

QUARTERLY REPORT AND COMPLIANCE CERTIFICATE

Date: April 30, 2024

Axis Trustee Services Limited

The Ruby, 2nd Floor, SW,
29 Senapati Bapat Marg,
Dadar West, Mumbai-400 028,
Maharashtra, India

Dear Sir/Madam,

Sub: Quarterly Report and Compliance Certificate as per reg. 9(3), 9(8), 10 under Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 for the quarter ended on March 31, 2024

We, **Nexus Select Mall Management Private Limited** (formerly known as Nexus India Retail Management Services Private Limited) acting in the capacity as the **Manager** of **Nexus Select Trust** (“Trust”), pursuant to Regulation 9(3), 9(8) and Regulation 10 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 (REIT Regulations), do hereby confirm that: -

1. We are in compliance with the SEBI Regulations, specifically with Regulations 9, 10, 18, 19 and 20 of SEBI (Real Estate Investment Trusts) Regulations, 2014 and circulars issued, and all other reporting and disclosure requirements for the quarter ended March 31, 2024, ~~save in case of following instances which were on account of reasons specified below:—~~

Regulations 9, 10, 18, 19 and 20 – Manager has complied with the said regulations to the extent applicable to the Trust.

2. We have maintained minimum level of public holding under Reg. 14 of the REIT Regulations.
3. All applicable Insurance policies are obtained, renewed and operational on the assets of REIT and that such insurances are valid and enforceable. The premium in respect of the insurance policies is paid on timely basis.
4. We on behalf of the **Trust** are maintaining a functional website www.nexusselecttrust.com as per the contents and including the relevant information about REIT as specified in Chapter 4 of Master Circular for REITs 2023. We further confirm that the contents are being updated within 2 (two) days of any changes / developments which trigger a need for an update on the website.
5. We are registered on SCORES platform to handle investor complaints electronically, and all complaints were resolved and redressed within the timeline prescribed by SEBI
6. In terms of Reg. 10(16) we confirm that we have adequate controls in place to ensure segregation of our activity as Manager of the REIT from our other activities.

Nexus Select Mall Management Private Limited

(Formerly known as Nexus India Retail Management Services Pvt. Ltd.,)

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

7. There were/are no events or information or happenings which have a bearing on the performance/operation of the Manager/REIT, or change in shareholding/control of the Manager or sponsor

Apart from the disclosure in Final Offer Document filed with SEBI, there are no material events or information or happenings which have a bearing on the performance / operation of the Manager/ Trust.

8. There are no outstanding litigations, tax disputes, orders, directions, notices, of court/tribunal affecting, or likely to materially affect the REIT assets, save and except as mentioned in the Final Offer Document filed with SEBI.
9. In terms of Regulation 26(A) to 26(E) of REIT Regulations we confirm that we are in compliance with the provisions of the Chapter VIA (*Obligations of Manager*) of the REIT Regulations.
10. Further, pursuant to Reg. 10(18)(a) REIT Regulations, the Trust has made timely submissions of the previous quarter reports, and are hereby submitting the report for the quarter ended on March 31, 2024 with the following details:-

<u>PERIODIC COMPLIANCES</u>		
Sr. No.	Requirement	Compliance Status¹
1	Details of all funds received by REIT and all payments made.	The details of all the funds received by REIT and all the payments made can be referred from the Activity and Performance Report annexed herewith as Annexure A
2	Status of development of under construction properties, (if any).	The details of any under construction properties can be referred from the Activity and Performance Report annexed herewith as Annexure A
3	Copy of the activity and performance report placed before the Board as per Regulation 10(25) of the REIT Regulations, 2014.	The activity and performance report of Nexus Select Trust as per Regulation 10(18) for the quarter ended March 31, 2024 is enclosed herewith as Annexure A and will be subsequently placed before the Board in its meeting to be held on May 9, 2024.
4	Pursuant to Chapter 4 of Master Circular for REITs 2023, statement containing details of any deviations/variations, if any in the use of proceeds from the objects stated in the	The statement of the use of proceeds for the quarter ended March 31, 2024 was submitted to the stock exchanges

¹ Supporting Documents to be provided

	offer document/placement memorandum has been submitted to the stock exchange within 21 (twenty-one) days from the end of quarter, such statement shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved.	on April 17, 2024 ie. within stipulated timelines and is enclosed as Annexure B
5	Pursuant to Chapter 4 of Master Circular for REITs 2023, a statement containing details of Investor complaints in the format prescribed in Annexure 4 of the Master Circular 2023 has been submitted to the stock exchange within 21 (twenty-one) days from the end of quarter.	The statement of Investor complaints for the quarter ended March 31, 2024 was submitted to the stock exchanges on April 18, 2024 i.e., within stipulated timelines and is enclosed as Annexure C.
6	Pursuant to Chapter 4 of Master Circular for REITs 2023, disclosure of unit holding pattern for each class of unit holders as per the format prescribed in Clause 4.13.2 has been made within 21 (twenty-one) days from the end of each quarter.	The unitholding pattern for the quarter ended March 31, 2024 was submitted to the stock exchanges on April 18, 2024 i.e. within stipulated timelines and is enclosed as Annexure D.
7	Copy of Financial Information and Additional Disclosures submitted to the Stock Exchange as per Chapter 4 of the Master Circular for REITs 2023, within following timelines: A. First half year period of the financial year shall be submitted within 45 days from the end of the half year. B. Annual financial information shall be submitted within 60 days from the end of the financial year.	Pursuant to Master Circular SEBI/HO/DDHS-PoD/P/CIR/2023/116 dated July 06, 2023 for Continuous Disclosures and Compliances by REITs, REITs are required to prepare the annual financial information and submit the same within 60 days from the end of the financial year. Accordingly, we will be in a position to submit the Financial information and additional disclosures as applicable post the Board meeting scheduled to be held on May 9, 2024

<u>EVENT BASED COMPLIANCES</u>		
Sr. No.	Requirement	Compliance Status²
1	In terms of Regulation 9(8) of the REIT Regulations, 2014 necessary systems and procedures are in place. These systems are sufficient for effective monitoring and functioning of Nexus Select Trust.	We confirm that the Compliance tool as installed by us monitors the compliances as applicable to Nexus

² Supporting Documents to be provided

		<p>Select Trust as per Regulation 9(8) of REIT Regulations.</p> <p>We also hereby confirm that the compliances are added / updated / revised as and when the statutory updates are notified by the Regulatory Authorities.</p>										
2	<p>A. Details of related party transactions, if any, carried out between Manager and its associates in terms of Regulation 9(5) of SEBI REIT Regulations, 2014.</p> <p>In case of conflict of interest, a confirmation from a practicing chartered accountant or a valuer, as applicable, shall be obtained that such transaction is on arm's length basis along with relevant documents.</p> <p>B. Pursuant to Regulation 19(5)(b) of SEBI REIT Regulations, 2014, provide, if any, the amount of additional borrowings from the promoter of Trustee in the table below:</p> <table border="1" data-bbox="399 1182 1008 1910"> <thead> <tr> <th>Particulars</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>(a) Amount of additional borrowings in FY 2023-2024</td> <td>0</td> </tr> <tr> <td>(b) Total consolidated borrowings of the REIT, holdco and the SPV(s) as on 31-March-2024</td> <td>0</td> </tr> <tr> <td>(c) % of additional borrowings [a/b]</td> <td>-</td> </tr> <tr> <td>(d) If column (c) is beyond the threshold specified in the Regulation, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction.</td> <td>NA</td> </tr> </tbody> </table>	Particulars	Amount	(a) Amount of additional borrowings in FY 2023-2024	0	(b) Total consolidated borrowings of the REIT, holdco and the SPV(s) as on 31-March-2024	0	(c) % of additional borrowings [a/b]	-	(d) If column (c) is beyond the threshold specified in the Regulation, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction.	NA	<p>A. Since the details of the related party transactions forms part of-</p> <ol style="list-style-type: none"> 1. Audited Standalone Condensed Financial Statements of the Trust for the financial year ended March 31, 2024, and Unaudited Condensed Standalone Financial Statements of the Trust for the quarter and half year ended March 31, 2024 2. Audited Consolidated Condensed Financial Statements of the Trust for the financial year ended March 31, 2024, and Unaudited Consolidated Condensed Financial Statements of the Trust for the quarter and half year ended March 31, 2024 3. Audited Standalone Financial Statements and Audited Consolidated Financial Statements of the Trust for the financial year ended March 31, 2024, <p>which is unpublished price sensitive information, the same shall be shared with the Trustee, post the Board Meeting of the Manager scheduled on May 9, 2024 for approving the said quarterly results.</p> <p>B. Nexus Select Trust was listed on May 19, 2023. Hence, the borrowings as on December 31, 2022, from Axis Bank Limited was disclosed in the Final Offer Document. Post the listing of Nexus Select Trust, no additional</p>
Particulars	Amount											
(a) Amount of additional borrowings in FY 2023-2024	0											
(b) Total consolidated borrowings of the REIT, holdco and the SPV(s) as on 31-March-2024	0											
(c) % of additional borrowings [a/b]	-											
(d) If column (c) is beyond the threshold specified in the Regulation, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction.	NA											

		borrowings were availed from Axis Bank Limited (promoter of Trustee).
3	Whether any property have been/decided to be acquired/sold/developed during the quarter or expand existing completed properties. If yes, details to be provided along with rationale for same.	Nexus Select Trust has not entered into any binding document for any acquisition / sale / development of any property for the quarter ended March 31, 2024
	Details of any action which requires approval from the unit holders as required under the REIT Regulations.	Unitholders meeting was held during the quarter ended March 31, 2024 via Postal Ballot to amend the Trust Deed as per SEBI circular dated September 11, 2023.
	Details of any material fact including change of its directors, any legal proceedings that may have a bearing on the activity of the REIT and confirm whether such details have been submitted to the trustee within 7 (seven) working days of such action. A. Date of any event as mentioned above: B. Date of Intimation of such event to Trustee:	No such instance during the quarter ended March 31, 2024
	Confirmation from Manager that: A. not less than 90% of distributable cash flows are being distributed to the unit holders and such distribution has been made within 15 days from the date of declaration. B. Compliance under Regulation 18(16) of the REIT Regulations, 2014 has been made.	Distribution for the quarter ended December 31, 2023 of Rs. 2.00 per Unit was distributed on February 21, 2024. Whereas, distribution for the quarter ended March 31, 2024 will be declared in the Board meeting scheduled on May 9, 2024. The distributions are made as per the REIT Regulations.
	Whether Rights Issue, Preferential Issue and Institutional Placements of units made during the quarter? If yes, whether compliance of relevant regulations and circulars done?	No such instance during the quarter ended March 31, 2024

	<p>Whether any encumbrance, release or invocation is created/registered on the units of REIT during the quarter? If yes, whether compliance of relevant regulations and circulars was done, also provide details and submissions made to the manager/stock exchange in that respect.</p>	<p>No fresh encumbrance, release or invocation created / registered on the units of the Trust during the quarter ended March 31, 2024</p>
	<p>As per Regulation 23 of the REIT Regulations, 2014, details of any non-compliance or violation of the REIT Regulations, 2014 as amended from time to time or Circulars issued thereunder:</p> <p>A. Informed to SEBI by the Compliance Officer</p> <p>B. Observed by the Compliance Officer</p>	<p>No such instance during the quarter ended March 31, 2024</p>
	<p>Copy of Valuation report as required under REIT Regulations, 2014 submitted to the trustee, unit holders and Stock Exchange (as the case may be) within 15 days from the date of receipt of the valuation report from the valuer:</p> <p>A. Date of receipt of the report from the Valuer: B. Date of Intimation to Trustee:</p>	<p>Valuation Report for the financial year ended March 31, 2024 shall be submitted as per Regulation 10 of the REIT Regulations.</p>
	<p>Pursuant to Chapter 4 of Master Circular for REITs 2023, disclosure of unit holding pattern for each class of unit holders has been made within 10 (ten) days of any capital restructuring of REIT resulting in a change exceeding 2% of the total outstanding units of REIT.</p>	<p>No change in the disclosure of unit holding pattern for each class of unitholders of any capital restructuring of REIT resulting in a change exceeding 2% of the total outstanding units of REIT during the quarter ended March 31, 2024</p>
	<p>Pursuant to Regulation 20 of the REIT Regulations, 2014, whether conditions w.r.t borrowings and deferred payments have been complied with. If there is any breach, whether the same was informed to the trustee and has been rectified within six months from the date of breach.</p>	<p>Nexus Select Trust confirms that Conditions wrt borrowings and deferred payments mentioned in the Regulation 20 have been duly complied with.</p>
	<p>Copy of the Notice of unitholders meeting in terms of Regulation 9(11) read with Regulation 22(3) & 26(2) of the REIT Regulations, 2014.</p>	<p>Notice of Unitholders meeting via Postal Ballot was circulated to all the Unitholders whose email IDs were registered within the</p>

		prescribed timelines and the same is enclosed as Annexure E .
	The sponsor(s) and sponsor group(s) shall collectively hold a minimum of 15% of the total units of the REIT for a period of three years from the date of listing of such units pursuant to initial offer on a post-issue basis.	Sponsor and Sponsor group collectively holds more than 15% of the total units of the REIT as on date.
	Copy of any other information submitted to the designated Stock Exchanges/SEBI in terms of REIT Regulations and circulars issued thereunder.	Copy of intimations submitted to the stock exchanges / SEBI during the period from January 1, 2024 to March 31, 2024 and which was submitted to Axis Trusteeship Services Limited on timely basis are enclosed herewith as Annexure F .

For and on behalf of **Nexus Select Trust** acting through its Manager, **Nexus Select Mall Management Private Limited** (*previously known as Nexus India Retail Management Services Private Limited*)

Charu Patki
Company Secretary & Compliance Officer
Membership No. A18140