



November 06, 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: Submission of the Newspaper Advertisements for the quarter and half year ended September 30, 2025.

We have enclosed copies of the newspaper advertisements published in the Economic Times (Edition – Mumbai and Delhi) and Business Standard (All Editions) on November 05, 2025, in connection with Nexus Select Trust’s approved Unaudited Consolidated Financial Results for the quarter and half year ended September 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



INDIA'S ONLY LISTED
RETAIL REIT

19 Consumption Centres | 15 Cities | 10.6 Msf Retail Portfolio



NEXUS ESPLANADE MALL,
BHUBANESWAR

Q2 FY26 HIGHLIGHTS

16% YoY Consumption Growth | 14% YoY NOI Growth | 10% YoY Distribution Growth | ₹ 333 Cr. Distribution



HAPPYNESS FOR EVERYONE
FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2025

PART I : CONSOLIDATED FINANCIAL RESULTS

₹ million except EPU						
Particulars	For the quarter ended September 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended September 30, 2024 (Unaudited) (Refer note 5)	For the half year ended September 30, 2025 (Unaudited) (Refer note 5)	For the half year ended September 30, 2024 (Unaudited) (Refer note 5)	For the year ended March 31, 2025 (Audited)
Income						
Revenue from operations	6,308.88	6,135.83	5,543.50	12,444.71	11,081.69	22,828.93
Other income	191.86	243.11	219.29	434.97	470.00	1,165.16
	6,500.74	6,378.94	5,762.79	12,879.68	11,551.69	23,994.09
Expenses						
Cost of material and components consumed	57.75	44.37	45.17	102.12	86.45	191.12
Employee benefits expense	284.39	272.26	225.11	556.65	453.69	949.69
Operating and maintenance expenses	1,117.02	1,040.54	1,017.01	2,157.56	1,986.04	3,870.63
Other expenses	566.09	565.98	503.03	1,132.07	1,066.89	2,295.06
	2,025.25	1,923.15	1,790.32	3,948.40	3,593.07	7,306.50
Earnings before finance costs, depreciation, amortisation and tax	4,475.49	4,455.79	3,972.47	8,931.28	7,958.62	16,687.59
Finance costs	1,157.06	1,125.03	932.08	2,282.09	1,846.12	3,943.39
Depreciation and amortisation expenses	1,616.62	1,547.57	1,471.03	3,164.19	2,921.19	5,861.16
Profit before share of net profit of investment accounted for using equity method and tax	1,701.81	1,783.19	1,569.36	3,485.00	3,191.31	6,883.04
Share of net profit of investment accounted for using equity method	20.12	19.40	21.71	39.52	46.61	95.50
Profit / (Loss) before tax	1,721.93	1,802.59	1,591.07	3,524.52	3,237.92	6,978.54
Tax expense						
Current tax	309.02	325.52	300.89	634.54	616.75	1,334.47
Tax adjustments relating to earlier years	(5.60)	-	(20.25)	(5.60)	(20.25)	(18.39)
Deferred tax charge / (credit)	95.30	281.25	208.07	376.55	143.29	834.31
	398.72	606.77	488.71	1,005.49	739.79	2,150.39
Profit / (Loss) for the period / year	1,323.21	1,195.82	1,102.36	2,519.03	2,498.13	4,828.15
Other comprehensive income						
Items that will not be reclassified subsequently to profit or loss	-	-	-	-	-	(2.69)
Re-measurement gain / (loss) on defined benefits obligations	-	-	-	-	-	0.79
Income tax relating to above item	-	-	-	-	-	(1.90)
Total other comprehensive income for the period / year	-	-	-	-	-	-
Total comprehensive income / (loss) for the period / year	1,323.21	1,195.82	1,102.36	2,519.03	2,498.13	4,826.25
Earnings per unit (of ₹100 each) (not annualised)						
Basic (₹)	0.87	0.79	0.73	1.66	1.65	3.19
Diluted (₹)	0.87	0.79	0.73	1.66	1.65	3.19

PART II : SELECT EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2025

- The above is an extract of the detailed format of quarter and half year ended results filed with the Stock Exchanges. The full format for the quarter and half year 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 SPV's (together known as Nexus Select Group) and joint venture for the quarter and half year ended September 30, 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on November 04, 2025.
- The Consolidated Financial Results for the quarter and half year ended September 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(1)(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 financial information of:
 - Vega City Mall acquired on February 11, 2025 by Vijaya Production Private Limited and
 - MBD Neopolis Mall along with Radisson Blu hotel acquired on May 07, 2025 by Select Infrastructure Private Limited.Accordingly, the comparatives may not be comparable.

PART III : CONSOLIDATED SEGMENT INFORMATION

₹ million						
Operating segments of Nexus Select Trust are - (i) Urban consumption centre (Mall Rentals), (ii) Office, (iii) Hospitality, and (iv) Others - comprising of (a) income from generation of renewable energy and (b) other operating revenue.						
Particulars	For the quarter ended September 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended September 30, 2024 (Unaudited) (Refer note 5)	For the half year ended September 30, 2025 (Unaudited) (Refer note 5)	For the half year ended September 30, 2024 (Unaudited) (Refer note 5)	For the year ended March 31, 2025 (Audited)
Revenue from Operations						
Mall	5,562.84	5,448.46	4,932.33	11,011.30	9,847.19	20,176.60
Office	328.26	316.06	294.32	644.32	597.56	1,215.11
Hospitality	410.3	360.39	309.37	770.69	620.88	1,415.95
Others	7.48	10.92	7.48	18.40	16.06	21.27
	6,308.88	6,135.83	5,543.50	12,444.71	11,081.69	22,828.93
Segment Result						
Mall	4,249.13	4,176.9	3,712.50	8,426.03	7,431.24	15,340.62
Office	247.35	232.86	210.33	480.21	430.05	908.00
Hospitality	156.99	159.27	136.92	316.26	278.55	692.76
Others	21.67	32.99	37.96	54.66	85.04	168.92
	4,675.14	4,602.02	4,097.71	9,277.16	8,224.88	17,110.30

PART IV : STATEMENT OF NET ASSETS AT FAIR VALUE

₹ million			
Particulars	As at September 30, 2025 (Unaudited)	As at March 31, 2025 (Audited)	As at September 30, 2024 (Unaudited)
(A) Total Assets	310,965.35	293,245.85	275,926.58
(B) Total Liabilities	69,548.95	63,225.35	53,161.02
(C) Net Assets	241,416.40	230,020.50	222,765.56
(D) No. of units (millions)	1,515.00	1,515.00	1,515.00
NAV Per Unit (C) / (D)	159.35	151.83	147.04

PART V : NET DISTRIBUTABLE CASH FLOWS (NDCF)

₹ million unless otherwise stated						
Particulars	For the quarter ended September 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended September 30, 2024 (Unaudited) (Refer note 5)	For the half year ended September 30, 2025 (Unaudited) (Refer note 5)	For the half year ended September 30, 2024 (Unaudited) (Refer note 5)	For the year ended March 31, 2025 (Audited)
Net Distributable Cash Flows	3,332.95	3,380.45	3,040.62	6,713.40	6,295.70	12,653.73
Distribution Payout ratio	99.91%	99.94%	100.00%	99.93%	99.96%	99.97%
Distributions	3,329.97	3,378.45	3,040.60	6,708.42	6,293.31	12,650.25
No. of units outstanding	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00
Distribution Per Unit (DPU) (in ₹)	2.198	2.230	2.007	4.428	4.154	8.350

The Board of Directors of the Manager to the Trust, in its meeting held on November 04, 2025, have declared distribution to unitholders of ₹2.198 per unit which aggregates to ₹3,329.97 million. The distribution of ₹2.198 per unit comprises ₹0.623 per unit in the form of interest, ₹1.233 per unit in the form of dividend, ₹0.004 per unit in the form of other income and the balance ₹0.338 per unit in the form of repayment of SPV level debt. The cumulative distribution for the half year ended September 30, 2025 aggregates to ₹6,708.42 million (₹4.428 per unit).

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

Sd/-
Vijay Kumar Gupta
General Counsel, CS & Compliance Officer



DISCLAIMER: The publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein should be read together with our consolidated financial results available on website of the Nexus Select Trust and stock exchanges. No representation or warranty is made on any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position, business and performance of Nexus Select Trust. This advertisement contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Management. Actual results may be different from the expectations expressed or implied by this information and there can be no assurance that the expectations reflected in this information will prove to be correct. Further, certain information (including guidance and proforma information) presented herein based on management information, assumptions and estimates is not audited or reviewed by an auditor or based on accounting principles. The reader should not consider such items as an alternative to the financial results of the Nexus Select Trust based on accounting principles.

SEBI Registration number - N/REIT/22-23/0004 | Principal place of business : Embassy 247, Unit no. 501, B Wing, LBS Marg, Vikhroli (West), Mumbai - 400083 www.nexusselecttrust.com

INDIA'S ONLY LISTED
RETAIL REIT

19 Consumption Centres | 15 Cities | 10.6 Msf Retail Portfolio



NEXUS ESPLANADE MALL,
BHUBANESWAR

Q2 FY26 HIGHLIGHTS

16% YoY
Consumption Growth

14% YoY
NOI Growth

10% YoY
Distribution Growth

₹ 333 Cr.
Distribution

HAPPYNESS FOR EVERYONE

FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2025

PART I : CONSOLIDATED FINANCIAL RESULTS

(₹ million except EPU)						
Particulars	For the quarter ended September 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended September 30, 2024 (Unaudited) (Refer note 5)	For the half year ended September 30, 2025 (Unaudited) (Refer note 5)	For the half year ended September 30, 2024 (Unaudited) (Refer note 5)	For the year ended March 31, 2025 (Audited)
Income						
Revenue from operations	6,308.88	6,135.83	5,543.50	12,444.71	11,081.69	22,828.93
Other income	191.86	243.11	219.29	434.97	470.00	1,165.16
	6,500.74	6,378.94	5,762.79	12,879.68	11,551.69	23,994.09
Expenses						
Cost of material and components consumed	57.75	44.37	45.17	102.12	86.45	191.12
Employee benefits expense	284.39	272.26	225.11	556.65	453.69	949.69
Operating and maintenance expenses	1,117.02	1,040.54	1,017.01	2,157.56	1,986.04	3,870.63
Other expenses	566.09	565.98	503.03	1,132.07	1,066.89	2,295.06
	2,025.25	1,923.15	1,790.32	3,948.40	3,593.07	7,306.50
Earnings before finance costs, depreciation, amortisation and tax	4,475.49	4,455.79	3,972.47	8,931.28	7,958.62	16,687.59
Finance costs	1,157.06	1,125.03	932.08	2,282.09	1,846.12	3,943.39
Depreciation and amortisation expenses	1,616.62	1,547.57	1,471.03	3,164.19	2,921.19	5,861.16
Profit before share of net profit of investment accounted for using equity method and tax	1,701.81	1,783.19	1,569.36	3,485.00	3,191.31	6,883.04
Share of net profit of investment accounted for using equity method	2012	19.40	21.71	39.52	46.61	95.50
Profit / (Loss) before tax	1,721.93	1,802.59	1,591.07	3,524.52	3,237.92	6,978.54
Tax expense						
Current tax	309.02	325.52	300.89	634.54	616.75	1,334.47
Tax adjustments relating to earlier years	(5.60)	-	(20.25)	(5.60)	(20.25)	(18.39)
Deferred tax charge / (credit)	95.30	281.25	208.07	376.55	143.29	834.31
	398.72	606.77	488.71	1,005.49	739.79	2,150.39
Profit / (Loss) for the period / year	1,323.21	1,195.82	1,102.36	2,519.03	2,498.13	4,828.15
Other comprehensive income						
Items that will not be reclassified subsequently to profit or loss	-	-	-	-	-	(2.69)
Re-measurement gain / (loss) on defined benefits obligations	-	-	-	-	-	0.79
Income tax relating to above item	-	-	-	-	-	(1.90)
Total other comprehensive income for the period / year	-	-	-	-	-	(1.90)
Total comprehensive income / (loss) for the period / year	1,323.21	1,195.82	1,102.36	2,519.03	2,498.13	4,826.25
Earnings per unit (of ₹100 each) (not annualised)						
Basic (₹)	0.87	0.79	0.73	1.66	1.65	3.19
Diluted (₹)	0.87	0.79	0.73	1.66	1.65	3.19

PART II : SELECT EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2025

- 1 The above is an extract of the detailed format of quarter and half year ended results filed with the Stock Exchanges. The full format for the quarter and half year 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
- 2 The Consolidated Financial Results of Nexus Select Trust and its SPV's (together known as Nexus Select Group) and joint venture for the quarter and half year ended September 30, 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on November 04, 2025.
- 3 The Consolidated Financial Results for the quarter and half year ended September 30, 2025 was subjected to limited review by statutory auditors of Nexus Select Trust and they have issued an unqualified report.
- 4 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(1)(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.
- 5 The financial results comprises of financial information of:
- Vega City Mall acquired on February 11, 2025 by Vijaya Production Private Limited and
- MBD Neopolis Mall along with Radisson Blu hotel acquired on May 07, 2025 by Select Infrastructure Private Limited.
Accordingly, the comparatives may not be comparable.

PART III : CONSOLIDATED SEGMENT INFORMATION

(₹ million)						
Operating segments of Nexus Select Trust are - (i) Urban consumption centre (Mall Rentals), (ii) Office, (iii) Hospitality, and (iv) Others - comprising of (a) income from generation of renewable energy and (b) other operating revenue.						
Particulars	For the quarter ended September 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended September 30, 2024 (Unaudited) (Refer note 5)	For the half year ended September 30, 2025 (Unaudited) (Refer note 5)	For the half year ended September 30, 2024 (Unaudited) (Refer note 5)	For the year ended March 31, 2025 (Audited)
Revenue from Operations						
Mall	5,562.84	5,448.46	4,932.33	11,011.30	9,847.19	20,176.60
Office	328.26	316.06	294.32	644.32	597.56	1,215.11
Hospitality	410.3	360.39	309.37	770.69	620.88	1,415.95
Others	7.48	10.92	7.48	18.40	16.06	21.27
	6,308.88	6,135.83	5,543.50	12,444.71	11,081.69	22,828.93
Segment Result						
Mall	4,249.13	4,176.9	3,712.50	8,426.03	7,431.24	15,340.62
Office	247.35	232.86	210.33	480.21	430.05	908.00
Hospitality	156.99	159.27	136.92	316.26	278.55	692.76
Others	21.67	32.99	37.96	54.66	85.04	168.92
	4,675.14	4,602.02	4,097.71	9,277.16	8,224.88	17,110.30

PART IV : STATEMENT OF NET ASSETS AT FAIR VALUE

(₹ million)			
Particulars	As at September 30, 2025 (Unaudited)	As at March 31, 2025 (Audited)	As at September 30, 2024 (Unaudited)
(A) Total Assets	310,965.35	293,245.85	275,926.58
(B) Total Liabilities	69,548.95	63,225.35	53,161.02
(C) Net Assets	241,416.40	230,020.50	222,765.56
(D) No. of units (millions)	1,515.00	1,515.00	1,515.00
NAV Per Unit (C) / (D)	159.35	151.83	147.04

PART V : NET DISTRIBUTABLE CASH FLOWS (NDCF)

(₹ million unless otherwise stated)						
Particulars	For the quarter ended September 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended September 30, 2024 (Unaudited) (Refer note 5)	For the half year ended September 30, 2025 (Unaudited) (Refer note 5)	For the half year ended September 30, 2024 (Unaudited) (Refer note 5)	For the year ended March 31, 2025 (Audited)
Net Distributable Cash Flows	3,332.95	3,380.45	3,040.62	6,713.40	6,295.70	12,653.73
Distribution Payout ratio	99.91%	99.94%	100.00%	99.93%	99.96%	99.97%
Distributions	3,329.97	3,378.45	3,040.60	6,708.42	6,293.31	12,650.25
No. of units outstanding	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00
Distribution Per Unit (DPU) (in ₹)	2.198	2.230	2.007	4.428	4.154	8.350

The Board of Directors of the Manager to the Trust, in its meeting held on November 04, 2025, have declared distribution to unitholders of ₹2.198 per unit which aggregates to ₹3,329.97 million. The distribution of ₹2.198 per unit comprises ₹0.623 per unit in the form of interest, ₹1.233 per unit in the form of dividend, ₹0.004 per unit in the form of other income and the balance ₹0.338 per unit in the form of repayment of SPV level debt. The cumulative distribution for the half year ended September 30, 2025 aggregates to ₹6,708.42 million (₹4.428 per unit).

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

Sd/-
Vijay Kumar Gupta
General Counsel, CS & Compliance Officer

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

