



December 10, 2025

To,
The Corporate Relations Department,
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Scrip Code for NCD: 974908

ISIN: INE0NDH07019

Dear Sir/ Madam,

Subject: Intimation of the exercise of Call Option by Nexus Select Trust (“Trust”) and issue of Call Option Notice in respect of Non-Convertible Debentures aggregating to INR 7,00,00,00,000 (“Series I Tranche A Debentures”) issued by Trust pursuant to a Debenture Trust Deed dated June 14, 2023 (“Deed”) executed between Trust and Catalyst Trusteeship Limited as the debenture trustee (“Debenture Trustee”).

We wish to inform that Nexus Select Trust (“Trust”), by a notice dated December 10, 2025 has informed the Debenture Holders and the Debenture Trustee that Trust will exercise the Series I Tranche A First Call Option to redeem the Tranche A Debentures (in full) issued under the Deed. The Tranche A First Call Option Date under the Deed is December 16, 2025, and Trust will redeem the Tranche A Debentures (in full) on such Tranche A First Call Option Date. The ISIN of the Tranche A Debentures is INE0NDH07019.

A copy of the notice proposed to be issued to the Debenture Holders and the Debenture Trustee is enclosed as **Schedule I**.

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

**VIJAY
KUMAR
GUPTA**

Digitally signed
by VIJAY KUMAR
GUPTA
Date: 2025.12.10
18:57:15 +05'30'

Vijay Kumar Gupta
General Counsel, CS & Compliance Officer
Membership No. A14545
Encl: As above





Nexus Select Trust

SCHEDULE - I

TRANCHE A CALL OPTION NOTICE - 2

December 10, 2025

From: Nexus Select Trust as the Issuer

To:

1. **The Debenture Trustee**
Catalyst Trusteeship Limited
Attn: Mr. Sameer Trikha
910-911, 9th Floor Kailash
Building, 26, Kasturba
Gandhi Marg, New Delhi - 110 001

2. **The Debenture Holders**
Aditya Birla Sun Life Trustee Private Limited A/C
Citibank N.A. Custody Services, FIFC- 9th Floor, G Block
Plot C-54 And C-55, BKC, Bandra East, Mumbai 400098

DSP Low Duration Fund
Citibank N.A. Custody Services, FIFC - 9th Floor, G Block
Plot C-54 And C-55, BKC, Bandra East, Mumbai 400098

ICICI Prudential Short Term Fund
HDFC Bank Limited, Custody Operation
Sempire Plaza Twr-I, 4th Floor, Chandan Nagar LBS Marg,
Vikhroli West, Mumbai 400083

Aditya Birla Sun Life Insurance Company Limited
One Indiabulls Centre, Tower -I, 16th Floor,
Mumbai 400013

Invesco India Low Duration Fund
Deutsche Bank AG,
DB House, Hazarimal Somani Marg,
Post Box No. 1142, Fort, Mumbai 400013

Invesco India Short Duration Fund
Deutsche Bank AG,
DB House, Hazarimal Somani Marg,
Post Box No. 1142, Fort, Mumbai 400013

Axis Mutual Fund Trustee Limited A/C Axis Mutual Fund A/C Axis Short Duration Fund
Axis Mutual Fund Trustee Limited A/C Axis Mutual Fund A/C Axis Strategic Bond Fund
Axis Treasury Advantage Fund
Axis Asset Management Company Ltd,
One Lodha Place, 23rd Floor,
Senapati Bapat Marg, Lower Parel, Mumbai 400013

acting through its Manager – Nexus Select Mall Management Private Limited,
Registered Office : Embassy 247, Unit No. 501, B Wing LBS Marg, Vikhroli (West),
Mumbai City MH - 400083.

CIN : U70109MH2021PTC363065

T : +022-62805000 | E : corp.secretarial@nexusmall.com |

Website: nexusselecttrust.com





Nexus Select Trust

Mahindra Manulife Low Duration Fund
Unit No 204, 2nd Floor, Amiti Building, Piramal Agastya
Corporate Park, LBS Road, Kamani Junction
Kurla (W), Mumbai 400070

HDFC Life Insurance Company Limited
Mahalaxmi, Mumbai 400011

Mahindra Manulife Ultra Short Duration Fund
Unit No 204, 2nd Floor, Amiti Building, Piramal Agastya
Corporate Park, LBS Road, Kamani Junction
Kurla (W), Mumbai 400070

Invesco India Medium Duration Fund
N M Joshi Marg, Lower Parel,
Mumbai 400013

SBI Magnum Children's Benefit Fund
SBI SG Global Securities Services PL Jeevan Seva Annexe Building,
A Wing, Gr Floor, S V Road Santacruz West, Mumbai 400054

Dear Sirs,

Nexus Select Trust – Debenture Trust Deed dated June 14, 2023 (the “Deed”)

1. We refer to the Deed and the Call Option Notice – 1 dated November 24, 2025. This is a Call Option Notice – 2. Terms defined in the Deed shall have the same meaning when used in this notice unless given a different meaning in this Call Option Notice - 2.
2. Pursuant to the Deed and issuance of Call Option Notice - 1, we hereby exercise our option to redeem the following Tranche A Debentures:

S. No.	ISIN of the security	Scrip Code	Scrip ID on the Bolt System	Number of Debentures
1.	INE0NDH07019	974908	NXST	70,000

acting through its Manager – Nexus Select Mall Management Private Limited,
Registered Office : Embassy 247, Unit No. 501, B Wing LBS Marg, Vikhroli (West),
Mumbai City MH - 400083.

CIN : U70109MH2021PTC363065

T : +022-62805000 | E : corp.secretarial@nexusmall.com |
M : www.nexusselecttrust.com



Nexus Select Trust

3. The Call Option Date shall be December 16, 2025 and all payments required to be made to the Debenture Holders pursuant to the Call Option will be made on December 16, 2025.
4. The applicable Redemption Amount payable with respect to each Tranche A Debenture on the Call Option Date is provided below (in INR):

Face Value (A)	Coupon Payment (B)	Call Option Early Redemption Amount (A+B)
1,00,000	1,658.14	1,01,658.14

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

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

