

February 05, 2025

To,

Exchange Plaza, 5th Floor, BSE Limited,

Plot No. C/1, G-Block, Bandra-Kurla Complex, 25th Floor, Phiroze Jeejeebhoy Towers,

Bandra (East), Mumbai – 400051. Dalal Street, Mumbai – 400001.

Re: Script Symbol "NXST", Scrip Code 543913

Scrip Code for NCDs: 974908, 974909, 976118 and 976119; Scrip Code for CPs: 726784, 727657 and 728231

Dear Sir/ Madam,

Subject: Submission of the Newspaper Advertisements for the quarter and nine months ended December 31, 2024.

We have enclosed copies of the newspaper advertisements published in the Economic Times (Mumbai Editions) and Financial Express (All Editions) on February 05, 2025, in connection with Nexus Select Trust's approved Unaudited Condensed Consolidated Financial Results for the quarter and nine months ended December 31, 2024.

Kindly take the same on record.

Thanking you

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

Rajesh Deo Chief Financial Officer

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

Great Place To Work

Certified
DEC 2024-DEC 2025

INDIA

Q3 FY25 HIGHLIGHTS

INDIA'S ONLY LISTED REFALL REIT



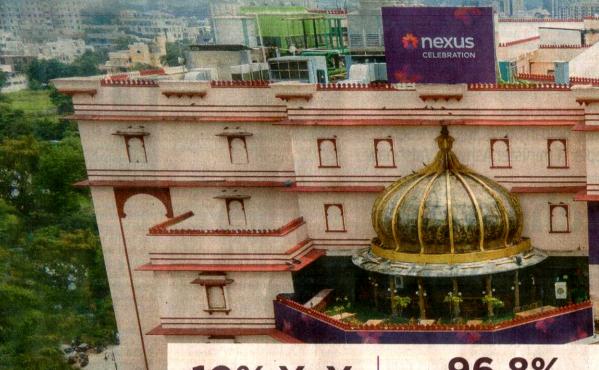
Nexus Select

Trust

Nexus Celebration Mall, Udaipur



~130 Mn



10% YoY

DPU Growth

96.8%

Retail Trading Occupancy (70 bps above Dec'23) ₹333 Cr Total Distribution

Total Returns to Unitholders
Since Listing in May'23#

50%+

HAPPYNESS FOR EVERYONE

FINANCIAL RESULT FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

PART I: CONDENSED CONSOLIDAT	ED STATE	MENT OF	PROFIT A	ND LOSS	(₹ millio	on except EPS)
Particulars	For the quarter ended Dec. 31, 2024 (Unaudited)	For the quarter ended Sept. 30, 2024 (Unaudited)	For the quarter ended Dec. 31, 2023 (Unaudited)	For the nine months ended Dec. 31, 2024 (Unaudited)	For the nine months ended Dec. 31, 2023 (Unaudited) (Refer note 3)	For the year ended Mar. 31, 2024 (Audited) (Refer note 3)
Income	建设建筑 1771 —				menta est (figures)	
Revenue from operations	5,943.91	5,543.50	5,661.04	17,025.60	13,816.75	19,163.78
Interest Income	70.53	30.22	52.04	143.80	177.92	248.56
Other income	296.35	189.07	170.94	693.08	378.30	567.64
	6,310.79	5,762.79	5,884.02	17,862.48	14,372.97	19,979.98
Expenses	Carlotte Company		CONTROL OF CHECK STATE			The second second second
Cost of material and components consumed	57.11	45.17	48.34	143.56	108.34	156.15
Employee benefits expense	242.09	225.11	241.67	695.78	598.73	796.40
Operating and maintenance expenses	479.63	536.23	457.73	1,534.21	1,249.06	1,662.27
Repairs and maintenance	211.49	231.08	216.35	635.66	610.13	831.90
Investment management fees ,	248.41	234.83	238.54	725.52	583.84	803.80
Insurance expenses	16.34	26.20	26.00	66.82	70.30	95.68
Audit fees	10.06	10.84	10.13	31.72	27.18	36.05
Valuation fees	0.63	0.25	A STATE OF THE PARTY OF THE PAR	1.38	3.50	4.63
Trustee fees	0.50	0.50	0.39	1.50	1.24	1.74
Other expenses	624.32	480.11	606.57	1,647.50	1,405.78	1,933.58
	1,890.58	1,790.32	1,845.72	5,483.65	4,658.10	6,322.20
Earnings before finance costs, depreciation, amortisation and tax	4,420.21	. 3,972.47	4,038.30	12,378.83	9,714.87	13,657.78
Finance costs	1,037.56	932.08	970.18	2,883.68	2,444.95	3,370.95
Depreciation and amortisation expenses	1,476.76	1,471.03	1,476.01	4,397.95	3,724.86	5,201.64
Profit before share of net profit of investment accounted for using equity method and tax	1,905.89	1,569.36	1,592.11	5,097.20	3,545.06	5,085.19
Share of net profit of investment accounted for using equity method	22.98	21.71	18.36	69.59	47.28	62.57
Profit / (Loss) before tax Tax expense	1,928.87	1,591.07	1,610.47	5,166.79	3,592.34	5,147.76
Current tax	354.46	300.89	325.30	971.21	768.79	1,006.39
Tax adjustments relating to earlier years	(1.92)	(20.25)	TOTAL STREET	(22.17)	(8.56)	(8.56)
Deferred tax charge / (credit)	389.05	208.07	216.62	532.34	(1,689.84)	(1,835.60)
	741.59	488.71	541.92	1,481.38	(929.61)	(837.77)
Profit / (Loss) for the period / year	1,187.28	1,102.36	1,068.55	3,685.41	4,521.95	5,985.53
Other comprehensive income Items that will not be reclassified subsequently to		Company to the		a poi la comunita	New Consequence	
profit or loss	The second of				- Park	The state of the s
Re-measurement gain / (loss) on defined benefits obligations	maile Chile by			10000000000000000000000000000000000000	The Street of the Street	(6.17)
Income tax relating to above item		· · · · · · · · · · · · · · · · · · ·				(0.90)
Total other comprehensive income for the period / year	-				STREET, STREET,	(7.07)
Total comprehensive income / (loss) for the period / year	1,187.28	1,102.36	1,068.55	3,685.41	4,521.95	5,978.46
Earnings per unit	DE SAN DAR				Total Control	
Basic	0.78	0.73	0.71	2.43	3.51	4.45
Diluted	0.78	0.73	0.71	2.43	3.51	4.45

PART II : SELECT EXPLANATORY NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

- 1 The above is an extract of the detailed format of quarter and nine months ended results filed with the Stock Exchanges. The full format for the quarter and nine months 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 unaudited Condensed Consolidated Financial Statements of Nexus Select Trust and its SPV's (together known as Nexus Select Group) and joint venture for the quarter and nine months ended December 31, 2024 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on February 04, 2025.
- 3 The Trust acquired the SPVs/Investment Entity by issuing units on May 12, 2023. Accordingly, the numbers for the nine months ended December 31, 2023 are not
- 4 The unaudited Condensed Consolidated Financial Statements for the quarter and nine months ended December 31, 2024 was subjected to review by Statutory Auditors of Nexus Select Trust and they have issued an unqualified report. The audit report of the statutory auditors is filed with BSE and NSE and is also available on the Nexus Select Trust's website www.nexusselecttrust.com
- The unaudited Condensed Consolidated Financial Statements 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') to the extent not inconsistent with the REIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India.

PART III : SEGMENT INFORMATION

nexus

(₹ million

Operating segments of Nexus Select Trust are - (i) Urban consumption centre Rentals (Mall Rentals), (ii) Office Rentals, (iii) Hospitality and (iv) Others - comprising of (a) sale of office units, and (b) income from generation of renewable energy and (c) other operating revenue.

Particulars	For the quarter ended Dec. 31, 2024 (Unaudited)	For the quarter ended Sept. 30, 2024 (Unaudited)	For the quarter ended Dec. 31, 2023 (Unaudited)	For the nine months ended Dec. 31, 2024 (Unaudited)	For the nine months ended Dec. 31, 2023 (Unaudited) (Refer note 3)	For the year ended Mar. 31, 2024 (Audited) (Refer note 3)
Revenue from Operations			TO DE COLLAD	Helber I		a AMEDIA
Mall Rentals	5,215.34	4,932.33	5,027.36	15,062.53	12,286.31	16,998.27
Office Rentals	312.59	294.32	276.60	910.15	698.33	993.32
Hospitality	413.89	309.37	353.55	1,034.77	806.58	1,146.61
Others	2.09	7.48	3.53	18.15	25.53	25.58
	5,943.91	5,543.50	5,661.04	17,025.60	13,816.75	19,163.78
Segment result						
Mall Rentals	3,925.42	3,712.50	3,738.90	11,356.66	9,140.72	12,827.30
Office Rentals	237.45	210.33	216.40	667.50	514.29	743.48
Hospitality	217.48	136.92	172.31	496.03	371.57	550.71
Others	36.11	37.96	57.63	121.15	155.44	226.40
	4,416.46	4,097.71	4,185.23	12,641.34	10,182.02	14,347.88

P	PART IV : NET DISTRIBUTABLE CASH FLOWS (NDCF) (* Million unless otherwise stated)								
S. No.	Particulars	For the quarter ended Dec. 31, 2024 (Unaudited)	For the quarter ended Sept. 30, 2024 (Unaudited)	For the quarter ended Dec. 31, 2023 (Unaudited)	For the nine months ended Dec. 31, 2024 (Unaudited)	For the nine months ended Dec. 31, 2023 (Unaudited)*	For the year ended Mar. 31, 2024 (Audited)*		
1	Net Distributable Cash Flows	3,326.94	3,040.62	3,030.00	9,622.63	7,550.76	10,718.63		
2	Distribution Payout ratio	100%	100%	100%	100%	100%	100%		
3	Distributions	3,326.94	3,040.62	3,030.00	9,620.26	7,550.76	10,718.63		
4	No. of units outstanding	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00		
5	Distribution Per Unit (DPU) (in ₹)	2.196	2.007	2.000	6.350	4.984	7.075		

*From the date of listing of units of Trust I.e. 19th May, 2023.

#Source: Bloomberg

The Board of Directors of the Manager to the Trust, in its meeting held on February 04, 2025, have declared distribution to unitholders of ₹2.196 per unit which aggregates to ₹3,326.94 million. The distributions of ₹2.196 per unit comprises ₹0.545 per unit in the form of interest, ₹1.187 per unit in the form of dividend, ₹0.008 per unit in the form of other income and the balance, ₹0.456 per unit in the form of amortization of debt for the quarter ended December 31, 2024, the cumulative distribution for the nine months ended December 31, 2024 aggregates to ₹9,620.26 million/₹6.350 per unit.

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

Rajesh Deo Chief Financial Officer



DISCLAIMER: The publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein should be read together with our condensed consolidated financial results available on website of the Nexus Select Trust and stock exchanges. No representation or warranty is made not any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own view of the market position, business and performance of Nexus Select Trust. This advertisement contains forward-looking statements based in the currently held beliefs, opinions and assumptions of the Management. Actual results may be different from the expectations expressed or implied by this information and there can be no assurance that the expectations reflected in this information will prove to be correct. Further, certain information (including guidance and proforma information) presented herein based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on accounting principles. The reader should not consider such items as an alternative to the financial results of the Nexus Select Trust based on accounting principles.

WWW.FINANCIALEXPRESS.COM

WEDNESDAY, FEBRUARY 5, 2025

Great Place To Work_®

FINANCIAL EXPRESS

Certified **DEC 2024-DEC 2025**

INDIA

Diluted

Q3 FY25 HIGHLIGHTS INDIA'S ONLY LISTED RETAIL REIT



~3,000 Stores

~130 Mn LTM Footfall

Nexus Celebration Mall, Udaipur



DPU Growth

96.8%

nexus

Retail Trading Occupancy (70 bps above Dec'23)

₹333 Cr **Total Distribution**

50%+

Total Returns to Unitholders Since Listing in May'23#

HAPPYNESS FOR EVERYONE

FINANCIAL RESULT FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

					(₹ millio	n except EPS)
Particulars	For the quarter ended Dec. 31, 2024 (Unaudited)	For the quarter ended Sept. 30, 2024 (Unaudited)	For the quarter ended Dec. 31, 2023 (Unaudited)	For the nine months ended Dec. 31, 2024 (Unaudited)	For the nine months ended Dec. 31, 2023 (Unaudited) (Refer note 3)	For the year ended Mar. 31, 2024 (Audited) (Refer note 3
Income						
Revenue from operations	5,943.91	5,543.50	5,661.04	17,025.60	13,816.75	19,163.78
Interest Income	70.53	30.22	52.04	143.80	177.92	248.56
Other income	296.35	189.07	170.94	693.08	378.30	567.64
	6,310.79	5,762.79	5,884.02	17,862.48	14,372.97	19,979.98
Expenses	F711	45.17	40.74	147.50	100.74	150.15
Cost of material and components consumed	57.11	45.17	48.34	143.56	108.34	156.15
Employee benefits expense	242.09	225.11	241.67	695.78	598.73	796.40
Operating and maintenance expenses	479.63	536.23	457.73	1,534.21	1,249.06	1,662.27
Repairs and maintenance	211.49	231.08	216.35	635.66	610.13	831.90
Investment management fees	248.41	234.83	238.54	725.52	583.84	803.80
Insurance expenses	16.34	26.20	26.00	66.82	70.30	95.68
Audit fees	10.06	10.84	10.13	31.72	27.18	36.05
Valuation fees	0.63	0.25	-	1.38	3.50	4.63
Trustee fees	0.50	0.50	0.39	1.50	1.24	1.74
Other expenses	624.32	480.11	606.57	1,647.50	1,405.78	1,933.58
	1,890.58	1,790.32	1,845.72	5,483.65	4,658.10	6,322.20
Earnings before finance costs, depreciation, amortisation and tax	4,420.21	3,972.47	4,038.30	12,378.83	9,714.87	13,657.78
Finance costs	1,037.56	932.08	970.18	2,883.68	2,444.95	3,370.95
Depreciation and amortisation expenses	1,476.76	1,471.03	1,476.01	4,397.95	3,724.86	5,201.64
Profit before share of net profit of investment accounted for using equity method and tax	1,905.89	1,569.36	1,592.11	5,097.20	3,545.06	5,085.19
Share of net profit of investment accounted for using equity method	22.98	21.71	18.36	69.59	47.28	62.57
Profit / (Loss) before tax Tax expense	1,928.87	1,591.07	1,610.47	5,166.79	3,592.34	5,147.76
Current tax	354.46	300.89	325.30	971.21	768.79	1,006.39
Tax adjustments relating to earlier years	(1.92)	(20.25)	-	(22.17)	(8.56)	(8.56)
Deferred tax charge / (credit)	389.05	208.07	216.62	532.34	(1,689.84)	(1,835.60)
	741.59	488.71	541.92	1,481.38	(929.61)	(837.77)
Profit / (Loss) for the period / year	1,187.28	1,102.36	1,068.55	3,685.41	4,521.95	5,985.53
Other comprehensive income	5		7 3	Š.	2	Ř
Items that will not be reclassified subsequently to						
Re-measurement gain / (loss) on defined benefits obligations						(6.17)
Income tax relating to above item						
income tax relating to above Item						(0.90)
Total other comprehensive income for the period / year	-	-	-	-	-	(7.07)
Total comprehensive income / (loss) for the period / year	1,187.28	1,102.36	1,068.55	3,685.41	4,521.95	5,978.46
Earnings per unit	,	,	, , , , , , ,	, , , , , , , , ,	, , , , ,	
Basic	0.78	0.73	0.71	2.43	3.51	4.45

PART II: SELECT EXPLANATORY NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

0.73

0.71

2.43

3.51

4.45

0.78

- 1 The above is an extract of the detailed format of quarter and nine months ended results filed with the Stock Exchanges. The full format for the quarter and nine months 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 unaudited Condensed Consolidated Financial Statements of Nexus Select Trust and its SPV's (together known as Nexus Select Group) and joint venture for the quarter and nine months ended December 31, 2024 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on February 04, 2025.
- 3 The Trust acquired the SPVs/Investment Entity by issuing units on May 12, 2023. Accordingly, the numbers for the nine months ended December 31, 2023 are not
- 4 The unaudited Condensed Consolidated Financial Statements for the quarter and nine months ended December 31, 2024 was subjected to review by Statutory Auditors of Nexus Select Trust and they have issued an unqualified report. The audit report of the statutory auditors is filed with BSE and NSE and is also available on the Nexus Select Trust's website www.nexusselecttrust.com
- 5 The unaudited Condensed Consolidated Financial Statements 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') to the extent not inconsistent with the REIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India.

PART III: SEGMENT INFORMATION

nexus

(₹ million)

Operating segments of Nexus Select Trust are - (i) Urban consumption centre Rentals (Mall Rentals), (ii) Office Rentals, (iii) Hospitality and (iv) Others - comprising of (a) sale of office units, and (b) income from generation of renewable energy and (c) other operating revenue.

	quarter ended Dec. 31, 2024 (Unaudited)	quarter ended Sept. 30, 2024 (Unaudited)	quarter ended Dec. 31, 2023 (Unaudited)	nine months ended Dec. 31, 2024 (Unaudited)	nine months ended Dec. 31, 2023 (Unaudited) (Refer note 3)	year ended Mar. 31, 2024 (Audited) (Refer note 3)
Revenue from Operations						
Mall Rentals	5,215.34	4,932.33	5,027.36	15,062.53	12,286.31	16,998.27
Office Rentals	312.59	294.32	276.60	910.15	698.33	993.32
Hospitality	413.89	309.37	353.55	1,034.77	806.58	1,146.61
Others	2.09	7.48	3.53	18.15	25.53	25.58
	5,943.91	5,543.50	5,661.04	17,025.60	13,816.75	19,163.78
Segment result						
Mall Rentals	3,925.42	3,712.50	3,738.90	11,356.66	9,140.72	12,827.30
Office Rentals	237.45	210.33	216.40	667.50	514.29	743.48
Hospitality	217.48	136.92	172.31	496.03	371.57	550.71
Others	36.11	37.96	57.63	121.15	155.44	226.40
	4,416.46	4,097.71	4,185.23	12,641.34	10,182.02	14,347.88

PART IV: NET DISTRIBUTABLE CASH FLOWS (NDCF)

		(₹ Million unless otherwise stated)							
S. No.	Particulars	For the quarter ended Dec. 31, 2024 (Unaudited)	For the quarter ended Sept. 30, 2024 (Unaudited)	For the quarter ended Dec. 31, 2023 (Unaudited)	For the nine months ended Dec. 31, 2024 (Unaudited)	For the nine months ended Dec. 31, 2023 (Unaudited)*	For the year ended Mar. 31, 2024 (Audited)*		
1	Net Distributable Cash Flows	3,326.94	3,040.62	3,030.00	9,622.63	7,550.76	10,718.63		
2	Distribution Payout ratio	100%	100%	100%	100%	100%	100%		
3	Distributions	3,326.94	3,040.62	3,030.00	9,620.26	7,550.76	10,718.63		
4	No. of units outstanding	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00	1,515.00		
5	Distribution Per Unit (DPU) (in ₹)	2.196	2.007	2.000	6.350	4.984	7.075		

*From the date of listing of units of Trust i.e. 19th May, 2023.

*Source: Bloomberg

The Board of Directors of the Manager to the Trust, in its meeting held on February 04, 2025, have declared distribution to unitholders of ₹2.196 per unit which aggregates to ₹3,326.94 million. The distributions of ₹2.196 per unit comprises ₹0.545 per unit in the form of interest, ₹1.187 per unit in the form of dividend, ₹0.008 per unit in the form of other income and the balance ₹0.456 per unit in the form of amortization of debt for the quarter ended December 31, 2024, the cumulative distribution for the nine months ended December 31, 2024 aggregates to ₹9,620.26 million/₹6.350 per unit.

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

Raiesh Deo Chief Financial Officer



DISCLAIMER: The publication has been prepared for general information purposes only and not as part of any statutory requirement. The information or warranty is made not any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the Management. Actual results may be different from the expectations expressed or implied by this information and there can be no assurance that the expectations reflected in this information will prove to be correct. Further, certain information (including guidance and proforma information) presented herein based on management information will prove to be correct. Further, certain information, assumptions and estimates and is not audited or reviewed by an auditor or based on accounting principles. The reader should not consider such items as an alternative to the financial results of the Nexus Select Trust based on

SEBI Registration number - N/REIT/22-23/0004 | Principal place of business: Embassy 247, Unit no. 501, B Wing, LBS Marg, Vikhroli (West), Mumbai – 400083 www.nexusselecttrust.com











