



August 14, 2024

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: 974908 and 974909, Scrip Code for CPs: 726784

Dear Sir/Madam,

Subject: Disclosure under Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the “PIT Regulations”).

Pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the Code on unpublished price sensitive information and dealing in securities of Nexus Select Trust (“Trust”), we have received disclosures from BREP Asia SG Red Fort Holding (NQ) Pte. Ltd. and BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd., Sponsor Group entities of the Trust, in connection with the creation of pledge of its units.

The disclosures received are enclosed herewith.

Thanking You,

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 and Compliance Officer
Membership No: A18140

Encl: As above



Date: August 13, 2024

To,

Compliance Officer
Nexus Select Mall Management Private Limited
Manager to Nexus Select Trust

Subject: Creation of encumbrance over Units of the Nexus Select Trust listed on the BSE Limited and the National Stock Exchange of India Limited

Dear Sir,

This is pursuant to the pre-clearance letter dated August 13, 2024 provided to us for the creation of pledge over 65,015,634 REIT units held by us in the Nexus Select Trust. As required under the pre-clearance letter, and the Code on Unpublished Price Sensitive Information and Dealing in Units of the Nexus Select Trust (the "Code"), we wish to inform you that the entities named below (forming part of the Blackstone Sponsor Group of the Nexus Select Trust) have re-pledged 65,015,634 Units (aggregating 4.29% of the total outstanding Units of the Nexus Select Trust).

In terms of background, as intimated previously, a pledge was created over an aggregate of 425,072,295 Units held by certain Blackstone Sponsor Group entities in favour of Deutsche Bank A.G, in its capacity as the security agent ("Agent"), in relation to a credit facility availed by NXST ML (NQ) Limited ("Borrower") from specific overseas banks as required under the terms of, the facility agreement dated June 13, 2024 (the "Facility Agreement").

Of these pledged Units, the pledge created over 380,574,223 Units (held by the Sponsor Group entities named below), aggregating to 25.12% of the total unitholding of the REIT, was released on August 8, 2024 and intimated to you on August 9, 2024. The Sponsor Group entities named below have sold and transferred 315,558,589 Units of such previously encumbered Units (aggregating 20.83% of the total outstanding Units of the Nexus Select Trust), pursuant to a bulk trade undertaken on the stock exchange platforms (the "Trade") on August 9, 2024, post which a pledge has been re-created over the remaining 65,015,634 Units in favour of the Agent, pursuant to the Existing Facility Agreement on August 13, 2024.

As on date, the Blackstone Sponsor, together with the Blackstone Sponsor Group holds 337,792,801 Units, aggregating to 22.30% of the total unitholding of the REIT, of which 109,513,706 Units, aggregating to 7.23% of the total unitholding of the REIT, are encumbered.

The Units which have been pledged pursuant to the re-pledge completed on August 13, 2024, together with Units pledged previously by the Blackstone Sponsor Group, as previously disclosed to the REIT Manager, constitute 7.23% of the total outstanding units of the REIT.

The Blackstone Sponsor Group presently holds 337,792,801 Units, aggregating 22.30% of the total outstanding Units of the Nexus Select Trust, of which 109,513,706 Units, aggregating to 7.23% continue to remain pledged.

The total outstanding Units of the Nexus Select Trust is 1,515,000,000 Units as on date.

Details as required under the SEBI Circular are set out below:

Name of REIT	Nexus Select Trust
Name of the recognised stock exchanges where the units of REIT are listed	BSE and NSE
Name of the sponsor or the member of sponsor group, as applicable	Please see Annexure A
Total unitholding	No. of units - Please see Annexure A % of total outstanding units - Please see Annexure A

Specific details about the encumbrance	
	Encumbrance (Date of creation of encumbrance: Process for creation of encumbrance initiated on August 13, 2024 and the encumbrance was created on August 13, 2024.)
Type of encumbrance	Pledge
No. and % of units encumbered	No. of units: Please see Annexure A % of total outstanding units: Please see Annexure A
Encumbered units as a % of total units held	Please see Annexure A
Period of encumbrance	Until May 14, 2026
Name of the entity in whose favour units have been encumbered	Deutsche Bank AG, Mumbai Branch, in its capacity as the Onshore Security Agent
Purpose of borrowing	The amounts borrowed by the Borrower under the Facility Agreement are to be utilized for genuine business purposes of the Pledgors outside India and not for any investments, either directly or indirectly, in India.

S. No.	Name of the Sponsor Group Entity	No. of Units held and % of total outstanding Units of the REIT as on August 13, 2024	No. and % of units encumbered on August 13, 2024	Units encumbered on Aug 13, 2024 as a % of total units held	Units encumbered on Aug 13, 2024 as a % of total outstanding Units	Total encumbered Units as a % of total units held
1.	BREP Asia SG Red Fort Holding (NQ) Pte. Ltd	18,118,955 (1.20%)	18,118,955 (1.20%)	100%	1.20%	100%
2.	BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd	91,394,751 (6.03%)	46,896,679* (3.09%)	51.31%	3.09%	100%
	Total	109,513,706 / (7.23%)	65,015,634 (4.29%)		4.29%	

*44,498,072 Units were previously encumbered and has been disclosed.

For and on behalf:

- BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.
- BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.

Signed and delivered for and on behalf of

BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.



Authorized Signatory

Name: Peng Wei Tan

Title: Director

Signed and delivered for and on behalf of

BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.



Authorized Signatory

Name: Peng Wei Tan

Title: Director

Date: August 13, 2024

To,

The Compliance Officer
Nexus Select Mall Management Private Limited
Manager to Nexus Select Trust

Dear Sir,

This is pursuant to the pre-clearance letter dated August 13, 2024 provided to us for the creation of pledge over 65,015,634 REIT units held by us in the Nexus Select Trust. As required under the preclearance letter, and the Code on Unpublished Price Sensitive Information and Dealing in Units of the Nexus Select Trust (the “**Code**”), we wish to inform you that the entities named below (forming part of the Blackstone Sponsor Group of the Nexus Select Trust) have re-pledged 65,015,634 Units (aggregating 4.29% of the total outstanding Units of the Nexus Select Trust).

In terms of background, as intimated previously, a pledge was created over an aggregate of 425,072,295 Units held by certain Blackstone Sponsor Group entities in favour of Deutsche Bank A.G, in its capacity as the security agent (“**Agent**”), in relation to a credit facility availed by NXST ML (NQ) Limited (“**Borrower**”) from specific overseas banks as required under the terms of, the facility agreement dated June 13, 2024 (the “**Facility Agreement**”).

Of these pledged Units, the pledge created over 380,574,223 Units (held by the Sponsor Group entities named below), aggregating to 25.12% of the total unitholding of the REIT, was released on August 8, 2024 and intimated to you on August 9, 2024. The Sponsor Group entities named below have sold and transferred 315,558,589 Units of such previously encumbered Units (aggregating 20.83% of the total outstanding Units of the Nexus Select Trust), pursuant to a bulk trade undertaken on the stock exchange platforms (the “**Trade**”) on August 9, 2024, post which a pledge has been re-created over the remaining 65,015,634 Units in favour of the Agent, pursuant to the Existing Facility Agreement on August 13, 2024.

As on date, the Blackstone Sponsor, together with the Blackstone Sponsor Group holds 337,792,801 Units, aggregating to 22.30% of the total unitholding of the REIT, of which 109,513,706 Units, aggregating to 7.23% of the total unitholding of the REIT, are encumbered.

The Units which have been pledged pursuant to the re-pledge completed on August 13, 2024, together with Units pledged previously by the Blackstone Sponsor Group, as previously disclosed to the REIT Manager, constitute 7.23% of the total outstanding units of the REIT.

The Blackstone Sponsor Group presently holds 337,792,801 Units, aggregating 22.30% of the total outstanding Units of the Nexus Select Trust, of which 109,513,706 Units, aggregating to 7.23% continue to remain pledged.

The total outstanding Units of the Nexus Select Trust is 1,515,000,000 Units as on date.

Accordingly, please find enclosed:

- (i) Details of the creation of pledge over units in Annexure 3 of the Code (**Annexure I**); and
- (ii) Details of the creation of pledge over the units in Annexure 6 (Form C) of the Code (**Annexure II**).

For and on behalf of:

- BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.
- BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.

Signed and delivered for and on behalf of

BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.



Authorized Signatory

Name: Peng Wei Tan

Title: Director

Signed and delivered for and on behalf of

BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.



Authorized Signatory

Name: Peng Wei Tan

Title: Director

ANNEXURE I
Annexure 3 of the Code
DISCLOSURE OF TRANSACTIONS

To,
The Compliance Officer,
Nexus Select Mall Management Private Limited
Manager to Nexus Select Trust

It is hereby intimated that the Blackstone Sponsor Group entities named below have re-created a pledge over 65,015,634 Units.

Name of Holder	No. of REIT Units pledged	Bought/ Sold/ Subscribed/ Pledged	DP ID/Client ID/Folio No.	Volume Weighted Average Price (VWAP) per unit as on Aug 13, 2024 (Rs)
BREP Asia SG Red Fort Holding (NQ) Pte Ltd	18,118,955	Pledged	IN300167	137.7204
BREP Asia II Indian Holding Co IX (NQ) Pte Ltd	46,896,679	Pledged	IN300167	137.7204

I declare that the above information is correct and that no provisions of the Code and/or applicable laws/regulations have been contravened for effecting the above said transactions(s).

Signed and delivered for and on behalf of

BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.



Authorized Signatory

Name: Peng Wei Tan

Title: Director

Signed and delivered for and on behalf of

BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.



Authorized Signatory

Name: Peng Wei Tan

Title: Director

Name: BREP Asia SG Red Fort Holding (NQ) Pte Ltd PAN: AAGCB3890 C CIN: 201322646G Address: 3 Church Street, #30-01 Samsung Hub, 049483, Singapore Contact No.: NA	Sponsor Group	REIT Units	136,346,27 8 / 9.00%	REIT Units	18,118,95 5	INR 2,495,349,73 0	Pledge	REIT Units	18,118,955 / 1.20%	Aug 13, 2024	Aug 13, 2024	Creation pledge	of NA
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Note: (i) "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015

(ii) Value of transaction excludes taxes/brokerage/any other charges

Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (contracts * lot size)	
NOT APPLICABLE						

Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Date: August 13, 2024

Place: Singapore

Name: BREP Asia II Indian Holding Co IX (NQ) Pte Ltd PAN: AAICB1842 Q CIN: 201826682 W Address: 3 Church Street, #30- 01 Samsung Hub, 049483, Singapore Contact No.: NA	Sponsor Group	REIT Units	244,227,94 5 /16.12%	REIT Units	46,896,67 9	INR 6,458,629,39 1	Pledge	REIT Units	46,896,679 / 3.10%	Aug 13, 2024	Aug 13, 2024	Creation Pledge	of NA
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Note: (i) "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015
(ii) Value of transaction excludes taxes/brokerage/any other charges

Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (contracts * lot size)	
NOT APPLICABLE						

Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Date: August 13, 2024

Place: Singapore

Signed and delivered for and on behalf of

BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.



Authorized Signatory

Name: Peng Wei Tan

Title: Director

Signed and delivered for and on behalf of

BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.



Authorized Signatory

Name: Peng Wei Tan

Title: Director