



June 05, 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: 731559

Dear Sir/ Madam,

Subject: Disclosure of information w.r.t. encumbrance on Units of Nexus Select 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 SG Forum Holding (NQ) Pte. Ltd., Wynford Investments Limited, SIII Indian Investments One Ltd., and BRE Coimbatore Retail Holdings Ltd, Sponsor and Sponsor Group entities of the Trust, in connection with the creation of pledge over the units of Nexus Select Trust held by them.

The disclosures received are enclosed herewith.

Thanking You

Your sincerely

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

Enclosed: As Above



Date: 4 June 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: Creation 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

As required under Paragraph 12.3.1. of Chapter 12 (*Encumbrance on units of REITs*) of the Master Circular for 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**”), we wish to intimate you that a pledge has been created over 228,005,666 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd., Wynford Investments Limited, SSIH 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 below), 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 in 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**”).

Details as required under the SEBI Master Circular are set out below:

Name of REIT	Nexus Select Trust
Name of the recognised stock exchanges where the units of REIT are listed	BSE and NSE
Name of the sponsor as applicable	Please see Annexure A
Total unitholding	No. of units – Please see Annexure A % of total outstanding units - Please see Annexure A

Specific details about the encumbrance	
	Encumbrance (Date of creation of encumbrance: 3 June 2026)
Type of encumbrance	Please see Annexure A
No. and % of units encumbered	No. of units: Please see Annexure A % of total outstanding units: Please see Annexure A
Encumbered units as a % of total units held	Please see Annexure A
Period of encumbrance	23 September 2028, subject to the provisions of the Facility Agreement.
Name of the entity in whose favour units have been encumbered	Deutsche Bank AG, in its capacity as the Onshore Security Agent
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.

For and on behalf of:

- BREP Asia SG Forum Holding (NQ) Pte. Ltd.
- Wynford Investments Limited
- SSIH Indian Investments One Ltd.
- BRE Coimbatore Retail Holdings Ltd

Signed and delivered for and on behalf of

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

Date: 4 June 2026

Signature: 

Name: Victoria Maharaja Kongoasa


Title: Director

Place: Singapore

Signed and delivered for and on behalf of

Wynford Investments Limited

Date: 4 June 2026

Signature: 

Name: Keni Lufor

Title: Director

Place: Mauritius

Signed and delivered for and on behalf of

SSIII Indian Investments One Ltd.

Date: 4 June 2026

Signature: Kluta

Name: Keni Lufor


Title: Director

Place: Mauritius

Signed and delivered for and on behalf of

BRE Coimbatore Retail Holdings Ltd

Date: 4 June 2026

Signature: 

Name: **Keni Lufor**

Title: **Director**

Place : **Mauritius**

ANNEXURE A

S. No.	Name of the Sponsor Group Entity	No. of Units held and % of total outstanding Units of the Trust as on 3 June 2026	No. and % of units encumbered	Units encumbered on 3 June 2026 as a % of total units held	Units encumbered on 3 June 2026 as a % of total outstanding Units	Total encumbered Units as a % of total units held
1	BREP Asia SG Forum Holding (NQ) Pte. Ltd.	45,609,064 (3.01%)	45,609,064 (3.01%)	100%	3.01%	100%
2	Wynford Investments Limited	91,505,669 (6.04%)	91,505,669 (6.04%)	100%	6.04%	100%
3	SSIII Indian Investments One Ltd.	70,386,051 (4.65%)	70,386,051 (4.65%)	100%	4.65%	100%
4	BRE Coimbatore Retail Holdings Ltd	20,504,882 (1.35%)	20,504,882 (1.35%)	100%	1.35%	100%
TOTAL		228,005,666 (15.05%)	228,005,666 (15.05%)		15.05%	