



March 11, 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: Scrip Symbol “NXST”, Scrip Code 543913

Scrip Code for NCDs: 974909, 976118, 976119, 976657, 977372 and 977376

ISIN Nos: INE0NDH07068 and INE0NDH07076

Dear Sir/ Madam,

Subject: Notice for convening Meeting of Debenture Holders of Nexus Select Trust (“Trust”)

We wish to inform you that a meeting of the Debenture Holders for ISIN Nos: INE0NDH07068 and INE0NDH07076, has been called by IDBI Trusteeship Services Limited (“Debenture Trustee”) on Monday, March 16, 2026, to inter-alia consider and seek consent to, as per the terms of the Debenture Trust Deed dated December 09, 2025 (“Debenture Trust Deed”) entered into between Nexus Select Trust (“Trust”) (acting through its Manager, Nexus Select Mall Management Private Limited) and Debenture Trustee in relation to rupee denominated, listed, rated, secured, transferable, redeemable, non-convertible debentures for an aggregate amount of up to INR 700 Crores (“NCDs”) subscribed to by the Debenture holders (“Debenture holder”), the amendment to the Debenture Trust Deed, Trust’s Key Information Document (KID) dated December 10, 2025 and other transaction documents, for the purpose of rectifying a typographical error in the description of the mortgaged property (i.e., floors of office / IT park at Westend Mall, Pune, being mentioned incorrectly).

It may be noted that the amendment is proposed to be undertaken to ensure accuracy of disclosures and does not result in any change to the terms of the debt instrument.

In connection to the above, please find enclosed herewith the notice issued by the Debenture Trustee for convening meeting of the Debenture Holders of Nexus Select Trust (“Notice”). The said Notice attached is also available on the Nexus Select Trust website i.e. <https://www.nexusselecttrust.com/>

Please note that as per the Notice, the meeting is currently proposed to be held on Monday, March 16, 2026, however, the meeting may be held at a later date if required in accordance with the Debenture Trust Deed.

Kindly take the same on records.

Thanking you,

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

Vijay Kumar Gupta
Company Secretary and Compliance Officer
Membership No. A14545

Encl: As above

CC:

To

IDBI Debenture Trustee Limited

(Acting as Debenture Trustee)

Address: Universal Insurance Building,

Ground Floor, Sir P.M. Road, Fort Mumbai- 400 001

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 | **E :** corp.secretarial@nexusmalls.com |

W : www.nexusselecttrust.com

NOTICE OF DEBENTURE HOLDERS' MEETING

ITSL/OPR/2025-26

Date: 10th March, 2026

To,
The Debenture Holders
Nexus Select Trust
Embassy 247, Unit No. 501,
B Wing LBS Marg, Vikhroli (West)
Mumbai City MH 400083 IN

Subject: Notice of Meeting of Debenture Holders for approval of Addendum to DTD and KID - Series IV (Nexus Select Trust) in Security Description:

We Refer to the Listed Non-Convertible Debentures ("NCDs") in Relation to the Private Placement of (I) 50,000, Rupee Denominated, Listed, Rated, Secured, Transferable, Redeemable, Non- Convertible Debentures of Face Value of INR 1,00,000 Each, Aggregating Up to an Issue Size of INR 500,00,00,000 (ISIN: INE0NDH07068) ("Tranche A Debentures"); And (II) 20,000, Rupee Denominated, Listed, Rated, Secured, Transferable, Redeemable, Non-Convertible Debentures of Face Value of INR 1,00,000 Each, Aggregating Up to an Issue Size of INR 200,00,00,000 (ISIN: INE0NDH07076) ("Tranche B Debentures, and together with Tranche A Debentures be referred as the "Debentures") issued by **Nexus Select Trust represented by its Investment Manager, Nexus Select Mall Management Private Limited** under the Debenture Trust Deed dated December 09, 2025 executed with IDBI Trusteeship Services Limited acting as Debenture Trustee.

1. BACKGROUND AND PURPOSE

The Issuer has notified the Debenture Trustee about a typographical/clerical error in the description of the 'Mortgaged Property 1' within the DTD and Key Information Document ("KID"). While the current DTD and KID refers to floors 4th to 15th, the actual ownership and the underlying security/valuation pertain only to the 4th to 9th floors.

2. REGULATORY COMPLIANCE

In accordance with Regulation 59 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, any material modification in the structure of listed NCDs in terms of coupon, redemption, or otherwise requires prior approval of the Debenture



Holders. Furthermore, this notice is issued in compliance with SEBI Master Circular for Debenture Trustees and the provisions of Schedule IV (Meetings of Debenture Holders) of the DTD dated December 09, 2025.

3. PROPOSED AMENDMENT

“All that piece and parcel of land admeasuring 16,997 square meters (equivalent to 2.40 Acres) out of Survey No. 169/1 of Village Aundh corresponding to CTS No. 2495, Taluka Pune City, Pune situated within the Revenue District of Pune City, the Registration District of Pune Registration Sub-district of Taluka Haveli and within the limits of the PMC (“Mortgaged Land”). The Mortgaged Land is bounded as below:

On or towards the East: By 60 feet road;

On or towards the South: By 80 feet road;

On or towards the West: By existing residential development; and

On or towards the North: By 50 feet road.

Existing Clause in DTD and KID:

Retail-cum-commercial/office building constructed/being constructed on the Mortgaged Land comprising of two level basement, ground floor (north), ground floor (south), higher ground floor, and 2 (two) upper floors and 3rd floor (north wing) sanctioned and being utilized as a retail/commercial space known as 'Westend Mall', and the remaining floors being 3rd floor (south wing), 4th to 15th, sanctioned for office/ IT/ITeS use.”

Proposed Amendment in existing clause in DTD and KID:

Retail-cum-commercial/office building constructed/being constructed on the Mortgaged Land comprising of two level basement, ground floor (north), ground floor (south), higher ground floor, and 2 (two) upper floors and 3rd floor (north wing) sanctioned and being utilized as a retail/commercial space known as 'Westend Mall', and the remaining floors being 3rd floor (south wing), 4th to 9th, sanctioned for office/ IT/ITeS use.”

However, as confirmed by the Issuer, the actual ownership of the Mortgagor is limited to the 4th to 9th Floors only, and accordingly the valuation and security creation have been undertaken only for the 4th to 9th Floors.

The Issuer has clarified that the above discrepancy is purely a typographical / clerical error, and that the underlying security actually created corresponds to the floors owned by the Mortgagor.



However, any such change in the description or scope of the secured asset, would need to be evaluated from a regulatory perspective as it is prima facie amounting to a modification of the terms of security post-listing which in turn may amount to material modification to the structure of NCDs.

In this context, the applicability of Regulation 59 of the SEBI (LODR) Regulations, 2015, including requirements relating to debenture holder approval and disclosures, may be applicable.

Notes

1. The meeting is being convened by giving not less than 3 (three) days' advance notice in writing.
2. Relevant documents relating to the proposed amendment will be available for inspection upon request.
3. Debenture Holders are requested to confirm their participation and provide their vote / consent on the proposed resolution.

For **IDBI Trusteeship Services Limited**
(Acting as Debenture Trustee)




Authorised Signatory

Name: *Deepak Kumar*

Designation: *Assistant Vice President*

AGENDA**Request for Debenture Holders for approval of Addendum to DTD and KID - Series IV (Nexus Select Trust) in Security Description:****1. BACKGROUND AND PURPOSE**

The Issuer has notified the Debenture Trustee of a typographical/clerical error in the description of the 'Mortgaged Property 1' within the DTD and Key Information Document ("KID"). While the current DTD and KID refers to floors 4th to 15th, the actual ownership and the underlying security/valuation pertain only to the 4th to 9th floors.

2. REGULATORY COMPLIANCE

In accordance with Regulation 59 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, any material modification in the structure of listed NCDs in terms of coupon, redemption, or otherwise requires prior approval of the Debenture Holders. Furthermore, this notice is issued in compliance with SEBI Master Circular for Debenture Trustees and the provisions of Schedule IV (Meetings of Debenture Holders) of the DTD dated December 09, 2025.

3. PROPOSED AMENDMENT

"All that piece and parcel of land admeasuring 16,997 square meters (equivalent to 2.40 Acres) out of Survey No. 169/1 of Village Aundh corresponding to CTS No. 2495, Taluka Pune City, Pune situated within the Revenue District of Pune City, the Registration District of Pune Registration Sub-district of Taluka Haveli and within the limits of the PMC ("Mortgaged Land"). The Mortgaged Land is bounded as below:

On or towards the East: By 60 feet road;

On or towards the South: By 80 feet road;

On or towards the West: By existing residential development; and

On or towards the North: By 50 feet road.

Existing Clause in DTD and KID:

Retail-cum-commercial/office building constructed/being constructed on the Mortgaged Land comprising of two level basement, ground floor (north), ground floor (south), higher ground floor, and 2 (two) upper floors and 3rd floor (north wing) sanctioned and being utilized as a retail/commercial space known as 'Westend Mall', and the remaining floors being 3rd floor (south wing), 4th to 15th, sanctioned for office/ IT/ITeS use."



Proposed Amendment in existing clause in DTD/KID:

Retail-cum-commercial/office building constructed/being constructed on the Mortgaged Land comprising of two level basement, ground floor (north), ground floor (south), higher ground floor, and 2 (two) upper floors and 3rd floor (north wing) sanctioned and being utilized as a retail/commercial space known as 'Westend Mall', and the remaining floors being 3rd floor (south wing), 4th to 9th, sanctioned for office/ IT/ITeS use."

However, as confirmed by the Issuer, the actual ownership of the Mortgagor is limited to the 4th to 9th Floors only, and accordingly the valuation and security creation have been undertaken only for the 4th to 9th Floors.

The Issuer has clarified that the above discrepancy is purely a typographical / clerical error, and that the underlying security actually created corresponds to the floors owned by the Mortgagor.

However, any such change in the description or scope of the secured asset, would need to be evaluated from a regulatory perspective as it is prima facie amounting to a modification of the terms of security post-listing which in turn may amount to material modification to the structure of NCDs.

In this context, the applicability of Regulation 59 of the SEBI (LODR) Regulations, 2015, including requirements relating to debenture holder approval and disclosures, may be applicable.

In the light of the above, notice is hereby given that a meeting of the Debenture Holders of Nexus Select Trust is scheduled to be held on March 16, 2026 at 12:30 pm (IST) to be attend online through video conferencing/ other audio-visual means in accordance with the applicable provisions of the Companies Act, 2013, SEBI regulations, other applicable laws, and the DTD, to take decision on the abovementioned agenda.

[Note: The online meeting details will be shared with all parties vide email]

Meeting details:

Day & Date:

Time:

Mode: VC / OAVM

Platform: [e.g., Zoom]

Meeting Link: [Insert link]

Meeting ID / Passcode: [If applicable]

A draft of the resolution proposed to be passed at the meeting of the Debenture Holders is set out in **Annexure - 1** of this notice.

For **IDBI Trusteeship Services Limited**


Authorized Signatory

Encl: a/a

ANNEXURE 1

Proposed Resolution:

“RESOLVED THAT pursuant to applicable SEBI regulations, the Debenture Trust Deed dated December 09, 2025, and other applicable laws/regulations, the consent of the Debenture Holders be and is hereby accorded to amend / rectify the description of the security as mentioned in the Debenture Trust Deed and KID in order to correct the typographical error therein.

RESOLVED FURTHER THAT The Debenture Holders are requested to approve and take note that with this Addendum, the Issuer proposes to amend and restate the KID and DTD to the extent that the definition of ‘Mortgaged Property 1’ appearing in the KID and DTD shall with effect from the date of this Addendum, be deemed to mean and be construed in the following manner:

“All that piece and parcel of land admeasuring 16,997 square meters (equivalent to 2.40 Acres) out of Survey No. 169/1 of Village Aundh corresponding to CTS No. 2495, Taluka Pune City, Pune situated within the Revenue District of Pune City, the Registration District of Pune Registration Subdistrict of Taluka Haveli and within the limits of the PMC (“Mortgaged Land”). The Mortgaged Land is bounded as below:

On or towards the East: By 60 feet road;
On or towards the South: By 80 feet road;
On or towards the West: By existing residential development; and
On or towards the North: By 50 feet road.

Retail-cum-commercial/office building constructed/being constructed on the Mortgaged Land comprising of two level basement, ground floor (north), ground floor (south), higher ground floor, and 2 (two) upper floors and 3rd floor (north wing) sanctioned and being utilized as a retail/commercial space known as ‘Westend Mall’, and the remaining floors being 3rd floor (south wing), 4th to 9th upper floors, sanctioned for office/ IT/ITeS use.”

This Addendum shall form an integral part of the KID and DTD and shall be read in conjunction with the KID and the GID. Apart from the information revised above, the disclosures, the terms and conditions in the DTD and KID remain unchanged and in full force and effect. Capitalized terms used in this Addendum and not defined herein shall have the same meaning as set out in the KID and DTD.

RESOLVED FURTHER THAT the aforesaid correction shall be treated as a rectification of typographical error and shall not in any manner affect the validity, enforceability or adequacy of the security created for the Debentures.

RESOLVED FURTHER THAT the Debenture Trustee be and is hereby authorised to take all necessary actions, execute documents, and carry out filings, if any, required to give effect to the above amendment.”

Meeting Details: *[Note: The online meeting details will be shared with all parties vide email]*

Date:

Time:

Mode:

Venue: