Nexus Select Trust

September 08, 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: 732000

Dear Sir/ Madam,

Subject: Disclosure under Regulation 7(2)(b) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the "PIT Regulations")

Pursuant to Regulation 7(2)(b) read with Regulation 6(2) of the PIT Regulations and the Code on unpublished price sensitive information and dealing in securities of Nexus Select Trust ("Trust"), we have received disclosures from BREP Asia SG Forum Holding (NQ) Pte. Ltd., one of the Sponsor Group entities of the Trust, in connection with the release of pledge and subsequent sale of its units.

The disclosures received are enclosed herewith.

Thanking You

Yours sincerely

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: 2026.09.08 18:11:46 +05'30'

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

Enclosed: As Above

Date: 7 September 2026

To
The Compliance Officer,
Nexus Select Mall Management Private Limited
(formerly known as Nexus India Retail Management Services Private Limited) ("**Manager**")
in its capacity as manager of Nexus Select Trust

Subject: Release of a pledge over units of Nexus Select Trust (Real Estate Investment Trust) (the "Trust") listed on the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE")

Dear Sir

This intimation is pursuant to Paragraph 12.3.1. of Chapter 12 (*Encumbrance on units of REITs*) of 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**").

Pursuant to our e-mail dated 4 June 2026, we had informed you of the creation of pledge over 228,005,666 units of the Trust held by BREP Asia SG Forum Holding (NQ) Pte. Ltd., Wynford Investments Limited, SSIII Indian Investments One Ltd., and BRE Coimbatore Retail Holdings Ltd (together, the "**Pledgors**") in favour of Deutsche Bank AG as the onshore security agent (the "**Onshore Security Agent**") acting on behalf of the Lenders (*as defined under the Facility Agreement*), pursuant to a pledge agreement dated 3 June 2026 entered into by the Pledgors and the Onshore Security Agent (the "**Pledge Agreement**"). The pledge was created on 3 June 2026.

The pledge was created by the Pledgors in favour of the Onshore Security Agent, to secure the obligations of NXST ML (NQ) Limited (the "**Borrower**") in relation to a credit facility availed by the Borrower from the Lender (*as defined under the Facility Agreement*) pursuant to the facility agreement dated 13 June 2023 executed among others by the Borrower and the Onshore Security Agent as amended pursuant to the amendment and restatement agreement dated 23 September 2025 executed, amongst others, the Borrower and the Onshore Security Agent, as amended from time to time (the "**Facility Agreement**"). We had made the relevant disclosures, including the disclosure required under Paragraph 12.3.1. of Chapter 12 (*Encumbrance on units of REITs*) of the SEBI Master Circular for creation of pledge in our e-mail dated 4 June 2026 to you.

Please note that 12,000,000 units of the Trust held by BREP Asia SG Forum Holding (NQ) Pte. Ltd. have been released from such encumbrance with effect from 4 September 2026. This intimation is made to you pursuant to Paragraph 12.3.1. of Chapter 12 (*Encumbrance on units of REITs*) of the SEBI Master Circular.

Signed and delivered for and on behalf of

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

Date: 7 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

Annexure 3 of the REIT PIT Code

DISCLOSURE OF TRANSACTIONS

(To be submitted within two Trading Days of transaction / trading in Nexus Select Trust's Securities)

To
The Compliance Officer,
Nexus Select Mall Management Private Limited
(formerly known as Nexus India Retail Management Services Private Limited)
("**Manager**") in its capacity as manager of Nexus Select Trust

This is pursuant to the pre-clearance provided to us on 4 September 2026 for the release of pledge over 12,000,000 Units held by us in Nexus Select Trust (Real Estate Investment Trust) (the "**Trust**"). As required under the pre-clearance letter, we wish to inform you that the pledge created over 12,000,000 Units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd., has been released on 4 September 2026. Accordingly, please find below the details of the release of units.

It is hereby informed that BREP Asia SG Forum Holding (NQ) Pte. Ltd. has ~~bought / sold / subscribed / pledged /~~released Securities (*as defined 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 ("REIT PIT Code")*) of Nexus Select Trust as mentioned below on 4 September 2026;

Name of holder	No. of Nexus Select Trust's Securities traded	Bought / sold / subscribed / pledged	DP ID/Client ID/Folio No.	Price (Rs.)[1] as on 4 September 2026
BREP Asia SG Forum Holding (NQ) Pte. Ltd.	12,000,000	Release of pledge	IN300167/ 10148988	INR 1,994,040,000

I declare that the above information is correct and that no provisions of the Code and/or applicable laws/regulations have been contravened for effecting the above said transactions(s).

Date: 8 September 2026

[1] *Source: NSE Volume Weighted Average Price (VWAP).*

Signed and delivered for and on behalf of

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

Date: 8 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

Date: 7 September 2026

To
The Compliance Officer,
Nexus Select Mall Management Private Limited
(formerly known as Nexus India Retail Management Services Private Limited) ("**Manager**")
in its capacity as manager of Nexus Select Trust

Dear Sir

This intimation is pursuant to 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**").

Pursuant to our e-mail dated 4 June 2026, we had informed you of the creation of pledge over 228,005,666 units of the Trust held by BREP Asia SG Forum Holding (NQ) Pte. Ltd., Wynford Investments Limited, SSIII Indian Investments One Ltd., and BRE Coimbatore Retail Holdings Ltd (together, the "**Pledgors**") in favour of Deutsche Bank AG as the onshore security agent (the "**Onshore Security Agent**") acting on behalf of the Lenders (*as defined under the Facility Agreement*), pursuant to a pledge agreement dated 3 June 2026 entered into by the Pledgors and the Onshore Security Agent (the "**Pledge Agreement**"). The pledge was created on 3 June 2026.

The pledge was created by the Pledgors in favour of the Onshore Security Agent, to secure the obligations of NXST ML (NQ) Limited (the "**Borrower**") in relation to a credit facility availed by the Borrower from the Lender (*as defined under the Facility Agreement*) pursuant to the facility agreement dated 13 June 2023 executed among others by the Borrower and the Onshore Security Agent as amended pursuant to the amendment and restatement agreement dated 23 September 2025 executed, amongst others, the Borrower and the Onshore Security Agent, as amended from time to time (the "**Facility Agreement**"). We had made the relevant disclosures, including the disclosure required under the REIT PIT Code in our e-mail dated 4 June 2026 to you.

Please note that 12,000,000 units of the Trust held by BREP Asia SG Forum Holding (NQ) Pte. Ltd. have been released from such encumbrance with effect from 4 September 2026. Accordingly, please find enclosed the details of the release of pledge over the units in Annexure 6 (Form C) of the REIT PIT Code (**Annexure I**).

Signed and delivered for and on behalf of

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

Date: 7 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

ANNEXURE I

Annexure 6 (Form C) of the REIT PIT Code

SEBI (Prohibition of Insider Trading) Regulations, 2015
[Regulation 7(2) read with Regulation 6(2)-Continual disclosure]

Name of the Trust: Nexus Select Trust

ISIN of the Trust: INE0NDH25011

Details of change in holding of Securities of Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Directors / Immediate Relative to / others etc.)	Securities held prior to acquisition / disposal		Securities acquired / Disposed				Securities held post acquisition /disposal		Date of allotment advice / acquisition of shares/ sale		Date of intimation to Manager	Mode of acquisition / disposal (on market / public / rights / preferential offer / off market/Inter se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No. and % of shareholding	Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No.	Value[1]	Transaction Type (Buy/ Sale/ Pledge / Revoke / Invoke	Type of security (For e.g.— Shares, Warrants, Convertible Debenture	No. and % of shareholding	From	To			
Name:	Sponsor	REIT Units	456090	REIT	12,000,0	INR	Revocati	REIT Units	45609064	4	NA	7	Release of	NA

[1] *The value is computed basis NSE Volume Weighted Average Price (VWAP) as on 4 September 2026.*

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Directors / Immediate Relative to / others etc.)	Securities held prior to acquisition / disposal		Securities acquired / Disposed				Securities held post acquisition /disposal		Date of allotment advice / acquisition of shares/ sale		Date of intimation to Manager	Mode of acquisition / disposal (on market / public / rights / preferential offer / off market/Inter se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No. and % of shareholding	Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No.	Value[1]	Transaction Type (Buy/ Sale/ Pledge / Revoke / Invoke	Type of security (For e.g.— Shares, Warrants, Convertible Debenture	No. and % of shareholding	From	To			
BREP Asia SG Forum Holding (NQ) Pte. Ltd. PAN: AAHCB5981F CIN: 201735468G Address: 3 Church Street, #30-01 Samsung Hub, 049483, Singapor	Group		64 (3.0105 %)	Units	00	1,994,040,000	on of Pledge		(3.0105%)	September 04, 2026		September 07, 2026	pledge	

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Directors / Immediate Relative to / others etc.)	Securities held prior to acquisition / disposal		Securities acquired / Disposed				Securities held post acquisition /disposal		Date of allotment advice / acquisition of shares/ sale		Date of intimation to Manager	Mode of acquisition / disposal (on market / public / rights / preferential offer / off market/Inter se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No. and % of shareholding	Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No.	Value[1]	Transaction Type (Buy/ Sale/ Pledge / Revoke / Invoke	Type of security (For e.g.— Shares, Warrants, Convertible Debenture	No. and % of shareholding	From	To			
e														

Note: "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the Trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of Securities (contracts * lot size)	Notional Value	Number of Securities (contracts * lot size)	
NOT APPLICABLE						

Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Place: Singapore

Date: 7 September 2026

Signed and delivered for and on behalf of

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

Date: 7 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

Date: 8 September 2026

To
The Compliance Officer,
Nexus Select Mall Management Private Limited
(formerly known as Nexus India Retail Management Services Private Limited) ("**Manager**")
in its capacity as manager of Nexus Select Trust

Dear Sir

This is pursuant to the pre-clearance e-mail provided to us for the sale of 12,000,000 Units held by us in the Nexus Select Trust (Real Estate Investment Trust) (the "**Trust**"). As required under the pre-clearance letter, and 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**"), we wish to inform you that BREP Asia SG Forum Holding (NQ) Pte. Ltd., has sold 10,700,000 units (aggregating to 0.70% of the total outstanding units of the Trust) on 4 September 2026. No transaction was undertaken for the remaining 1,300,000 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd., which remain unsold.

Accordingly, please find enclosed:

(i) Details of the sale of units in Annexure 3 of the REIT PIT Code (**Annexure I**); and

(ii) Details of the sale of units in Annexure 6 (Form C) of the REIT PIT Code (**Annexure II**).

Signed and delivered for and on behalf of

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

Date: 8 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

ANNEXURE I

Annexure 3 of the REIT PIT Code

DISCLOSURE OF TRANSACTIONS

(To be submitted within two Trading Days of transaction / trading in Nexus Select Trust's Securities)

To
The Compliance Officer,
Nexus Select Mall Management Private Limited
(formerly known as Nexus India Retail Management Services Private Limited)
("**Manager**") in its capacity as manager of Nexus Select Trust

It is hereby informed that:

- BREP Asia SG Forum Holding (NQ) Pte. Ltd. has ~~bought /~~ sold ~~/ subscribed / pledged~~ Securities (*as defined under the REIT PIT Code*) of the Nexus Select Trust as mentioned below on 4 September 2026;

- BREP Asia SG Forum Holding (NQ) Pte. Ltd. have not sold 1,300,000 Securities of the Nexus Select Trust, held by them and therefore no transaction was undertaken for such units.

Name of holder	No. of Nexus Select Trust's Securities traded	Bought / sold / subscribed / pledged	DP ID/Client ID/Folio No.	Price (Rs.)[1] as on 4 September 2026
BREP Asia SG Forum Holding (NQ) Pte. Ltd.	10,700,000	Sold	IN300167/ 10148988	INR 1,778,019,000

I declare that the above information is correct and that no provisions of the Code and/or applicable laws/regulations have been contravened for effecting the above said transactions(s).

Date: 8 September 2026

[1] *Source: NSE Volume Weighted Average Price (VWAP).*

Signed and delivered for and on behalf of

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

Date: 8 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore

ANNEXURE II

Annexure 6 (Form C) of the REIT PIT Code

SEBI (Prohibition of Insider Trading) Regulations, 2015
[Regulation 7(2) read with Regulation 6(2)-Continual disclosure]

Name of the Trust: Nexus Select Trust

ISIN of the Trust: INE0NDH25011

Details of change in holding of Securities of Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Directors / Immediate Relative to / others etc.)	Securities held prior to acquisition / disposal		Securities acquired / Disposed				Securities held post acquisition /disposal		Date of allotment advice / acquisition of shares/ sale		Date of intimation to Manager	Mode of acquisition / disposal (on market / public / rights / preferential offer / off market/Inter se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No. and % of shareholding	Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No.	Value[2]	Transaction Type (Buy/ Sale/ Pledge / Revoke / Invoke	Type of security (For e.g.— Shares, Warrants, Convertible Debenture	No. and % of shareholding	From	To			
Name:	Sponsor	REIT Units	456090	REIT	10,700,0	INR	Sale	REIT Units	34909064	4	NA	7	On-	NSE

[2] *The value is computed basis NSE Volume Weighted Average Price (VWAP) as on 4 September 2026.*

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Directors / Immediate Relative to / others etc.)	Securities held prior to acquisition / disposal		Securities acquired / Disposed				Securities held post acquisition /disposal		Date of allotment advice / acquisition of shares/ sale		Date of intimation to Manager	Mode of acquisition / disposal (on market / public / rights / preferential offer / off market/Inter se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No. and % of shareholding	Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No.	Value[2]	Transaction Type (Buy/ Sale/ Pledge / Revoke / Invoke	Type of security (For e.g.— Shares, Warrants, Convertible Debenture	No. and % of shareholding	From	To			
BREP Asia SG Forum Holding (NQ) Pte. Ltd. PAN: AAHCB5981F CIN: 201735468G Address: 3 Church Street, #30-01 Samsung Hub, 049483, Singapor	Group		64 (3.0105%)	Units	00	INR 1,778,019,000			(2.30423%)	September 2026		September 2026	Exchange Disposal	NSE.

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Directors / Immediate Relative to / others etc.)	Securities held prior to acquisition / disposal		Securities acquired / Disposed				Securities held post acquisition /disposal		Date of allotment advice / acquisition of shares/ sale		Date of intimation to Manager	Mode of acquisition / disposal (on market / public / rights / preferential offer / off market/Inter se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No. and % of shareholding	Type of security (For e.g. — Shares, Warrants, Convertible Debenture	No.	Value[2]	Transaction Type (Buy/ Sale/ Pledge / Revoke / Invoke	Type of security (For e.g.— Shares, Warrants, Convertible Debenture	No. and % of shareholding	From	To			
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Note: "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

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Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the Trade was executed
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		Notional Value	Number of Securities (contracts * lot size)	Notional Value	Number of Securities (contracts * lot size)	
NOT APPLICABLE						

Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Place: Singapore

Date: 8 September 2026

Signed and delivered for and on behalf of

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

Date: 8 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore