



October 23, 2026

To,

The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai – 400051

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

Re: Script Symbol “NXST”, Scrip Code 543913

Scrip Code for NCDs: 974909, 976118, 976119, 976657, 977372 and 977376;

Scrip Code for CPs: 732675 and 732676

Dear Sir/ Madam,

Subject: Disclosure of information with regards to extension of security on pledge of units of Nexus Select Trust (“Trust”)

In terms of the disclosure requirements set out under Regulation 12.3.1 of Chapter 12 of the Securities and Exchange Board of India’s Master Circular bearing reference number SEBI/HO/DDHS-PoD 2/P/CIR/2025/99 dated July 11, 2025, we have received disclosures from BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd., BREP Asia SG Red Fort Holding (NQ) Pte. Ltd., BREP Asia SG Forum Holding (NQ) Pte. Ltd., Wynford Investments Limited, SSII Indian Investments One Ltd. and BRE Coimbatore Retails Holdings Ltd., Sponsor and Sponsor Group entities of the Trust, in connection with the extension of the existing pledges on their 326,819,372 units aggregating upto 21.57% of the total outstanding units of the trust, will now be extended to provide security over the total commitment of USD 300,000,000, i.e. including the increased amount equal to up to USD 100,000,000 (of which USD 81,000,000 has been drawn down). No additional units have been pledged.

The disclosures received are enclosed herewith.

Kindly take the same on records.

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: 2026.10.23
11:50:58 +05'30'

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

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@nexusmalls.com |
W : www.nexusselecttrust.com

Name of REIT	Nexus Select Trust
Name of the recognised stock exchanges where the units of REIT are listed	BSE Limited and National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd. BREP Asia SG Red Fort Holding (NQ) Pte. Ltd. BREP Asia SG Forum Holding (NQ) Pte. Ltd. Wynford Investments Limited SSIII Indian Investments One Ltd. and BRE Coimbatore Retails Holdings Ltd.
Total unitholding	The existing pledges on 326,819,372 units held, aggregating upto 21.57% of the total outstanding units of the trust, will now be extended to provide security over the total commitment of USD 300,000,000, i.e. including the increased amount equal to up to USD 100,000,000 (of which USD 81,000,000 has been drawn down).

Specific details about the encumbrance	
	Existing pledges on 326,819,372 units held, aggregating upto 21.57% of the total outstanding units of the trust, as intimated vide attached letter dated October 21, 2026, will now be extended to provide security over the total commitment of USD 300,000,000, i.e. including the increased amount equal to up to USD 100,000,000 (of which USD 81,000,000 has been drawn down).
Type of encumbrance	Kindly note there is no change in the number of units pledged earlier. For more details please refer the letter attached below.
No. and % of units encumbered	
Encumbered units as a % of total units held	
Period of encumbrance	
Name of the entity in whose favour units have been encumbered	
Purpose of borrowing	The amounts borrowed by the Borrower under the Facility Agreement have been utilized for genuine business purposes of the Pledgors outside India and not for any investments, either directly or indirectly, in India. Further, the amounts borrowed by the Borrower under the

	Facility Agreement have not resulted in any capital inflow into India.
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Date: 21 October 2026

To

The Compliance Officer,

Nexus Select Mall Management Private Limited

(formerly known as Nexus India Retail Management Services Private Limited) (“**Manager**”)

Embassy 247, Unit No. 501,

B Wing, LBS Marg, Vikhroli West,

Mumbai 400 083, Maharashtra, India

in its capacity as manager of Nexus Select Trust

Subject: Disclosure intimation under the Code on Unpublished Price Sensitive Information and dealing in securities of the Nexus Select Trust and Code of Practices and Procedures for Fair Disclosure in respect of the Nexus Select Trust (the “REIT PIT Code”) and the Master Circular for Real Estate Investment Trusts (REITs) bearing number SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 issued by the Securities and Exchange Board of India (“SEBI Master Circular”)

Dear Sir

As a quick recap:

1. In June 2023, BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd. and BREP Asia SG Red Fort Holding (NQ) Pte. Ltd. had pledged 425,072,295 units (aggregating to 28.06% of the total outstanding units of the Nexus Select Trust) in favour of Deutsche Bank AG, Mumbai Branch (acting in the capacity of onshore security agent), for a period until May 14, 2026 in relation to a credit facility availed by NXST ML (NQ) Limited (the “**Borrower**”) pursuant to a facility agreement dated June 13, 2023.

This pledge was approved by yourself vide pre-clearance letter dated June 12, 2023 and intimated to you vide disclosure dated June 15, 2023 under the REIT PIT Code and disclosure dated June 15, 2023 under the SEBI Master Circular, at that time.

2. In August 2024, BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd. and BREP Asia SG Red Fort Holding (NQ) Pte. Ltd. had released the pledge over 380,574,223 units (aggregating to 25.12% of the total outstanding units), and sold 315,558,589 units (aggregating to 20.83% of the total outstanding units), and thereafter re-pledged 65,015,634 unsold units (aggregating to 4.29% of the total outstanding units). Accordingly, only 109,513,706 units aggregating to 7.23% of the total outstanding units were pledged until May 14, 2026.

These transactions were approved by yourself vide pre-clearance letters dated August 8, 2024 and August 13, 2024, and intimated to you vide disclosures under the REIT PIT Code dated August 9, 2024 and August 13, 2024 and disclosures dated August 9, 2024 and August 13, 2024 under the SEBI Master Circular at that time.

3. Pursuant to our disclosure intimation dated 25 September 2025, we had informed that the Borrower has entered into an amended and restated facility agreement (“**2025 amended and restated facility agreement**”) with the purpose of reinstating the loan commitments and continuing the pledge upto an extended period. As intimated then, there was no change in the number of units under the pledge. We further informed you that 109,513,706 units aggregating to 7.23% of the total unitholding of Nexus Select Trust held by BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd. and BREP Asia SG Red Fort Holding (NQ) Pte. Ltd. continued to be pledged for a longer encumbrance period.
4. In June 2026, BREP Asia SG Forum Holding (NQ) Pte. Ltd., Wynford Investments Limited, SSIII Indian Investments One Ltd., and BRE Coimbatore Retail Holdings Ltd had pledged 228,005,666

units of the Trust in favour of the Onshore Security Agent, in relation to a credit facility availed by the Borrower pursuant to the 2025 amended and restated facility agreement dated 23 September 2025.

5. This pledge was approved by yourself vide pre-clearance e-mail dated 2 June 2026 and intimated to you vide disclosure dated 4 June 2026 under the REIT PIT Code and disclosure dated 4 June 2026 under the SEBI Master Circular at that time.
6. In September 2026, BREP Asia SG Forum Holding (NQ) Pte. Ltd. released the pledge over 12,000,000 units (aggregating to 0.79% of the total outstanding units) and sold 10,700,000 units (aggregating to 0.70% of the total outstanding units) and thereafter re-pledged 1,300,000 unsold units (aggregating to 0.09% of the total outstanding units). These transactions were approved by yourself vide pre-clearances provided to us on 4 September 2026 and 11 September 2026.

As way of an update,

1. The Borrower has entered into an amendment and reinstatement facility agreement dated 19 October 2026 executed, inter alia, by the Borrower, JP Morgan Chase Bank, N.A., London Branch as the acceding new lender and Barclays Bank PLC as the original lender and Deutsche Bank AG, Singapore Branch as the agent (the “**Facility Agreement**”) for seeking an increased commitment from the lenders for an increased amount equal to up to USD 100,000,000 (of which USD 81,000,000 has been drawn down), such that the total commitments shall be equal to up to USD 300,000,000. There has been no change in the number of units pledged under the existing pledges. It is clarified that no additional units are proposed to be pledged. The existing pledges will now be extended to provide security over the total commitment of up to USD 300,000,000, i.e., including the increased amount equal to up to USD 100,000,000 (of which USD 81,000,000 has been drawn down).
2. Accordingly, we want to update you that the existing pledge over 326,819,372 units, aggregating to 21.57% of the total outstanding units of Nexus Select Trust previously created by BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd., BREP Asia SG Red Fort Holding (NQ) Pte. Ltd., BREP Asia SG Forum Holding (NQ) Pte. Ltd., Wynford Investments Limited, SSIII Indian Investments One Ltd., and BRE Coimbatore Retail Holdings Ltd will extend over the increased commitments as well.

This is a disclosure intimation under the REIT PIT Code and the SEBI Master Circular.

For and on behalf of:

- BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd.
- BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.
- BREP Asia SG Forum Holding (NQ) Pte. Ltd.
- Wynford Investments Limited
- SSIII Indian Investments One Ltd.
- BRE Coimbatore Retail Holdings Ltd

Signed and delivered for and on behalf of

BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd.

Date: 21 October 2026

Signature:



Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

Signed and delivered for and on behalf of

BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.

Date: 21 October 2026

Signature:



Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

Signed and delivered for and on behalf of

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

Date: 21 October 2026

Signature: 

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

Signed and delivered for and on behalf of

Wynford Investments Limited

Date: 21 October 2026

Signature:

A handwritten signature in blue ink, appearing to read 'KLuFor', written over a horizontal line.

Name: Keni LuFor

Title: Director

Place: Mauritius

Signed and delivered for and on behalf of

SSIII Indian Investments One Ltd.

Date: 21 October 2026

Signature: 

Name: Keni Lufor

Title: Director

Place: Mauritius

Signed and delivered for and on behalf of

BRE Coimbatore Retail Holdings Ltd

Date: 21 October 2026

Signature: 

Name: Keni LuFor

Title: Director

Place: Mauritius