

December 05, 2025

To,

The Corporate Relations Department,
The National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, BKC,
Bandra (East), Mumbai – 400051

The Corporate Relations Department,
Department of Corporate Services,
BSE Ltd.
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Re: Script Symbol “NXST”, Scrip Code 543913

Scrip Code for NCDs: 974908, 974909, 976118, 976119 and 976657

Scrip Code for CPs: 730527, 730535 and 730702

Dear Sir/ Madam,

Sub: Intimation of completion of acquisition of approximately 60,000 sq. ft. of Gross Leasable Area of the building adjacent to Nexus Elante Mall and forming part of the Nexus Elante Complex, Chandigarh.

Ref: Filing dated December 1, 2025 intimating the approval to the proposed acquisition as detailed in the subject.

We refer to our filing dated December 1, 2025, intimating the approval by the Board of Directors of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust (“Trust”) at its meeting, held on December 1, 2025, to the proposed acquisition of approximately 60,000 sq. ft. of Gross Leasable Area located on the ground and first floors of the building (“Premises”) adjacent to Nexus Elante Mall and forming part of the Nexus Elante Complex, Chandigarh, by the Trust through its SPV, CSJ Infrastructure Private Limited.

In respect of the same, we further wish to inform you that the Trust has on December 5, 2025, completed the acquisition of the Premises at a total enterprise value of INR 253.7 Crores (which includes consideration of Rs.230.65 Crores + stamp duty, registration charges, closing cost and capital expenditure).

Please also find enclosed the Press release in connection with the acquisition as **Annexure-1**. The Press Release shall also be uploaded on the website of the Trust at <https://www.nexusselecttrust.com>.

We request you to kindly take note of the same.

Thanking you,

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

Nexus Select Trust Deepens Chandigarh Tricity Retail Presence Through Targeted Expansion at Nexus Elante

Mumbai, India, 5th Dec 2025: Nexus Select Trust (NSE: NXST / BSE: 543913), India's leading real estate investment trust focused on consumption centres, has successfully completed the strategic expansion of additional retail area within Nexus Elante Complex in Chandigarh. Nexus Elante is a high-quality, Grade-A urban consumption centre spans approximately 1.3 million square feet, strategically located in the city-centre of Chandigarh, the largest consumption hub across the neighbouring North Indian states of Jammu and Kashmir, Himachal Pradesh and Punjab

Strategic Expansion:

- Completed the strategic acquisition of 60k sf prime vacant retail space on the Ground and First floors within the Nexus Elante Complex, seamlessly connected to Nexus Elante
- This will help activate the high-street frontage by monetizing an underutilized courtyard zone. This acquisition is driven by strong tenant demand and will further strengthen Nexus Elante overall retail positioning
- This expansion enhances mall visibility, customer flow, and dwell time and will build on the mall's strong performance history and high yield positioning to further amplify value creation
- Strong trading density and rental CAGR of 9% and 7% over past 7 years for the Ground and First floor of Nexus Elante underscores the value potential uplift from the expansion area. The in-place rental at Elante Mall (Ground & First Floor) for similar sized stores is ~INR 310 per square feet per month
- Nexus plans to replicate this playbook and selectively expand in retail micro-markets we understand deeply, including consolidating high-potential retail space within established clusters where we already have robust customer and tenant insights. This measured approach de-risks growth, enhances category placement, expands brand offering and helps unlock incremental NOI

Market Leadership:

- Nexus Elante ground and first floors have operated at nearly full occupancy for the past five years, anchored by marquee brands such as Uniqlo, Zara, Onitsuka Tiger, and Armani Exchange, and supported by a waitlist of over 30 prospective tenants. This expansion opens the door for high-value categories—including Luxury Fashion, Premium F&B, and High-end Electronics - further strengthening the asset's destination appeal and enhancing its long-term growth potential
- With limited comparable large-format malls in the Chandigarh Tricity, the proposed retail addition strengthens the Nexus Elante market leadership and expands its dominance particularly in the underserved premium and luxury retail segment

Transaction Highlights:

- The transaction was executed at a total enterprise value of **INR 253.7 crore**, which includes a purchase consideration of **INR 230.7 crore (~8% discount to Independent Valuation Report for Retail usage) and the balance towards** stamp duty, closing costs and planned capital expenditure
- Acquisition financed through a combination of issuance of **INR 202 crore commercial paper at a 6.2% coupon rate** and balance through opening cash balance
- Post this acquisition, our LTV continues to remain at ~18%, preserving the \$1 billion debt headroom for future growth opportunities

About Nexus Select Trust

Nexus Select Trust is India's first publicly listed retail Real Estate Investment Trust (REIT). Our Portfolio comprises 19 best-in-class Grade-A urban consumption centres with a Gross Leasable Area of 10.7 million square feet spread across 15 cities in India, three complementary hotel assets (450 keys) and three office assets with a Gross Leasable Area of 1.3 million square feet. Our consumption centres have a tenant base of 1,000+ domestic and international brands spanning across 3,200+ stores.

For more information, please visit www.nexusselecttrust.com.

Disclaimer

This press release is prepared for general information purposes only. The information as captured in this press release is based on management information. It is only as on current date and has not been independently verified and may be subject to change without notice. Nexus Select Mall Management Private Limited ("the Manager") in its capacity as the Manager of Nexus Select Trust, and Nexus Select Trust make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof.

Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of Nexus Select Trust. Nexus Select Trust does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release also contains certain financial measures and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Nexus Select Trust cash flow based on Ind-AS or IFRS. Even though the non-GAAP financial measures are used by management to assess Nexus Select Trust financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Nexus Select Trust financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Nexus Select Trust or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained.

For more information please contact:**Pratik Dantara**

Chief Investor Relations Officer and Head – Strategy

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