



July 31, 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: 729368

Dear Sir/ Madam,

Subject: Submission of the Newspaper Advertisements for the quarter ended June 30, 2025.

We have enclosed copies of the newspaper advertisements published in the Economic Times (Edition – Mumbai and Delhi) and Financial Express (All Editions) on July 31, 2025, in connection with Nexus Select Trust's approved Unaudited Condensed Consolidated Financial Results for the quarter ended June 30, 2025.

Kindly take the same on record.

Thanking you,

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

Encl: As above



STRENGTHENING OUR NORTH INDIA PRESENCE

AMRITSAR

19
Consumption Centres

CHANDIGARH

15
Cities

10.6 Msf
Retail Portfolio

NEW DELHI

LUDHIANA

nexus
Amritsar

nexus
ELANTE

nexus
SELECT
CITYWALK

nexus
MBD neopolis

Q1 FY26 HIGHLIGHTS

11% YoY
Consumption Growth

12% YoY
NOI Growth

₹ 338 Cr
Distribution

₹ 2.230
Distribution Per Unit
(12% QoQ Growth)

HAPPYNESS FOR EVERYONE

FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

PART I : CONSOLIDATED FINANCIAL RESULTS

(₹ million except EPU)

Particulars	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended March 31, 2025 (Audited) (Refer note 5)	For the quarter ended June 30, 2024 (Unaudited) (Refer note 5)	For the year ended March 31, 2025 (Audited)
Income				
Revenue from operations	6,135.83	5,803.33	5,538.19	22,828.93
Other income	243.11	328.28	250.71	1,165.16
	6,378.94	6,131.61	5,788.90	23,994.09
Expenses				
Cost of material and components consumed	44.37	47.56	41.28	191.12
Employee benefits expense	272.26	253.91	228.58	949.69
Operating and maintenance expenses	1,040.54	922.93	969.03	3,870.63
Other expenses	565.98	598.45	563.86	2,295.06
	1,923.15	1,822.85	1,802.75	7,306.50
Earnings before finance costs, depreciation, amortisation and tax	4,455.79	4,308.76	3,986.15	16,687.59
Finance costs	1,125.03	1,059.71	914.04	3,943.39
Depreciation and amortisation expenses	1,547.57	1,463.21	1,450.16	5,861.16
Profit before share of net profit of investment accounted for using equity method and tax	1,783.19	1,785.84	1,621.95	6,883.04
Share of net profit of investment accounted for using equity method	19.40	25.91	24.90	95.50
Profit / (Loss) before tax	1,802.59	1,811.75	1,646.85	6,978.54
Tax expense	325.52	363.26	315.86	1,334.47
Current tax	281.25	301.97	(64.78)	834.31
Tax adjustments relating to earlier years	606.77	669.01	251.08	2,150.39
Deferred tax charge / (credit)	1,195.82	1,142.74	1,395.77	4,828.15
Profit / (Loss) for the period / year				
Other comprehensive income	-	(2.69)	-	(2.69)
Items that will not be reclassified subsequently to profit or loss	-	0.79	-	0.79
Re-measurement gain / (loss) on defined benefits obligations	-	(1.90)	-	(1.90)
Income tax relating to above item	-	-	-	-
Total other comprehensive income for the period / year	1,195.82	1,140.84	1,395.77	4,826.25
Total comprehensive income / (loss) for the period / year				
Earnings per unit (of ₹ 100 each) (not annualised)	0.79	0.75	0.92	3.19
Basic (₹)	0.79	0.75	0.92	3.19
Diluted (₹)				

PART II : SELECT EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

- The above is an extract of the detailed format of quarter ended results filed with the Stock Exchanges. The full format for the quarter ended results are available on the websites of the Bombay Stock Exchange (BSE) and National Stock Exchange (NSE) and is also available on the Nexus Select Trust's website www.nexusselecttrust.com
- The Consolidated Financial Results of Nexus Select Trust and its SPVs (together known as Nexus Select Group) and joint venture for the quarter ended June 30, 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on July 30, 2025.
- The Consolidated Financial Results for the quarter ended June 30, 2025 was subjected to limited review by statutory auditors of Nexus Select Trust and they have issued an unqualified report.
- The Consolidated Financial Results have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time ("REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 2(b)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) as amended, to the extent not inconsistent with the REIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India.
- The financial results comprises of results of
 - Vega City mall acquired on February 11, 2025 by Vijaya Productions Private Limited and
 - MBD Neopolis mall along with Radisson Blu hotel acquired on May 07, 2025 by Select Infrastructure Private Limited.
 Accordingly, the comparatives are not comparable.

PART III : CONSOLIDATED SEGMENT INFORMATION

(₹ million)

Particulars	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5 above)	For the quarter ended March 31, 2025 (Audited) (Refer note 5 above)	For the quarter ended June 30, 2024 (Unaudited) (Refer note 5 above)	For the year ended March 31, 2025 (Audited)
Revenue from Operations				
Mall Rentals	5,448.46	5,114.07	4,914.85	20,176.60
Office Rentals	316.06	304.96	303.24	1,215.11
Hospitality	360.39	381.18	311.51	1,415.95
Others	10.92	3.12	8.59	21.27
	6,135.83	5,803.33	5,538.19	22,828.93
Segment Result				
Mall Rentals	4,176.90	3,983.96	3,718.74	15,340.62
Office Rentals	232.86	240.50	219.72	908.00
Hospitality	159.27	196.73	141.63	692.76
Others	32.99	47.77	47.08	168.92
	4,602.02	4,468.96	4,127.17	17,110.30

PART IV : NET DISTRIBUTIBLE CASH FLOWS (NDCF)

(₹ million unless otherwise stated)

S. No.	Particulars	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended March 31, 2025 (Audited) (Refer note 5)	For the quarter ended June 30, 2024 (Unaudited) (Refer note 5)	For the year ended March 31, 2025 (Audited)
1	Net Distributable Cash Flows	3,380.45	3,031.09	3,255.08	12,653.73
2	Distribution Payout ratio	99.94%	99.96%	99.93%	99.97%
3	Distributions	3,378.45	3,030.00	3,252.71	12,650.25
4	No. of units outstanding	1,515.00	1,515.00	1,515.00	1,515.00
5	Distribution Per Unit (DPU) (in ₹)	2.230	2.000	2.147	8.350

The Board of Directors of the Manager to the Trust, in its meeting held on July 30, 2025, have declared distribution to unitholders of ₹ 2.230 per unit, which aggregates to ₹ 3,378.45 million. The distributions of ₹ 2.230 per unit comprises ₹ 0.642 per unit in the form of interest, ₹ 1.299 per unit in the form of dividend, ₹ 0.007 per unit in the form of other income and the balance ₹ 0.282 per unit in the form of amortisation of debt.

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

Vijay Kumar Gupta
Company Secretary & Compliance Officer

SCAN THE QR CODE
TO VIEW THE FINANCIAL RESULTS
ON THE WEBSITE





Nexus Select
Malls

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Diluted (₹)	0.79	0.75	0.92	3.19

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For and on behalf of Nexus Select Trust acting through its Manager, Nexus Select Mail Management Private Limited
Vijay Kumar Gupta
Company Secretary & Compliance Officer

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FOR MORE INFORMATION
ON THE WEBSITE OF THE COMPANY

