VALUATION OF ASSETS UNDER THE TRUST AS AT MARCH 31, 2026:

To consider and if thought fit, to pass the following resolution by way of a simple majority (i.e., where the votes cast in favour of the resolution be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22(4)(a)(iii) read with Regulation 22(4)(b) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended:

“RESOLVED THAT in accordance with Regulation 21, 22 and other applicable provisions, if any, of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and the circulars, clarifications, notifications and guidelines issued thereunder, and other applicable rules and regulations, if any, including any statutory modifications, amendments or re-enactments thereof for the time being in force and as recommended by the Board of Directors of Nexus Select Mall Management Private Limited, the Manager to Nexus Select Trust (**“Manager”**), the Valuation Report of Nexus Select Trust issued by iVAS Partners, registered valuer having registration number IBBI/RV-E/02/2020/112, represented by Mr. Vijay Arvind Kumar C, Partner (Registration Number: IBBI/RV/02/2022/14584), along with value assessment services provided by CBRE South Asia Private Limited for the valuation of assets under the Trust as at March 31, 2026, be and is hereby approved and adopted.

RESOLVED FURTHER THAT the Board of Directors, Chief Financial Officer and the Company Secretary and Compliance Officer be and are hereby severally authorized to inform all concerned, in such form and manner as may be required or is necessary and also to execute such agreements, letters and other writings in this regard, including delegation of all, or any of these powers and to do all acts, deeds, things, and matters as may be required or are necessary to give effect to this resolution or as otherwise considered by the Board of Directors, to be in the best interest of Nexus Select Trust, as it may deem fit.”

ITEM NO. 3:

TO CONSIDER, AND APPROVE, AS APPLICABLE, THE APPOINTMENT OF MS. LOPAMUDRA BIDWATA PANDA AS THE VALUER AND M/S SAVILLS PROPERTY SERVICES (INDIA) PRIVATE LIMITED AS THE INDUSTRY ASSESSMENT SERVICES PROVIDER OF NEXUS SELECT TRUST AND THEIR FEES FOR THE FINANCIAL YEARS 2026-27 AND 2027-28:

To consider and if thought fit, pass the following resolution by way of a simple majority (i.e., where the votes cast in favour of the resolution be more than fifty per cent of the total votes cast for the resolution) in accordance with Regulation 22(4)(a)(iv) and 22(4)(b) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended:

“RESOLVED THAT pursuant to the Regulation 10(5), 12, 22 and other applicable provisions, if any, of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and circulars, clarifications, notifications and guidelines, issued thereunder including any statutory amendment(s), modification(s) or re-enactment(s) thereto for the time being in force, in consultation with the Axis Trustee Services Limited and upon recommendation of the Board of Directors of Nexus Select Mall Management Private Limited (**“Manager”**), the consent of the Unitholders be and is hereby accorded for the appointment of Ms. Lopamudra Bidwata Panda, registered valuer (IBBI Registration Number: IBBI/RV/02/2020/13716), as the Valuer of the Nexus Select Trust (**“Trust”**) and its SPVs/Investment Entity and M/s Savills Property Services (India) Private Limited to provide industry assessment services to the Trust and its SPVs/Investment Entity for two consecutive financial years from FY 2026-27 and 2027-28 (including the valuation as on March 31, 2028), on the following commercial terms:

- a) remuneration of ₹ 45,00,000 per annum, inclusive of out of pocket expenses (OPEs); excluding applicable taxes (inclusive of the fees for Industry Assessment Services);
- b) additional remuneration for assets to be acquired during the financial year, if any, not exceeding ₹ 4,00,000 per valuation.

RESOLVED FURTHER THAT the Board of Directors or Chief Financial Officer or Company Secretary and Compliance Officer of the Manager, be and are

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hereby authorized on behalf of the Trust to do all such acts, deeds, matters and things as may be necessary or expedient from time to time for giving effect to the above resolution and matters related thereto and settling any questions, difficulty, doubts that may arise in this regard.”

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

Vijay Kumar Gupta
Company Secretary and Compliance Officer
Membership No. A14545

Date: July 3, 2026
Place: Mumbai

Principal Place of Business and Contact Details of Trust:

Nexus Select Trust

Embassy 247, Unit No. 501, B Wing LBS Marg,
Vikhroli (West) Mumbai,
400083 Maharashtra, India.

SEBI Registration Number: IN/REIT/22-23/0004

Tel: +91 22 6280 5000

E-mail: compliance@nexusselecttrust.com

Website: www.nexusselecttrust.com

Compliance Officer: Mr. Vijay Kumar Gupta

Registered Office and Contact Details of the Investment Manager:

Nexus Select Mall Management Private Limited

Embassy 247, Unit No. 501, B Wing LBS Marg,
Vikhroli (West) Mumbai,
400083 Maharashtra, India

CIN: U70109MH2021PTC363065

Email Id: compliance@nexusselecttrust.com

Contact Person: Mr. Vijay Kumar Gupta

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NOTES:

1. Pursuant to the SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 ("Circular"), REITs are allowed to hold the Annual Meeting ("**AM**") through Video Conferencing ("**VC**") /Other Audio-Visual Means ("**OAVM**"), without the physical presence of Unitholders at a common venue. Accordingly, Nexus Select Trust is convening the meeting through VC/OAVM enabling two-way videoconferencing in compliance with the Circular. Remote e-voting facility shall be provided (in the manner provided herein), and on the day of the meeting, for Unitholders to vote electronically.

As the AM shall be conducted through VC/OAVM, the facility for appointment of Proxy by the Unitholders is not available for this AM and hence, the Proxy Form and Attendance Slip including Route Map are not annexed to this Notice. However, body corporates are entitled to appoint authorised representatives to attend the AM through VC/OAVM and participate thereat and cast their votes through e-voting.

2. Explanatory statement setting out material facts, relating to businesses to be transacted at the AM is provided under **Annexure A**.
3. With regard to Item No.1 and 2 of this Notice, the Unitholders are requested to download the Audited Standalone and Consolidated Financial Statements of Nexus Select Trust (prepared under Indian Accounting Standard "**Ind AS**") as at and for the Financial Year ended March 31, 2026 along with the reports of the Auditors thereon and Annual Report on performance of Nexus Select Trust and the Valuation Report, from the website of Nexus Select Trust using the link www.nexusselecttrust.com or may write to Nexus Select Mall Management Private Limited, Manager of Nexus Select Trust at the email Id: compliance@nexusselecttrust.com for the electronic copy of the aforementioned.
4. In case any Unitholder is desirous of obtaining physical copy of the Audited Standalone and Consolidated Financial Statements of Nexus Select Trust as at and for the Financial Year ended March 31, 2026 along with the reports of the Auditors thereon and Annual Report on performance of Nexus Select Trust, the

Valuation Report and/or Notice of the Fourth AM of the Nexus Select Trust, he/she may send a request to the Nexus Select Trust by writing at compliance@nexusselecttrust.com.

5. Relevant documents referred to in the accompanying Notice, are open for inspection by the Unitholders, by sending a request to compliance@nexusselecttrust.com, with the following details: Name, Demat Account Number, Email ID, Mobile Number. The Unitholders can also request copies of the same by sending a request to Nexus Select Trust at – Mr. Vijay Kumar Gupta, Embassy 247, Unit No. 501, B Wing, Lal Bahadur Shastri Marg, Vikhroli West, Mumbai- 400083, Maharashtra, India, on all working days (i.e., all days except Saturdays, Sundays and public holidays) between 11.00 A.M. and 5.00 P.M. up to the date of the AM i.e. Wednesday, July 29, 2026 accompanying the necessary details mentioned above.
6. Further, pursuant to the SEBI Circulars, the Notice of the AM is being sent in electronic form only to those Unitholders whose email addresses are registered with the Registrar and Share Transfer Agent of Nexus Select Trust/ Depositories. The Notice calling the AM has been uploaded on the website of Nexus Select Trust at www.nexusselecttrust.com.

The Notice can also be accessed from the websites of the Stock Exchanges i.e., BSE Limited (hereinafter referred as "**BSE**") and The National Stock Exchange of India Limited (hereinafter referred as "**NSE**") at www.bseindia.com and www.nseindia.com respectively and the AM Notice is also available on the website of the Registrar and Transfer Agent (hereinafter referred as "**RTA**") i.e. <https://evoting.kfintech.com>.

7. The Manager, on behalf of Nexus Select Trust, is providing remote e-voting facility to the Unitholders. The Unitholders as on the cut-off date, July 22, 2026 ("**the Cut Off Date**") can exercise their right to vote by electronic voting systems from a place other than venue of the AM ("**remote e-voting**") on any or all of the items of business specified in the Notice. The remote e-voting period commences at 09:00 Hrs IST on Saturday, July 25, 2026 and ends at 17:00 Hrs IST on Tuesday, July 28, 2026. The e-voting facility

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shall also be provided on the day of the meeting for Unitholders who have not cast their vote through remote e-Voting. Resolutions passed by the Unitholders through remote e-voting shall be deemed to have been passed as if they have been passed at a general meeting held through VC.

8. Any person who acquires Units of Nexus Select Trust and becomes a Unitholder of Nexus Select Trust after the dispatch of the Notice, and holds Units as on the Cut-Off Date, may obtain the User ID and Password by sending a request at evoting@nsdl.com or contact KFin Technologies Ltd ("KFin") at +91 40 79615205
9. Following is the mechanism to access remote e-voting for the 4th Annual Meeting of Nexus Select Trust:

a. For individual Unitholders:

SEBI vide its circular SEBI/HO/ CFD/ CMD/ CIR/P/2020/242 dated December 9, 2020, has enabled e-voting to all the demat account holders, by way of a single login credential, through their respective demat accounts/ websites of Depositories/ Depository Participants. Accordingly, the individual Unitholders holding the units in their respective demat accounts are required to cast their vote without having to register again with KFin, thereby facilitating seamless authentication and enhancing ease and convenience of participating in e-voting process. Details of the process and manner of remote e-voting by individual Unitholders are provided under **Annexure B.**

b. For Unitholders other than individual Unitholders:

The Manager, on behalf of Nexus Select Trust, has engaged the services of KFin for the purpose of providing remote e-voting facility to all Unitholders. Details of the process and manner of remote e-voting for Unitholders are provided under **Annexure B.**

10. In case of joint holders attending the AM, the Unitholder whose name appears higher in the order of names as per the Register of Unitholder will be entitled to vote.

11. Attendance of the Unitholders participating in the AM through VC/OVAM shall be counted for the purpose of reckoning the quorum.
12. Once the vote on a resolution is cast by the Unitholder, the Unitholder shall not be allowed to change it subsequently and the remote e-Voting module shall be disabled by KFin for voting thereafter.
13. Unitholders on the day of the AM shall login through their user id and password on the e-Voting website of KFin. The link shall be available in the Unitholder login where the EVEN of Nexus Select Trust <https://emeetings.kfintech.com/> will be displayed. By clicking the link, Unitholders will be able to view the webcasting of the AM Proceedings. The VC facility will be available on Wednesday, July 29, 2026, from 01:45 PM IST onwards and shall not be closed until the expiry of fifteen minutes after conclusion of AM.
14. The Unitholders will be able to view the proceedings of AM on facility provided by KFin <https://emeetings.kfintech.com/>. The facility of participation at the AM through VC/OAVM will be made available to at least 1,000 Unitholders on first come first served basis. Large Unitholders (unitholders holding 2% or more), institutional investors, directors, key managerial personnel, the chairpersons of the audit committee, nomination and remuneration committee and stakeholders' relationship committee, auditors etc. are allowed to attend the AM without restriction on account of first come first served basis.
15. Unitholders are requested to address all correspondence to the Registrar and Transfer Agent, KFin Technologies Limited (Unit: Nexus Select Trust), Selenium, Tower B, Plot No. 31 and 32, Financial District, Nanakramguda, Serilingampally, Hyderabad, Rangareddi- 500 032, Telangana.
16. Institutional Unitholders (i.e. other than individuals, HUF, NRI etc.) who are voting through their authorised signatory(ies) are required to send scanned copy (PDF/JPG format) of the relevant Board Resolution/ Authority letter, etc., with attested specimen signature of the duly authorised signatory(ies), to the Scrutinizer by email to rupal@csrdj.com with a copy marked to evoting@kfintech.com.

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They are also requested to upload the same to the e-voting module when they login.

17. SEBI has mandated the submission of Permanent Account Number ("**PAN**") by every participant in the securities market. Unitholders are therefore requested to submit their PAN to their Depository Participants with whom they are maintaining their demat accounts.
18. Unitholders who have not registered their e-mail addresses so far are requested to register their e-mail address for receiving all communication including annual reports, notices, circulars etc. from the Manager, on behalf of Nexus Select Trust, electronically by contacting their respective Depository Participant.
19. Those Unitholders who have already registered their e-mail addresses are requested to keep their e-mail addresses updated with their Depository Participants to enable servicing of notices / documents / Annual Reports and other communications from the Manager, on behalf of Nexus Select Trust, electronically to their e-mail address in future.

PROCEDURE TO RAISE QUESTIONS / SEEK CLARIFICATIONS:

As the AM is being conducted through VC/OAVM, for the smooth conduct of proceedings of the AM, Unitholders are encouraged to express their views/ send their queries in advance, mentioning their Name, Demat Account Number, E-mail Id and Mobile Number to Compliance@nexusselecttrust.com. Only questions / queries received by the us from Saturday, July 25, 2026, (09:00 A.M.) to Tuesday, July 28, 2026 (05:00 P.M.), shall be considered and responded to during the AM.

SPEAKER REGISTRATION BEFORE AM:

Unitholders who would like to express their views/ ask questions as a speaker during the AM may register themselves by logging on to <https://emeetings.kfintech.com> and clicking on 'Speaker Registration' tab, available on screen after log in. The Speaker Registration will be open from Saturday, July 25, 2026 (09:00 A.M.) upto Tuesday, July 28, 2026 (05:00 P.M.). Only those Unitholders who are registered as aforesaid will be allowed to express their views or ask questions. Nexus Select Trust reserves the right to limit the number of Unitholders asking questions depending on the availability of time during the AM.

INSTRUCTIONS FOR UNITHOLDERS FOR ATTENDING THE AM THROUGH VC/OAVM ARE AS UNDER:

1. Unitholders will be provided with the facility to attend the AM through VC/OAVM platform provided by KFin. Unitholders may access the same at <https://emeetings.kfintech.com/> by using the login credentials (i.e. User ID and password) and by following the instructions mentioned under **Annexure B**.
2. After successful login, 'click on camera icon' appearing against AM event of Nexus Select Trust can be selected. Please note that the Unitholders who do not have the User ID and Password for e- Voting or have forgotten the User ID and Password may retrieve the same by following the instructions mentioned in the notice under **Annexure B**.
3. As per SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, the facility for joining the AM shall be kept open at least 15 minutes before the time scheduled to start the AM and shall not be closed until the expiry of 15 minutes after such scheduled time.
4. Unitholders are encouraged to join the AM through laptops for better experience.
5. Further Unitholders will be required to allow camera access and use internet with a good speed to avoid any disturbance during the AM.
6. Please note that participants connecting from mobile devices or tablets or through laptop connecting via mobile hotspot may experience audio/video loss due to fluctuation in their respective network. It is therefore recommended to use stable Wi-Fi or LAN connection to mitigate any kind of aforesaid glitches.
7. Unitholders who would like to post their questions may send their queries in advance by visiting and <https://emeetings.kfintech.com> and login through the User Id and Password provided in the e-mail received from KFin. On successful login, select "Post your Questions", which will be open from Saturday, July 25, 2026 (09:00 A.M.) to Tuesday, July 28, 2026 (05:00 P.M.). Please note that the Unitholders' questions will be answered only if the Unitholder continues to hold the Units as of the cut-off date i.e. Wednesday, July 22, 2026.

ANNEXURE A

EXPLANATORY STATEMENT

The following statement set out the material facts and reasons for the proposed resolution stated in the accompanying notice above:

ITEM NO. 1

The Board of Directors of Nexus Select Mall Management Private Limited, the Manager to Nexus Select Trust ("hereinafter referred to as "Manager"), at its meetings held on May 12, 2026 and June 24, 2026, approved the Audited Standalone and Consolidated Financial Statements of Nexus Select Trust as at and for the Financial Year ended March 31, 2026, together with the Report of the Auditors and Annual Report on performance of Nexus Select Trust, and has recommended the same to the Unitholders of Nexus Select Trust, for their approval and adoption.

Pursuant to Regulation 22(4)(a)(i) read with Regulation 22(4)(b) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, including any applicable circulars, notifications, guidelines and clarifications issued thereunder, each as amended from time to time (hereinafter referred as "**REIT Regulations**"), the latest annual accounts of Nexus Select Trust and Annual Report on performance of the Nexus Select Trust are required to be received, approved and adopted by the Unitholders in accordance with the REIT Regulations.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution. None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, Trustee are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 1 by way of a simple majority (i.e., where the votes cast in favour of the resolution be more than fifty per cent of the total votes cast for the resolution).

ITEM NO. 2

Pursuant to the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 (hereinafter referred as "REIT Regulations"), the Board of Directors of the Manager, at its meeting held on May 12, 2026, approved the Summary and Detailed Valuation Report dated May 12, 2026 with respect to Nexus Select Trust for the Financial Year ended

March 31, 2026, issued by iVAS Partners, registered valuer represented by Mr. Vijay Arvind Kumar C, Partner, Independent Valuer of Nexus Select Trust, with value assessment services provided by CBRE South Asia Private Limited, for the valuation of the portfolio as at March 31, 2026.

Pursuant to Regulation 22(4)(a)(iii) of the REIT Regulations, the latest Valuation Report is required to be considered, approved and adopted by the Unitholders of REIT in accordance with the REIT Regulations.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution. None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, the Trustee are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 2 by way of a simple majority (i.e., where the votes cast in favour of the resolution are required to be more than the votes cast against the resolution).

ITEM NO. 3:

Pursuant to Regulations 10(5) and 21 (9) read with other applicable provisions, if any, of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and circulars, notifications and guidelines including any statutory amendments, modifications or re-enactments thereto, for the time being in force:

- (i) the Manager to the Trust, in consultation with the Trustee, is required to appoint a registered valuer for undertaking periodic valuation of the assets of the Trust as prescribed under the REIT regulations; and
- (ii) no valuer as appointed, shall undertake valuation of the same property for more than four years consecutively.

In respect of the above, the Unitholders are hereby informed that the appointment of the Valuer, iVAS Partners (Registered Valuer), and CBRE South Asia Private Limited (Value Assessment Service Provider) was approved by the Board of Directors and the Unitholders at their meetings held on July 4, 2023 and July 27, 2023 respectively for a period of four financial years, i.e., from FY 2022-23 to FY 2025-26, and has accordingly come to an end.

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Pursuant to the expiry of the term of iVAS Partners (Registered Valuer) and CBRE South Asia Private Limited (Value Assessment Service Provider) and upon recommendation by the Audit Committee, the Board of Directors in consultation with the Axis Trustee Servies Limited, the Trustee of Nexus Select trust has by resolution dated April 7, 2026, considered and approved the appointment of Ms. Lopamudra Bidwata Panda, registered valuer (IBBI Registration Number: IBBI/RV/02/2020/13716), as the Valuer of the Nexus Select Trust ("Trust") and its SPVs/Investment Entity and M/s Savills Property Services (India) Private Limited ("Savills") to provide industry assessment services to the Trust and its SPVs/Investment Entity for two consecutive financial years from FY 2026–27 and 2027-28 (including the valuation as on March 31, 2028), subject to approval of the Unitholders.

The proposed financial terms of appointment of the Valuer are as follows:

- a) Remuneration of Rs. 45,00,000/- per annum includes Out of Pocket Expenses (OPEs); excluding applicable taxes; (inclusive of the fees for Industry Assessment Services)
- b) additional remuneration for assets to be acquired during the financial year, if any, not exceeding Rs. 4 Lakhs per valuation;

A brief profile of M/S Savills Property Services (India) Private Limited and Ms. Lopamudra Bidwata Panda is as follows:

1. Savills has prior established working relationship with Nexus Malls, ensuring continuity and delivering confidence.
2. Strong REIT and institutional experience: Mindspace, CapitaLand, Mapletree, among others.

3. Proven valuation track record for Phoenix, DLF, Prestige, Forum, Inorbit, CapitaLand, Mapletree, Mindspace and certain Asset SPVs of the Trust, prior to listing.
4. Extensive experience of the registered valuer - Ms. Lopamudra has over 21 years of multidisciplinary experience in valuation, consulting and investment advisory experience in real estate sector valuations and public sectors projects, while the other partners, namely Mr. Archit Kumar Sood (MRICS) has over 22+ years of experience and Mr. Abhimanyu Goel (CFA, MRICS) has over 15+ years of experience.
5. Strong regional valuation platform with 70+ member multidisciplinary team covering all geographies of the Nexus portfolio.

She has consented to her appointment as the Valuer of Trust and has confirmed that she is not disqualified to act as the Valuer in terms of the provisions of REIT Regulations and other applicable laws.

Pursuant to Regulation 22(4)(a)(iv) of the REIT Regulations, the appointment of Valuer is required to be considered and approved by the Unitholders of Trust.

None of the Directors or Key Managerial Personnel of the Manager (or their relatives) are interested in the aforesaid resolution. None of the Directors or Key Managerial Personnel of Axis Trustee Services Limited, the Trustee are interested in the aforesaid resolution.

The Board of Directors of the Manager recommends the passing of the Resolution at Item No. 3 by way of a simple majority (i.e., where the votes cast in favour of the resolution be more than fifty per cent of the total votes cast for the resolution).

ANNEXURE B

REMOTE EVOTING:

The Unitholders are provided with the facility to cast their vote remotely on all resolutions set forth in this notice through remote e-voting platform provided by KFin.

The remote e-voting facility will be available during the following period:

- a. Day, date and time of commencement of remote e-voting: **Saturday, July 25, 2026 (09:00 A.M.)**.
- b. Day, date and time of end of remote e-voting beyond which remote e-voting will not be allowed: **Tuesday, July 28, 2026 (05:00 P.M.)**.

The voting rights of the Unitholders holding Units, in respect of e-voting shall be reckoned in proportion to their units in the unit capital as on the cut-off date being **Wednesday, July 22, 2026**. A person who is not a Unitholder as on the Cut-Off Date should treat Notice of this meeting for information purposes only.

Nexus Select Trust is sending the AM Notice to the Unitholders whose name is recorded as on Friday, June 26, 2026 in the register of Unitholders or in the register of beneficial owners maintained by the depositories alongwith login credentials (i.e. User ID and password) for accessing e-voting and AM through VC facility. Any person who acquires Units of Nexus Select Trust and becomes Unitholder of Nexus Select Trust after Friday, June 26, 2026 being the date reckoned for the dispatch of the AM Notice and who hold units as on the cut-off date i.e. Wednesday, July 22, 2026, may obtain the login ID and password by sending a request at evoting@kfintech.com.

However, if you are already registered with KFin for remote e-voting then you can use your existing user ID and password for casting your vote. If you forgot your password, you can reset your password by using "Forgot User Details/Password" option available on <https://evoting.kfintech.com> or call KFin Toll Free No. 1800 3094 001.

The remote e-voting will not be allowed beyond the aforesaid date and time and the e-voting module shall be disabled by KFin upon expiry of aforesaid period.

Details of persons to be contacted for issues relating to e-voting (helpline): Mr S.V.Raju- Corporate Registry, KFin Technologies Limited, Unit: Nexus Select Trust, Selenium Tower B, Plot 31-

32, Gachibowli, Financial District, Nanakramguda, Hyderabad – 500 032, Contact No. 040-7961 5205, Toll Free No.: 1800 3094001, E-mail: evoting@kfintech.com.

Details of Scrutinizer: Ms Rupal Dhiren Jhaveri, Company Secretary in Practice (FCS No: 5441; CP No: 4225) has been appointed as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.

Instructions for remote e-voting for individual Unitholders:

A. NSDL:

1. User already registered for IDeAS facility:
 - a. Visit URL: <https://eservices.nsdl.com>
 - b. Click on the "Beneficial Owner" icon under 'IDeAS' section.
 - c. On the new page, enter User ID and Password. Post successful authentication, click on "Access to e-Voting".
 - d. Click on Nexus Select Trust or KFin and you will be re-directed to KFin's website for casting the vote during the e. remote e-voting period.
2. User not registered for IDeAS e-Services:
 - a. To register click on link: <https://eservices.nsdl.com>
 - b. Select "Register Online for IDeAS"
 - c. Proceed with completing the required fields.
3. First time users can visit the e-voting website directly and follow the process below URL:
 - a. <https://www.evoting.nsdl.com/>
 - b. Click on the icon "Login" which is available under 'Shareholder/ Member' section.
 - c. Enter User ID (i.e., 16-digit demat account number held with NSDL), Password/OTP and a Verification Code as shown on the screen.
 - d. Post successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page.
 - e. Click on Nexus Select Trust or KFin's name and you will be redirected to e-Voting

service provider website for casting your vote during the remote e-Voting period.

Unitholders can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience.

NSDL Mobile App is available on



B. CDSL:

1. Existing user who have opted for Easi / Easiest
 - a. Visit URL: <https://web.cdslindia.com/myeasi/home/> login or URL: www.cdslindia.com
 - b. Click on New System Myeasi.
 - c. Login with user id and password.
 - d. Option will be made available to reach e-Voting page without any further authentication.
 - e. Click on KFin's name to cast your vote.
2. User not registered for Easi/Easiest
 - a. Option to register is available
 - b. <https://web.cdslindia.com/myeasi/Registration/EasiRegistration>
 - c. Proceed with completing the required fields.
3. First time users can visit the e-voting website directly and follow the process below:
 - a. URL: <https://www.cdslindia.com/>.
 - b. Provide demat account number and PAN No.
 - c. System will authenticate user by sending OTP on registered Mobile & e-mail as recorded in the demat account.
 - d. After successful authentication, user will be provided links for the respective ESP where the e- Voting is in progress.
 - e. Click on Nexus Select Trust name and you will be redirected to e-voting service provider website for casting your vote during the remote e-voting period.

Login through depository participants:

Individual Unitholders can also login using the login credentials of their demat accounts through their Depository Participant registered with NSDL/CDSL for e-voting facility. Once logged in, Unitholders will be able to see e-voting option. By clicking on e-voting option Unitholder will be redirected to NSDL/CDSL Depository site after successful authentication. By clicking on Nexus Select Trust or KFin's name, unitholder will be redirected to KFin's website for casting their vote during the remote e-voting period.

Important note:

Unitholders who are unable to retrieve respective user id/ password are advised to use 'Forget User ID' and 'Forget Password' options available at above mentioned websites.

1. Unitholders facing any technical issue – NSDL: Unitholders facing any technical issue in logging into NSDL website can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 18001020 990 and 1800 22 44 30 / 022 - 4886 7000 and 022 - 2499 7000.
2. Unitholders facing any technical issue – CDSL: Unitholders facing any technical issue in logging into CDSL website can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 022- 23058738 or 22-23058542-43.

Instructions for Unitholders for remote e-voting for Unitholders other than individual Unitholders:

The procedure and instructions for remote e-voting facility are as follows:

- a. Open your web browser during the remote e-voting period and navigate to '<https://evoting.kfintech.com>'.
- b. Enter the login credentials (i.e. User ID and password mentioned herewith). User ID will be your DP -voting, you can use your existing User ID and password for casting your vote.
- c. After entering these details appropriately, click on "LOGIN". You will now reach password change menu wherein you are required to mandatorily change your login password. The new password has to be minimum eight characters consisting of at least one upper case (A-Z), one lower case (a-z), one numeric value (0-9) and a special character (like *, #, @, etc.). The system will

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prompt you to change your password and update your contact details like mobile number, e-mail ID, etc., on first login. You may also enter a secret question and answer of your choice to retrieve your password in case you forget it. It is strongly recommended that you do not share your password with any other person and that you take utmost care to keep your password confidential.

- d. You need to login again with the new credentials.
- e. On successful login, the system will prompt you to select the 'Even' i.e. Nexus Select Trust.
- f. On the voting page, enter the number of units (which represents the number of votes) as on the cut-off date i.e., Wednesday, July 22, 2026, under "FOR/ AGAINST" or alternatively, you may partially enter any number in "FOR" and partially in "AGAINST" but the total number in "FOR/ AGAINST" taken together should not exceed your total unitholding as mentioned herein above.
- g. You may also choose the option "ABSTAIN" and if the unitholder does not indicate either "FOR" or "AGAINST" it will be treated as "ABSTAIN" and the units held will not be counted under either head.
- h. Unitholders holding multiple demat accounts shall choose the voting process separately for each of the demat accounts.
- i. Voting has to be done for each item of the Notice separately. In case you do not desire to cast your vote on any specific item it will be treated as abstained.
- j. You may then cast your vote by selecting an appropriate option and click on "Submit". A confirmation box will be displayed. Click "OK" to confirm else "CANCEL" to modify. Once you confirm, you will not be allowed to modify your vote.
- k. During the voting period, Unitholders can login any number of times till they cast their vote on the resolution(s).

Corporate Unitholders intending to participate in the AM through their authorized representatives are requested to upload duly certified copy of their Board Resolution/Governing Body resolution/Authorization letter, etc. and may send a copy to the Scrutinizer

through e-mail at Compliance@nexusselecttrust.com authorizing their representatives to attend and vote through remote e-voting on their behalf at the AM with a copy to <https://evoting.kfintech.com>. In case of any queries, you may refer Help & FAQ section of <https://evoting.kfintech.com> or call KFin Toll Free No. 1800 3494 001.

Instructions for Unitholder for Voting during the AM session:

1. The voting rights of Unitholders shall be in proportion to their holding of the Units of Nexus Select Trust as on the cut-off date, being Wednesday, July 22, 2026.
2. E-voting during the AM is integrated with the VC platform and no separate login is required for the same. The Unitholders shall be guided on the process during the AM.
3. The e-voting window shall be activated upon instructions of the Chairperson/Compliance Officer during the AM.
4. Unitholders attending the AM through VC and who have not cast their vote on the resolutions through remote e-voting and who are otherwise not barred from doing so, shall be eligible to cast their vote through e-voting system available during the AM.

NOTES:

1. E-voting during the AM is integrated with the VC platform and no separate login is required for the same. The Unitholders shall be guided on the process during the AM.
2. The Board of Directors of the Manager has appointed M/s Rupal Jhaveri, Company Secretary in Practice (FCS No: 5441; CP No: 4225), a Company Secretary in Practice, as the Scrutinizer to scrutinize the e-Voting process in a fair and transparent manner.
3. The Chairman shall, at the AM, at the end of discussion on the resolutions on which voting is to be held, allow voting, by use of e-Voting system for all those Unitholders who are present during the AM but have not cast their votes by availing the remote e-Voting facility.
4. The Scrutinizer shall immediately after the conclusion of the voting at AM, scrutinize the votes cast by remote e-voting and e-voting during the AM, and make a Consolidated

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Scrutinizer's Report of the votes cast in favour or against, if any, and submit the same forthwith to the Chairman of the Manager or a person authorized by him in writing, who shall countersign the same. The Scrutinizer's decision on the validity of the vote shall be final.

5. The results shall be declared on or after the conclusion of AM of Nexus Select Trust but not later than two (2) working days from date of AM, and the resolutions will be deemed to be passed on the date of AM i.e., Wednesday July 29, 2026, subject to receipt of the requisite number of votes in favour of the Resolution(s).
6. The results of the voting along with Scrutiniser's Report(s) will be available on the website of Nexus Select Trust www.nexusselecttrust.com within two (2) working days of passing of the

resolutions and communication of the same to BSE Limited and the National Stock Exchange of India Limited.

7. The notice of the AM shall be placed on Nexus Select Trust's website www.nexusselecttrust.com, website of the RTA i.e., <https://evoting.kfintech.com> and on the website of BSE Limited and the National Stock Exchange of India Limited.
8. Unitholders who have not registered their e-mail addresses so far are requested to register their e-mail address for receiving all communication including annual reports, notices, circulars etc. from the Manager, on behalf of Nexus Select Trust, electronically by contacting their respective Depository Participant.

INFORMATION AT A GLANCE

Particulars	Details
Time and date of 4th AM	02.00 PM IST, Wednesday, July 29, 2026
Mode	Through video conference / other audio-visual means
Helpline number for VC participation	+91 040-7961 5205
Cut-off date for e-voting	Wednesday, July 22, 2026
E-voting start time and date	09:00 A.M. (IST) Saturday, July 25, 2026
E-voting end time and date	05:00 P.M. (IST) Tuesday, July 28, 2026
E-voting website	https://emeetings.kfintech.com/
Name, address and contact details of Registrar and Transfer Agent	KFin Technologies Limited Address: Selenium, Tower B, Plot No. 31 and 32 Financial District, Nanakramguda Serilingampally, Hyderabad Rangareddi 500 032 Telangana Tel: +91 040-6716 2222
Name, address and contact details of e-voting Service Provider	Mr. S V Raju – Deputy Vice President, KFin Technologies Limited, Tower B, Plot 31-32, Financial District, Nanakramguda Serilingampally Mandal, Hyderabad – 500 032 Contact Details: 040-7961 5205 Toll Free No.: 1800 3094001 E-mail support: evoting@kfintech.com