

Nexus Select 1

BASIS OF ALLOTMENT

The Units of Nexus Select Trust are proposed to the listed on National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE") and the trading will commence on May 19, 2023. Initial public offering of 320,000,000 Units for cash at a price of ₹ 100 per Unit aggregating to ₹ 32,000.00 million by Nexus Select Trust comprising of a fresh issuance of 140,000,000 Units aggregating to ₹14,000.00 million (the "Fresh Issue") and an offer for sale of 180,000,000 Units by the Selling Unitholders aggregating to ₹18,000.00 million (the "Offer for Sale" and together with the Fresh Issue, the "Offer"). The Offer constitutes 21.12% of the issued and paid-up Units on a post-Offer basis in accordance with Regulation 14(2A) of the REIT Regulations.

OFFER PRICE: ₹ 100 PER UNIT **ANCHOR INVESTOR OFFER PRICE: ₹ 100 PER UNIT**

Risks to Investors:

- The Nexus Select Trust does not provide any assurance or guarantee of any distributions to the Unitholders. The Nexus Select Trust may not be able to make distributions to Unitholders in the manner described in the Final Offer Document or at all, and the level of distributions may decrease.
- The Nexus Select Trust has a limited operating history and may not be able to operate our business successfully, achieve our business objectives or generate sufficient cash flows to make or sustain distributions. Further, the Condensed Combined Financial Statements are prepared for the Final Offer Document and may not necessarily represent our consolidated financial position, results of operation and cash flows.
- The Nexus Select Trust does not have any industry peers as on date of the Final Offer Document as there are no listed real estate investment trusts in the retail sector in India.*

40.99.200

Credit Rating: Nexus Select Trust has been assigned a corporate credit rating of Provisional CRISIL AAA (Stable) by CRISIL and an issuer rating of Provisional [ICRA]AAA (Stable) by ICRA Limited.

BID/OFFER PROGRAM BID/OFFER OPENED ON: TUESDAY, MAY 09, 2023 BID/OFFER CLOSED ON: THURSDAY, MAY 11, 2023 ANCHOR INVESTOR PERIOD WAS: MONDAY, MAY 08, 2023

Lead Managers, allocated up to 60% of the Institutional Investor Portion to Anchor Investors on a discretionary basis in accordance with the REIT Regulations and the SEBI Guidelines. Further, not less than 25% of the Offer was made available for allocation on a proportionate basis to Non-Institutional Investors, in accordance with the REIT Regulations and the SEBI Guidelines, subject to valid Bids being received at or above the Offer Price. All Bidders (except Anchor Investors) were required to utilise the Application Supported by Blocked Amount ("ASBA") process by providing details of their respective ASBA accounts and UPI ID (in case of individual Non-Institutional Investors using the UPI Mechanism Bidding with a Bid Amount of ₹ 0.50 million or less), in which case the corresponding Bid Amounts were required to blocked by the SCSBs or under the UPI Mechanism, as applicable to participate in the Offer. For details, see "Offer Information" on page 546 of the final offer document dated May 16, 2023 ("Final Offer Document")

The Offer received 81,889 applications for 1,11,84,41,100 Units (prior to technical rejections) resulting in 3.50 times subscription. The details of the applications received in the Offer from various categories are as under (before technical rejections):

Sr. No	Category	No. of Applications	No. of Units	No. of Units reserved	No. of times Subscribed	Amount (In₹)
Α	Non Institutional Investors	81,792	47,91,56,250	8,00,00,000	5.99	47,92,29,60,750.00
В	Institutional Investors (Excluding Anchor Investors)	77	49,52,85,000	9,60,00,150	5.16	4,48,96,47,000.00
С	Anchor Investors	20	14,39,99,850	14,39,99,850	1.00	14,39,99,85,000.00
	TOTAL	81,889	1,11,84,41,100	32,00,00,000	3.50	1,11,81,25,92,750.00

A summary of the final demand as per BSE and NSE as on the Bid/Offer Closing date as at different Bid prices is as under:

Sr No	Bid Price	Bids Quantity	(%) to Total	Cumulative Total	% Cumulative Total
1	95	90,73,350	0.89	90,73,350	0.89
2	96	1,83,900	0.02	92,57,250	0.91
3	97	2,92,200	0.03	95,49,450	0.94
4	98	2,65,650	0.03	98,15,100	0.97
5	99	1,53,150	0.02	99,68,250	0.98
6	100	1,00,52,08,350	99.02	1,01,51,76,600	100.00
	TOTAL	1,01,51,76,600	100.00		

A. Allotment to the Non-Institutional Investors (after technical rejections)

The Basis of Allotment to the Non-Institutional Investors, who have bid at the Offer Price of ₹ 100 per Unit, was finalized in consultation with the NSE. The Non-Institutional Investor Portion has been subscribed to the extent of 5.9276 times. The total number of Units Allotted in this category is

Sr. No.	Category	No. of Applications Received	% of Total	Total No. of Units applied	% to Total	No. of Units allotted per applicant	Ratio	Total No. of Units allotted
1	150	55,907	72.24	83,86,050	1.77	150	69 : 409	14,14,800
2	300	6,903	8.92	20,70,900	0.44	150	28 : 83	3,49,350
3	450	2,274	2.94	10,23,300	0.22	150	41 : 81	1,72,650
4	600	1,300	1.68	7,80,000	0.16	150	29 : 43	1,31,550
5	750	764	0.99	5,73,000	0.12	150	59 : 70	96,600
6	900	962	1.24	8,65,800	0.18	152	1:1	1,46,224
7	1,050	896	1.16	9,40,800	0.20	177	1:1	1,58,592
8						1	29 : 224	116
9	1,200	305	0.39	3,66,000	0.08	202	1:1	61,610
10						1	136 : 305	136
11	1,350	117	0.15	1,57,950	0.03	228	1:1	26,676
12	21,00,000	2	0.00	42,00,000	0.89	3,54,278	1:1	7,08,556
13	22,50,000	1	0.00	22,50,000	0.47	3,79,583	1:1	3,79,583
14	24,99,900	6	0.01	1,49,99,400	3.16	4,21,742	1:1	25,30,452
15	25,00,950	1	0.00	25,00,950	0.53	4,21,919	1:1	4,21,919
16	25,99,950	1	0.00	25,99,950	0.55	4,38,621	1:1	4,38,621
17	30,00,000	2	0.00	60,00,000	1.27	5,06,111	1:1	10,12,222
18	31,11,450	1	0.00	31,11,450	0.66	5,24,913	1:1	5,24,913
19	34,39,950	1	0.00	34,39,950	0.73	5,80,332	1:1	5,80,332
20	35.00.100	1	0.00	35 00 100	0.74	5 90 479	1 · 1	5 90 479

Sr. No.	Category	No. of Applications Received	% of Total	Total No. of Units applied	% to Total	No. of Units allotted per applicant	Ratio	Total No. of Units allotted
21	49,95,000	2	0.00	99,90,000	2.11	8,42,675	1:1	16,85,350
22	49,99,950	3	0.00	1,49,99,850	3.16	8,43,510	1:1	25,30,530
23	54,90,000	1	0.00	54,90,000	1.16	9,26,183	1:1	9,26,183
24	56,00,100	1	0.00	56,00,100	1.18	9,44,757	1:1	9,44,757
25	79,99,950	1	0.00	79,99,950	1.69	13,49,620	1:1	13,49,620
26	94,00,050	1	0.00	94,00,050	1.98	15,85,822	1:1	15,85,822
27	1,24,99,950	1	0.00	1,24,99,950	2.64	21,08,787	1:1	21,08,787
28	10,00,00,050	1	0.00	10,00,00,050	21.09	1,68,70,369	1:1	1,68,70,369

1 additional unit has been allocated to Categories 1050, 1200 & 2100 in the ratio of 29: 224, 136: 305 and 167: 603

B. Allotment to Institutional Investors (excluding Anchor Investors) (After Technical Rejections)

The Basis of Allotment to the Institutional Investors, who have bid at the Offer Price of ₹100 per Unit, was finalized in consultation with the NSE. The

Sr. No.	Category	No. of Applications Received	% of Total	Total No. of Units applied	% to Total	No. of Units allotted per applicant	Ratio	Total No. of Units allotted
1	3,750	1	1.35	3,750	0.00	740	1:1	740
2	4,650	1	1.35	4,650	0.00	917	1:1	917
3	11,850	1	1.35	11,850	0.00	2,337	1:1	2,337
4	16,050	1	1.35	16,050	0.00	3,166	1:1	3,166
5	31,350	1	1.35	31,350	0.01	6,184	1:1	6,184
6	44,850	1	1.35	44,850	0.01	8,847	1:1	8,847
7	70,050	1	1.35	70,050	0.01	13,818	1:1	13,818
8	83,250	1	1.35	83,250	0.02	16,421	1:1	16,421
9	1,65,300	1	1.35	1,65,300	0.03	32,606	1:1	32,606
10	2,43,300	1	1.35	2,43,300	0.05	47,992	1:1	47,992
11	2,49,900	2	2.70	4,99,800	0.10	49,294	1:1	98,588
12	4,04,550	1	1.35	4,04,550	0.08	79,799	1:1	79,799
13	4,21,950	1	1.35	4,21,950	0.09	83,232	1:1	83,232
14	4,30,650	1	1.35	4,30,650	0.09	84,948	1:1	84,948
15	5,00,100	1	1.35	5,00,100	0.10	98,647	1:1	98,647
16	5,20,500	1	1.35	5,20,500	0.11	1,02,671	1:1	1,02,671
17	5,62,950	1	1.35	5,62,950	0.12	1,11,045	1:1	1,11,045
18	6,57,450	1	1.35	6,57,450	0.14	1,29,685	1:1	1,29,685
19	8,33,250	1	1.35	8,33,250	0.17	1,64,362	1:1	1,64,362
20	9,99,900	1	1.35	9,99,900	0.21	1,97,235	1:1	1,97,235
21	10,00,050	1	1.35	10,00,050	0.21	1,97,265	1:1	1,97,265
22	11,86,950	1	1.35	11,86,950	0.24	2,34,131	1:1	2,34,131
23	12,00,000	1	1.35	12,00,000	0.25	2,36,706	1:1	2,36,706
24	12,22,500	1	1.35	12,22,500	0.25	2,41,144	1:1	2,41,144
25	15,00,000	3	4.05	45,00,000	0.92	2,95,882	1:1	8,87,646
26	16,40,700	1	1.35	16,40,700	0.34	3,23,636	1:1	3,23,636
27	16,42,200	1	1.35	16,42,200	0.34	3,23,932	1:1	3,23,932
28	19,99,800	1	1.35	19,99,800	0.41	3,94,470	1:1	3,94,470
29	19,99,950	1	1.35	19,99,950	0.41	3,94,500	1:1	3,94,500
30	20,00,100	1	1.35	20,00,100	0.41	3,94,529	1:1	3,94,529
31	24,84,750	1	1.35	24,84,750	0.51	4,90,129	1:1	4,90,129
32	24,99,900	3	4.05	74,99,700	1.54	4,93,117	1:1	14,79,351
33	28,99,950	1	1.35	28,99,950	0.60	5,72,029	1:1	5,72,029
34	30,00,000	2	2.70	60,00,000	1.23	5,91,764	1:1	11,83,528
35	31,99,950	1	1.35	31,99,950	0.66	6,31,205	1:1	6,31,205
36	37,12,800	1	1.35	37,12,800	0.76	7,32,367	1:1	7,32,367
37	37,37,550	1	1.35	37,37,550	0.77	7,37,249	1:1	7,37,249
38	40,00,050	1	1.35	40,00,050	0.82	7,89,029	1:1	7,89,029
	10,00,000	<u> </u>	1.00	10,00,000	0.02	.,00,020		1,00,020

40.99.200

41,70,000

8,22,552 Continued on next page.

8.08.587

8.08.587

8,22,552

0.84

0.86

^{*}All existing listed real estate investment trusts in India operate primarily in the commercial office sector.

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Place: Mumbai

Date: May 18, 2023

Sr. No.	Category	No. of Applications Received	% of Total	Total No. of Units applied	% to Total	No. of Units allotted per applicant	Ratio	Total No. of Units allotted
41	45,00,000	1	1.35	45,00,000	0.92	8,87,646	1:1	8,87,646
42	49,50,000	2	2.70	99,00,000	2.03	9,76,411	1:1	19,52,822
43	49,99,950	3	4.05	1,49,99,850	3.08	9,86,264	1:1	29,58,792
44	54,99,900	1	1.35	54,99,900	1.13	10,84,881	1:1	10,84,881
45	60,00,000	1	1.35	60,00,000	1.23	11,83,528	1:1	11,83,528
46	65,59,950	1	1.35	65,59,950	1.35	12,93,981	1:1	12,93,981
47	67,31,250	1	1.35	67,31,250	1.38	13,27,771	1:1	13,27,771
48	67,54,650	1	1.35	67,54,650	1.39	13,32,387	1:1	13,32,387
49	74,06,700	1	1.35	74,06,700	1.52	14,61,006	1:1	14,61,006
50	75,00,000	1	1.35	75,00,000	1.54	14,79,410	1:1	14,79,410
51	75,15,000	1	1.35	75,15,000	1.54	14,82,369	1:1	14,82,369
52	82,11,300	1	1.35	82,11,300	1.69	16,19,718	1:1	16,19,718
53	90,00,000	1	1.35	90,00,000	1.85	17,75,292	1:1	17,75,292
54	98,39,850	1	1.35	98,39,850	2.02	19,40,957	1:1	19,40,957
55	98,52,000	1	1.35	98,52,000	2.02	19,43,353	1:1	19,43,353
56	1,05,00,000	1	1.35	1,05,00,000	2.16	20,71,174	1:1	20,71,174
57	1,33,50,000	1	1.35	1,33,50,000	2.74	26,33,350	1:1	26,33,350
58	1,35,00,000	1	1.35	1,35,00,000	2.77	26,62,939	1:1	26,62,939
59	1,50,00,000	1	1.35	1,50,00,000	3.08	29,58,821	1:1	29,58,821
60	1,99,50,000	1	1.35	1,99,50,000	4.10	39,35,232	1:1	39,35,232
61	1,99,99,950	2	2.70	3,99,99,900	8.22	39,45,084	1:1	78,90,168
62	2,09,09,250	1	1.35	2,09,09,250	4.30	41,24,448	1:1	41,24,448
63	5,99,99,850	1	1.35	5,99,99,850	12.33	1,18,35,253	1:1	1,18,35,253
64	10,65,00,000	1	1.35	10,65,00,000	21.88	2,10,07,627	1:1	2,10,07,627
	TOTAL	74	100.00	48,66,81,150	100.00			9,60,00,150

C. Allotment to Anchor Investors

The Nexus Select Trust in consultation with the Lead Managers, has allotted 14,39,99,850 Units to 15 Anchor Investors at the Anchor Investor Offer Price of ₹100 per Unit in accordance with the SEBI REIT Regulations. This represents 60% of the Institutional Investor Portion.

Category	Fls/Banks	MF's	IC's	AIF's	FPI/FIIs	NBFC	Others	Total
Anchor Investors	-	4,79,99,700	4,72,92,750	1,49,59,950	2,77,86,450	10,11,000	49,50,000	14,39,99,850

The Board of Directors of the Manager at its meeting held on May 16, 2023, has noted the Basis of Allotment of the Units approved by the Designated Stock Exchange, being NSE and allotted the Units to various successful applicants.

The Allotment Advice-cum-Unblocking Intimations and/or notices has been dispatched to the address of the investors as registered with the depositories. Further, the instructions to the Self Certified Syndicate Banks have been issued for unblocking of funds and transfer to Public Offer Account on May 16, 2023 and payment to non-Syndicate brokers have been issued on May 16, 2023. In case the same is not received within ten days, investors may contact the Registrar to the Offer at the address given below. The Units Allotted to the successful Allottees have been credited on May 17, 2023 to their beneficiary accounts subject to validation of the account details with the depositories concerned. The Manager has obtained listing and trading approvals dated May 18, 2023 from the NSE and the BSE.

The Units will commence trading on May 19, 2023.

All capitalised terms used and not specifically defined herein shall have the same meaning as ascribed to them in the Final Offer Document dated May 16, 2023.

INVESTORS PLEASE NOTE

The details of the Allotment made will be hosted on the website of the Registrar to the Offer, KFin Technologies Limited at www.kfintech.com

All future correspondence in this regard may kindly be addressed to the Registrar to the Offer quoting full name of the first/ sole Bidder, Bid cum Application Form number, Bidder DP ID, Client ID, PAN, date of submission of Bid cum Application Form, address of the Bidder, number of Units applied for, the name and address of the Designated Intermediary where the Bid cum Application Form was submitted by the Bidder and a copy of the Acknowledgment Slip received from the Designated Intermediary at the address given below:



KFin Technologies Limited

Selenium, Tower B, Plot No. 31 and 32, Financial District, Nanakramguda, Serilingampally, Hyderabad, Rangareddi - 500 032, Telangana, India.

Tel: +91 40 6716 2222

E-mail: nexusselecttrust.ipo@kfintech.com

Investor grievance e-mail: einward.ris@kfintech.com

Website: www.kfintech.com

Contact Person: M Murali Krishna SEBI Registration No.: INR000000221

On behalf of Nexus Select Trust

Charu Patki Compliance Officer

THE LEVEL OF SUBSCRIPTION SHOULD NOT BE TAKEN TO BE INDICATIVE OF EITHER THE MARKET PRICE OF THE UNITS ON LISTING OR THE BUSINESS PROSPECTS OF NEXUS SELECT TRUST.

Nexus Select Trust, acting through its Manager, is proposing, subject to receipt of requisite approvals, market conditions and other considerations, to make an initial offer of its Units representing an undivided beneficial interest in Nexus Select Trust, and has filed the Final Offer Document is available on the website of SEBI at www.bsein.dia.com, NSE at www.bsein.dia.com as well as on the websites of the Book Running Lead Managers is. Boff Securities Limited, Axis Capital Limited, Axis Capital Limited, Editorous Capital Limited, Axis Capital Limited, Axis Capital Limited, Axis Capital Limited, Securities Limited, Boffer Book Running Lead Managers is. Boff Securities Limited, Worgan Stanley India Company Private Limited, Morgan Stanley India Company Private Limited, and SBI Capital Markets Limited, and SBI Capi

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