Nexus Select Trust

August 04, 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: Submission of the Newspaper Advertisements for the quarter ended June 30, 2026.

We have enclosed copies of the newspaper advertisements published in the Economic Times (Edition – Mumbai and Delhi) and Business Standard (All Editions) on August 04, 2026, in connection with Nexus Select Trust's approved Unaudited Consolidated Financial Results for the quarter ended June 30, 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

Digitally signed by VIJAY KUMAR GUPTA
Date: 2026.08.04 10:56:55 +05'30'

Vijay Kumar Gupta
General Counsel, CS & Compliance Officer
Membership No. A14545

Encl: As above

acting through its Manager – Nexus Select Mall Management Private Limited,
Registered Office : Embassy 247,Unit No. 501, B Wing LBS Marg, Vikhroli (West), Mumbai City MH - 400083.
CIN : U70109MH2021PTC363065
T : +022-62805000 I E : corp.secretarial@nexusmalls.com I
W : www.nexusselecttrust.com

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

FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

17% YoY Consumption Growth | **11% YoY** NOI Growth | **10% YOY** Distribution Growth | **99%** Total Returns Since Listing*

PART I : CONSOLIDATED FINANCIAL RESULTS

(₹ in Crore, except EPU)

Particulars	For the quarter ended June 30, 2026 (Unaudited) (Refer note 5)	For the quarter ended March 31, 2026 (Audited)	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the year ended March 31, 2026 (Audited) (Refer note 5)
Income				
Revenue from operations	680.53	652.37	613.58	2,568.00
Other income	22.33	23.03	24.31	87.30
	702.86	675.40	637.89	2,655.30
Expenses				
Cost of material and components consumed	6.25	6.60	4.44	23.28
Employee benefits expense	30.03	30.56	27.23	116.75
Operating and maintenance expenses	116.02	106.08	104.05	428.43
Other expenses	59.30	76.64	56.59	266.61
	211.60	219.88	192.31	835.07
Earnings before finance costs, depreciation, amortisation and tax	491.26	455.52	445.58	1,820.23
Finance costs	116.17	113.51	112.50	457.95
Depreciation and amortisation expenses	150.55	150.36	154.76	619.84
Profit before share of net profit of investment accounted for using equity method and tax	224.54	191.65	178.32	742.44
Share of net profit of investment accounted for using equity method	2.53	(4.99)	1.94	0.85
Profit / (Loss) before tax	227.07	186.66	180.26	743.29
Tax expense				
Current tax	53.22	34.49	32.55	134.60
Tax adjustments relating to earlier years	0.07	(0.02)	-	(1.41)
Deferred tax charge / (credit)	17.26	140.01	28.13	206.63
	70.55	174.48	60.68	339.82
Profit / (Loss) for the period / year	156.52	12.18	119.58	403.47
Other comprehensive income				
Items that will not be reclassified subsequently to profit or loss				
Re-measurement gain / (loss) on defined benefits obligations	-	0.58	-	0.58
Income tax relating to above item	-	(0.17)	-	(0.17)
Total other comprehensive income for the period / year	-	0.41	-	0.41
Total comprehensive income / (loss) for the period / year	156.52	12.59	119.58	403.88
Earnings per unit (of ₹ 100 each) (not annualised)				
Basic (₹)	1.03	0.08	0.79	2.66
Diluted (₹)	1.03	0.08	0.79	2.66

PART II : SELECT EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

1. 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**
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 ended June 30, 2026 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on August 03, 2026.
3. The Consolidated Financial Results for the quarter ended June 30, 2026 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 consolidated financial results include financial information of following assets:
   - MBD 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.

PART III : CONSOLIDATED SEGMENT INFORMATION

(₹ in Crore)

Particulars	For the quarter ended June 30, 2026 (Unaudited) (Refer note 5)	For the quarter ended March 31, 2026 (Audited)	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the year ended March 31, 2026 (Audited) (Refer note 5)
Revenue from operations				
Mall rentals	596.33	564.03	544.84	2,253.33
Office rentals	36.05	35.99	31.61	132.58
Hospitality	47.82	51.84	36.04	179.47
Others	0.33	0.51	1.09	2.62
	680.53	652.37	613.58	2,568.00
Net operating income				
Mall rentals	459.06	440.57	417.69	1,734.84
Office rentals	27.50	29.22	23.28	102.36
Hospitality	20.57	26.09	15.93	81.78
Others	2.92	2.76	3.30	10.66
	510.05	498.64	460.20	1,929.64

PART IV : NET DISTRIBUTABLE CASH FLOWS (NDCF)

(₹ in Crore, unless otherwise stated)

Particulars	For the quarter ended June 30, 2026 (Unaudited) (Refer note 5)	For the quarter ended March 31, 2026 (Audited)	For the quarter ended June 30, 2025 (Unaudited) (Refer note 5)	For the year ended March 31, 2026 (Audited) (Refer note 5)
Net distributable cash flows	370.26	345.90	338.05	1375.89
Distribution payout ratio	99.92%	100.12%	99.99%	99.99%
Distributions	369.96	346.33	337.85	1375.77
No. of units outstanding	151.50	151.50	151.50	151.50
Distribution per unit (DPU) (in ₹)	2.442	2.286	2.230	9.081

The Board of Directors of the Manager to the Trust, in its meeting held on August 03, 2026, have declared distribution to unitholders of ₹ 2.442 per unit which aggregates to ₹ 369.96 crore. The distributions of ₹ 2.442 per unit comprises ₹ 1.041 per unit in the form of interest, ₹ 0.861 per unit in the form of dividend, ₹ 0.003 per unit in the form of other income and the balance ₹ 0.537 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

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	211.60	**219.88**	**192.31**	**835.07**
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