



May 13, 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: Submission of the Newspaper publication of the financial results for the quarter and financial year ended March 31, 2026.

We have enclosed copies of the newspaper publication in connection with Nexus Select Trust’s approved Audited Consolidated Financial Results for the quarter and financial year ended March 31, 2026 published in the Economic Times (Edition – Mumbai and Delhi) and Business Standard (All Editions) on May 13, 2026.

The above information has also been uploaded on its website at www.nexusselecttrust.com.

Kindly take the same on records.

**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 | **10.7 Msf** Retail Portfolio



FINANCIAL RESULT FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

15% YoY
FY26 Consumption Growth

13% YoY
FY26 Retail NOI Growth

₹ 1376 Cr.
FY26 Distribution
(9% YoY Growth)

9% DPU Growth
FY27 Guidance

| PART I : CONSOLIDATED FINANCIAL RESULTS | | | | | |
|---|---|--|---|--|--|
| Particulars | (₹ crore, except DPU) | | | | |
| | For the quarter ended March 31, 2026 (Audited) (Refer note 5) | For the quarter ended December 31, 2025 (Unaudited) (Refer note 5) | For the quarter ended March 31, 2025 (Audited) (Refer note 5) | For the year ended March 31, 2026 (Audited) (Refer note 5) | For the year ended March 31, 2025 (Audited) (Refer note 5) |
| Income | | | | | |
| Revenue from operations | 652.37 | 671.16 | 580.33 | 2,568.00 | 2,282.89 |
| Other income | 23.03 | 20.77 | 22.83 | 87.30 | 165.52 |
| | 675.40 | 691.93 | 603.16 | 2,655.30 | 2,448.41 |
| Expenses | | | | | |
| Cost of material and components consumed | 6.60 | 6.47 | 4.76 | 23.28 | 10.11 |
| Employee benefits expense | 30.56 | 30.52 | 25.39 | 116.75 | 94.97 |
| Operating and maintenance expenses | 106.08 | 106.59 | 92.28 | 428.43 | 387.06 |
| Other expenses | 76.64 | 76.76 | 59.85 | 266.61 | 229.51 |
| | 219.88 | 220.34 | 182.28 | 835.07 | 730.65 |
| Earnings before finance costs, depreciation, amortisation and tax | 455.52 | 471.59 | 430.88 | 1,820.23 | 1,666.76 |
| Finance costs | 113.51 | 116.23 | 105.97 | 457.95 | 394.34 |
| Depreciation and amortisation expenses | 150.36 | 153.06 | 146.32 | 619.84 | 586.12 |
| Profit before share of net profit of investment accounted for using equity method and tax | 191.65 | 202.30 | 178.59 | 742.44 | 688.30 |
| Share of net profit of investment accounted for using equity method | (4.99) | 1.89 | 2.59 | 0.85 | 9.55 |
| Profit / (Loss) before tax | 186.66 | 204.19 | 181.18 | 743.29 | 697.85 |
| Tax expense | 34.49 | 36.66 | 36.33 | 134.60 | 133.45 |
| Current tax | (0.02) | (0.83) | 0.38 | (1.41) | (1.84) |
| Tax adjustments relating to earlier years | 140.01 | 28.96 | 30.20 | 206.63 | 83.43 |
| Deferred tax charge / (credit) | 174.48 | 64.79 | 66.91 | 339.82 | 215.04 |
| Profit / (Loss) for the period / year | 12.18 | 139.40 | 114.27 | 403.47 | 462.81 |
| Other comprehensive income | | | | | |
| Items that will not be reclassified subsequently to profit or loss | | | | | |
| Re-measurement gain / (loss) on defined benefits obligations | 0.58 | - | (0.27) | 0.58 | (0.27) |
| Income tax relating to above item | (0.17) | - | 0.08 | (0.17) | 0.08 |
| Total other comprehensive income / (loss) for the period / year | 0.41 | - | (0.19) | 0.41 | (0.19) |
| Total comprehensive income / (loss) for the period / year | 12.59 | 139.40 | 114.08 | 403.88 | 462.62 |
| Earnings per unit (not annualised) | | | | | |
| Basic (₹) | 0.08 | 0.92 | 0.75 | 2.66 | 3.19 |
| Diluted (₹) | 0.08 | 0.92 | 0.75 | 2.66 | 3.19 |

PART II : SELECT EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

- The above is an extract of the detailed form of quarter and year ended results filed with the Stock Exchanges. The full form for the quarter and 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 SPVs (together known as Nexus Select Group) and joint venture for the quarter and year ended March 31, 2026 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on May 12, 2026.
- The Consolidated Financial Results for the quarter and year ended March 31, 2026 was subjected to audit 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 consolidated financial results include financial information of following assets:
 - Vega City mall acquired on February 11, 2025 by Nexus Vijaya Retail Private Limited (formerly known as Vijaya Productions Private Limited);
 - HBD Neopolis mall along with Radisson Blu hotel acquired on May 07, 2025 by Select Infrastructure Private Limited; and
 - 6 units having gross leasable area of 60,000 sq ft situated at Nexus Elite complex acquired on December 05, 2025
 Accordingly, comparative figures are not comparable.

| PART III : CONSOLIDATED SEGMENT INFORMATION | | | | | |
|---|---|--|---|--|--|
| Particulars | (₹ crore) | | | | |
| | For the quarter ended March 31, 2026 (Audited) (Refer note 5) | For the quarter ended December 31, 2025 (Unaudited) (Refer note 5) | For the quarter ended March 31, 2025 (Audited) (Refer note 5) | For the year ended March 31, 2026 (Audited) (Refer note 5) | For the year ended March 31, 2025 (Audited) (Refer note 5) |
| Revenue from Operations | | | | | |
| Mail | 564.03 | 588.17 | 511.41 | 2,253.33 | 2,017.66 |
| Office | 35.99 | 32.16 | 30.49 | 132.58 | 121.51 |
| Hospitality | 51.84 | 50.57 | 28.12 | 179.47 | 141.59 |
| Others | 0.51 | 0.26 | 0.31 | 2.62 | 2.13 |
| | 652.37 | 671.16 | 580.33 | 2,568.00 | 2,282.89 |
| Segment Result | | | | | |
| Mail | 440.57 | 451.67 | 398.40 | 1,734.84 | 1,534.06 |
| Office | 29.22 | 25.12 | 24.05 | 102.36 | 90.80 |
| Hospitality | 26.09 | 24.06 | 19.67 | 81.78 | 69.28 |
| Others | 2.76 | 2.43 | 4.78 | 10.66 | 16.89 |
| | 498.64 | 503.28 | 446.90 | 1,929.64 | 1,711.03 |

| PART IV : STATEMENT OF NET ASSETS AT FAIR VALUE | | | |
|---|----------------------|--------------------------|----------------------|
| Particulars | (₹ crore) | | |
| | As at March 31, 2026 | As at September 30, 2025 | As at March 31, 2025 |
| (A) Total Assets | 22,240.60 | 31,096.54 | 29,224.59 |
| (B) Total Liabilities | 7,394.30 | 6,954.90 | 6,322.54 |
| (C) Net Assets [(A) - (B)] | 24,846.30 | 24,141.64 | 23,002.05 |
| (D) No. of Units (in crore) | 151.50 | 151.50 | 151.50 |
| NAV (₹) / (D) | 164.00 | 159.35 | 151.83 |

| PART V : NET DISTRIBUTABLE CASH FLOWS (NDCF) | | | | | |
|--|---|--|---|--|--|
| Particulars | (₹ crore unless otherwise stated) | | | | |
| | For the quarter ended March 31, 2026 (Audited) (Refer note 5) | For the quarter ended December 31, 2025 (Unaudited) (Refer note 5) | For the quarter ended March 31, 2025 (Audited) (Refer note 5) | For the year ended March 31, 2026 (Audited) (Refer note 5) | For the year ended March 31, 2025 (Audited) (Refer note 5) |
| Net Distributable Cash Flows | 345.90 | 358.68 | 303.11 | 1,375.89 | 1,265.36 |
| Distribution Payout ratio | 100.13% | 99.98% | 99.96% | 99.98% | 99.97% |
| Distributions | 346.33 | 358.60 | 303.00 | 1,375.62 | 1,265.03 |
| No. of units outstanding | 151.50 | 151.50 | 151.50 | 151.50 | 151.50 |
| Distribution Per Unit (DPU) (in ₹) | 2.286 | 2.367 | 2.000 | 9.081 | 8.350 |

The Board of Directors of the Manager to the Trust, in its meeting held on May 12, 2026, have declared distribution to unitholders of ₹2,286 per unit which aggregates to ₹246.33 crore. The distributions of ₹2,286 per unit comprises ₹0.753 per unit in the form of interest, ₹1,309 per unit in the form of dividend, ₹0.008 per unit in the form of other income and the balance ₹0.245 per unit in the form of amortization of debt.

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





INDIA'S ONLY LISTED RETAIL REIT

19 Consumption Centres | **15** Cities | **10.7 Msf** Retail Portfolio

FINANCIAL RESULT FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

15% YoY FY26 Consumption Growth | **13% YoY** FY26 Retail NOI Growth | **₹ 1376 Cr.** FY26 Distribution (9% YoY Growth) | **9% DPU Growth** FY27 Guidance

| PART I : CONSOLIDATED FINANCIAL RESULTS | | | | | |
|---|---|--|---|--|--|
| Particulars | ₹ (crores except EPS) | | | | |
| | For the quarter ended March 31, 2026 (Audited) (Refer note 5) | For the quarter ended December 31, 2025 (Unaudited) (Refer note 5) | For the quarter ended March 31, 2025 (Audited) (Refer note 5) | For the year ended March 31, 2026 (Audited) (Refer note 5) | For the year ended March 31, 2025 (Audited) (Refer note 5) |
| Income | | | | | |
| Revenue from operations | 652.37 | 671.16 | 580.33 | 2,568.00 | 2,282.89 |
| Other income | 23.03 | 20.77 | 32.83 | 87.30 | 116.52 |
| | 675.40 | 691.93 | 613.16 | 2,655.30 | 2,399.41 |
| Expenses | | | | | |
| Cost of material and components consumed | 6.60 | 6.47 | 4.76 | 23.28 | 19.11 |
| Employee benefits expense | 30.56 | 30.52 | 25.39 | 116.75 | 94.97 |
| Operating and maintenance expenses | 106.08 | 106.59 | 92.28 | 428.43 | 387.06 |
| Other expenses | 76.64 | 76.76 | 59.85 | 266.61 | 229.51 |
| | 219.88 | 220.34 | 182.28 | 835.07 | 730.65 |
| Earnings before finance costs, depreciation, amortisation and tax | 455.52 | 471.59 | 430.88 | 1,820.23 | 1,668.76 |
| Finance costs | 113.51 | 116.23 | 105.97 | 457.95 | 394.34 |
| Depreciation and amortisation expenses | 150.36 | 153.06 | 146.32 | 619.84 | 586.12 |
| Profit before share of net profit of investment accounted for using equity method and tax | 191.65 | 202.30 | 178.59 | 742.44 | 688.30 |
| Share of net profit of investment accounted for using equity method | (4.99) | 1.89 | 2.59 | 0.85 | 9.55 |
| Profit / (Loss) before tax | 186.66 | 204.19 | 181.18 | 743.29 | 697.85 |
| Tax expense | 34.49 | 36.66 | 36.33 | 134.60 | 133.45 |
| Current tax | (0.02) | (0.83) | 0.38 | (1.41) | (8.84) |
| Tax adjustments relating to earlier years | 140.01 | 28.96 | 30.20 | 206.63 | 83.43 |
| Deferred tax charge / (credit) | 174.48 | 64.79 | 66.91 | 339.82 | 215.04 |
| Profit / (Loss) for the period / year | 12.18 | 139.40 | 114.27 | 403.47 | 482.81 |
| Other comprehensive income | | | | | |
| Items that will not be reclassified subsequently to profit or loss | | | | | |
| Re-measurement gain / (loss) on defined benefits obligations | 0.58 | - | (0.27) | 0.58 | (0.27) |
| Income tax relating to above item | (0.17) | - | 0.08 | (0.17) | 0.08 |
| Total other comprehensive income / (loss) for the period / year | 0.41 | - | (0.19) | 0.41 | (0.19) |
| Total comprehensive income / (loss) for the period / year | 12.59 | 139.40 | 114.08 | 403.88 | 482.62 |
| Earnings per unit (not annualised) | | | | | |
| Basic (₹) | 0.08 | 0.92 | 0.75 | 2.66 | 3.19 |
| Diluted (₹) | 0.08 | 0.92 | 0.75 | 2.66 | 3.19 |

| PART III : CONSOLIDATED SEGMENT INFORMATION | | | | | |
|---|---|--|---|--|--|
| Particulars | ₹ (crores) | | | | |
| | For the quarter ended March 31, 2026 (Audited) (Refer note 5) | For the quarter ended December 31, 2025 (Unaudited) (Refer note 5) | For the quarter ended March 31, 2025 (Audited) (Refer note 5) | For the year ended March 31, 2026 (Audited) (Refer note 5) | For the year ended March 31, 2025 (Audited) (Refer note 5) |
| Revenue from Operations | | | | | |
| Mall | 564.03 | 588.17 | 511.41 | 2,253.33 | 2,017.66 |
| Office | 35.99 | 32.16 | 30.49 | 132.58 | 121.51 |
| Hospitality | 51.84 | 50.57 | 38.12 | 179.47 | 141.59 |
| Others | 0.51 | 0.26 | 0.31 | 2.62 | 2.13 |
| | 652.37 | 671.16 | 580.33 | 2,568.00 | 2,282.89 |
| Segment Result | | | | | |
| Mall | 440.57 | 451.67 | 398.40 | 1,734.84 | 1,534.06 |
| Office | 29.22 | 25.12 | 24.05 | 102.36 | 90.80 |
| Hospitality | 26.09 | 24.06 | 19.67 | 81.78 | 69.28 |
| Others | 2.76 | 2.43 | 4.78 | 10.66 | 16.89 |
| | 498.64 | 503.28 | 446.90 | 1,929.64 | 1,711.03 |

| PART IV : STATEMENT OF NET ASSETS AT FAIR VALUE | | | |
|---|----------------------|--------------------------|----------------------|
| Particulars | ₹ (crores) | | |
| | As at March 31, 2026 | As at September 30, 2025 | As at March 31, 2025 |
| (A) Total Assets | 32,240.60 | 31,096.64 | 28,324.89 |
| (B) Total Liabilities | 7,394.30 | 6,954.90 | 6,322.54 |
| (C) Net Assets [(A) - (B)] | 24,846.30 | 24,141.64 | 23,002.05 |
| (D) No. of units (in crore) | 151.50 | 151.50 | 151.50 |
| NAV (C) / (D) | 164.00 | 159.35 | 151.83 |

| PART V : NET DISTRIBUTABLE CASH FLOWS (NDCF) | | | | | |
|--|---|--|---|--|--|
| Particulars | ₹ (crore unless otherwise stated) | | | | |
| | For the quarter ended March 31, 2026 (Audited) (Refer note 5) | For the quarter ended December 31, 2025 (Unaudited) (Refer note 5) | For the quarter ended March 31, 2025 (Audited) (Refer note 5) | For the year ended March 31, 2026 (Audited) (Refer note 5) | For the year ended March 31, 2025 (Audited) (Refer note 5) |
| Net Distributable Cash Flows | 345.90 | 358.68 | 303.11 | 1,375.89 | 1,265.36 |
| Distribution Payout ratio | 100.13% | 99.98% | 99.96% | 99.98% | 99.97% |
| Distributions | 346.33 | 358.60 | 303.00 | 1,375.62 | 1,265.03 |
| No. of units outstanding | 151.50 | 151.50 | 151.50 | 151.50 | 151.50 |
| Distribution Per Unit (DPU) (in ₹) | 2.286 | 2.367 | 2.000 | 9.081 | 8.350 |

PART II : SELECT EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

- The above is an extract of the detailed format of quarter and year ended results filed with the Stock Exchanges. The full format for the quarter and 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 year ended March 31, 2026 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on May 12, 2026.
- The Consolidated Financial Results for the quarter and year ended March 31, 2026 was subjected to audit 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 20(3)(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 consolidated financial results include financial information of following assets:
 - Vega City mall acquired on February 11, 2025 by Nexus Vijaya Retail Private Limited (formerly known as Vijaya Productions Private Limited);
 - HBD Neopolis mall along with Radisson Blu hotel acquired on May 07, 2025 by Select Infrastructure Private Limited; and
 - 6 units having gross leasable area of 60,000 sq ft situated at Nexus Elante complex acquired on December 05, 2025
 Accordingly, comparative figures are not comparable.

The Board of Directors of the Manager to the Trust, in its meeting held on May 12, 2026, have declared distribution to unitholders of ₹2,286 per unit which aggregates to ₹346.33 crore. The distributions of ₹2,286 per unit comprises ₹0.753 per unit in the form of interest, ₹1,880 per unit in the form of dividend, ₹0,000 per unit in the form of other income and the balance ₹0.245 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.

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

