



September 29, 2025

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: 974908, 974909, 976118, 976119 and 976657;

Scrip Code for CPs: 730001 and 730005;

Dear Sir/ Madam,

Subject: Disclosure of information with regards to 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 Red Fort Holding (NQ) Pte. Ltd. and BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd., Sponsor Group entities of the Trust, in connection with the extension of the encumbrance period of their pledged units.

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

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 if India Limited
Name of the sponsor or the member of sponsor group, as applicable	BREP Asia SG Red Fort Holding (NQ) Pte. Ltd & BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd. (Blackstone Sponsor Group)
Total unitholding	337, 792, 801 units aggregating to 22.30 % of the total outstanding units.

Specific details about the encumbrance	
Encumbrance (Date of creation of encumbrance:	Process for creation of encumbrance was initiated on August 13, 2024 and the encumbrance was created on August 13, 2024 and got extended on September 25, 2025)
Type of encumbrance	Pledge
No. and % of units encumbered	No. of units: 109,513, 706 % of total outstanding units: 7.23%
Encumbered units as a % of total units held	32.42%
Period of encumbrance	Extended till September 22, 2028
Name of the entity in whose favour units have been encumbered	Deutsche Bank AG, Mumbai Branch, in its capacity as the Onshore Security Agent
Purpose of borrowing	<p>The amounts borrowed by the Borrower under the Facility Agreement are to be utilized for genuine business purposes of the Pledgors outside India and not for any investments, either directly or indirectly, in India.</p> <p>Further, NXST ML (NQ) Limited has entered into an amended and restated facility agreement with the purpose to reinstate the loan commitments and continue the pledge upto September 22, 2028 instead of May 14, 2026.</p>

Date: September 25, 2025

To,

Compliance Officer

Nexus Select Mall Management Private Limited
Embassy 247, Unit No. 501, B Wing, Lal Bahadur Shastri Marg
Vikhroli West, Mumbai 400 083, Maharashtra, India
Manager to the Nexus Select Trust (Real Estate Investment Trust)

Subject: Disclosure intimation under the ‘Code on unpublished price sensitive information and dealing in securities of the Nexus Select Trust’ and the Master Circular for Real Estate Investment Trusts (REITs) bearing number SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued by SEBI (“REIT Master Circular”)

Dear Sir,

As a quick recap:

1. In June 2023, certain Blackstone Sponsor Group entities 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 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 ‘Code on unpublished price sensitive information and dealing in securities of the Nexus Select Trust’ (“**PIT Code**”) and disclosure dated June 15, 2023 under the SEBI Master Circular for Real Estate Investment Trusts (REITs) (“**SEBI Master Circular**”) at that time.

2. In August 2024, the said Blackstone Sponsor Group entities 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 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.

As way of an update,

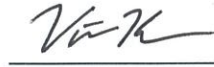
1. NXST ML (NQ) Limited has entered into an amended and restated facility agreement with the purpose to reinstate the loan commitments and continue the pledge upto September 22, 2028 instead of May 14, 2026. There has been no change in the number of units under the pledge.

2. Accordingly, we want to update you that out of the 337,792,801 units, aggregating to 22.30% of the total outstanding units of Nexus Select Trust, held by certain Blackstone Sponsor Group entities as on the date, 109,513,706 units aggregating to 7.23% of the total unitholding of Nexus Select Trust will continue to be pledged for a longer encumbrance period until September 22, 2028.

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

Signed and delivered for and on behalf of

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



Authorized Signatory

Name: **Victoria Maharaja Kongoasa**

Title: **Director**

Place: **Singapore**

Date:

Signed and delivered for and on behalf of

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



Authorized Signatory

Name: Victoria Maharaja Kongoas

Title: **Director**

Place: **Singapore**

Date: