Nexus Select Trust

September 16, 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 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, and with reference to the pre-clearance granted on September 11, 2026, we have received disclosures from BREP Asia SG Forum Holding (NQ) Pte. Ltd, one of the Sponsor Group entities of Nexus Select Trust ("Trust"), regarding the creation of pledge over 13,00,000 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
Digitally signed by VIJAY KUMAR GUPTA
Date: 2026.09.16 17:06:59 +05'30'

Vijay Kumar Gupta
General Counsel, CS & Compliance Officer
Membership No. A14545
Enclosed: As Above

Date: 15 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: 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 1,300,000 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd. (the "**Pledgor**") 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 Pledgor and the Onshore Security Agent (the "**Pledge Agreement**").

The pledge was created by the Pledgor 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	BREP Asia SG Forum Holding (NQ) Pte. Ltd.
Total unitholding	No. of units – 34,909,064 % of total outstanding units – 2.30423%

Specific details about the encumbrance	
	Encumbrance (Date of creation of encumbrance: 11 September 2026)
Type of encumbrance	Creation of pledge
No. and % of units encumbered	No. of units – 1,300,000

	% of total outstanding units – 0.0858% *Note that in addition to the 1,300,000 units which have been pledged, pledge on 33,609,064 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd. continues as previously disclosed on 4 June 2026.*
Encumbered units as a % of total units held	100% (including the 33,609,064 units held by BREP Asia SG Forum Holding (NQ) Pte. Ltd. that continues to be pledged as previously disclosed on 4 June 2026.)
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 Pledgor 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.

Signed and delivered for and on behalf of

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

Date: 15 September 2026

Signature:

Name: Victoria Maharaja Kongoasa

Title: Director

Place: Singapore