Nexus Select Trust

November 04, 2025

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, 974909, 976118, 976119 and 976657;

Scrip Code for CPs: 730001 and 730005

Dear Sir/ Madam,

Subject: Press Release and Earnings Presentation of Nexus Select Trust for the quarter ended September 30, 2025.

In continuation to our intimation dated November 04, 2025, regarding the outcome of the Board Meeting held in connection with the quarter ended September 30, 2025, of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust on November 04, 2025, please see enclosed the:

1. Press Release for the quarter ended September 30, 2025, of Nexus Select Trust as **Annexure I;**

2. Earnings Presentation for the quarter ended September 30, 2025, of Nexus Select Trust as **Annexure II;**

The Press Release and Earnings Presentation shall also be uploaded on the website of Nexus Select Trust at https://www.nexusselecttrust.com/regulatory-filings

Thanking you,

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

VIJAY KUMAR GUPTA
Digitally signed by VIJAY KUMAR GUPTA
Date: 2025.11.04 15:59:38 +05'30'

Vijay Kumar Gupta
General Counsel, CS & Compliance Officer
Membership No. A14545

Encl: As above

Annexure I

Nexus Select Trust Accelerates Growth in Q2 FY26; Delivers 16% consumption surge, 14% NOI growth and 10% rise in distribution

<u>Mumbai, India, 04 November 2025</u>: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed Retail REIT, announced its financial results for the quarter ended September 30, 2025 (Q2 FY26). .

Business Highlights – Q2 FY26

- **Strong consumption momentum:** Achieved tenant sales of ~INR 35 billion, up 16% YoY (10% like-for-like), driven by robust growth across categories including Fashion, Jewellery, Beauty & Personal Care, Electronics, and Entertainment.
- **Solid financial performance:** Retail Net Operating Income (NOI) rose 14% YoY (8% like-for-like) to INR 4.2 billion.
- **Consistent distributions:** Declared distribution of INR 3,330 million (INR 2.198 per unit), marking a 10% YoY increase, and remains on track to meet FY26 distribution guidance.
- **Sustained leasing strength:** Re-leased 0.23 million sq. ft. during the quarter at 20% spreads, maintaining 97% occupancy for the tenth consecutive quarter since listing.
- **Robust balance sheet:** Maintained an LTV of 18%, supported by a AAA/Stable credit rating.
- **Leadership in sustainability:** Earned the GRESB 5-Star rating for the second consecutive year, ranking 2nd in Asia among listed retail peers with an overall score of 93.

Dalip Sehgal, Executive Director and Chief Executive Officer at Nexus Select Trust, said,

"We delivered another quarter of strong operational and financial performance, achieving 16% growth in tenant sales and 14% growth in retail net operating income during Q2 FY26. With a robust start to Q3 FY26 — marked by double-digit consumption growth in October 25 — we expect this momentum to sustain through the second half of the year.

On the back of this performance, we are pleased to announce a distribution of INR 3,330 million / INR 2.198 per unit, representing our ninth consecutive quarter of 100% distribution payout since listing. With this, we have cumulatively distributed INR 30.1 billion / INR 19.853 per unit and delivered total returns exceeding 80% to our unitholders since listing. We remain firmly on track to achieve our FY26 NOI and distribution guidance.

We witnessed substantial improvement in performance of recently acquired assets – Nexus Vega City and Nexus MBD Neopolis, recording double-digit tenant sales growth and positive footfall trends in Q2 FY26. On the inorganic front, we have built a robust pipeline of 10 assets, out of which 3 assets are currently under due diligence. Backed by a strong balance sheet, low leverage, and nearly $1 billion of debt headroom, we are well positioned to capitalize on future inorganic growth opportunities."

The Board of Directors of Nexus Select Mall Management Private Limited, Manager to the Nexus Select Trust, at its Board Meeting held earlier today declared that the record date for the Q2 FY26 distribution is November 10, 2025, and the distribution will be paid on or before November 17, 2025

Changes in the Board Composition

Mr. Tuhin Parikh – Chairman and Non-Executive Non-Independent Director at Nexus Select Trust has decided to step down as a Director with effect from 4th November 2025. Mr. Parikh has been instrumental in setting up the Nexus Select Trust as India's first retail focussed REIT; and it is under his leadership and guidance that the Trust completed its successful IPO and expanded its retail portfolio to 19 malls spread across 15 cities.

Consequently **Mr. Asheesh Mohta** (current Nexus director), has been appointed as the **new Chairman of the Board**, and **Mr. Siddharth Nawal from Blackstone** has been appointed as an **Additional Director (Non-Executive Non-Independent Director)** on the Board with effect from 4th November 2025. Mr. Nawal is a Principal in the Real Estate group at Blackstone India. Since joining Blackstone in 2015, he has been instrumental in managing direct asset investments across various real estate sectors in India, including retail, office, hospitality, and residential. He has been deeply involved with Nexus Select Trust from its inception, starting with Nexus's acquisition of its first asset, and played a pivotal role in the successful IPO of Nexus Select Trust in May 2023.

Investor Materials and Quarterly Investor Call Details

Nexus Select Trust has released a package of information on the quarterly results and performance, that includes an earnings presentation covering Q2 FY26 results. All these materials are available in the Investors section of our website at www.nexusselecttrust.com.

Nexus Select Trust will host a conference call on Tuesday, November 04, 2025 at 17:30 hours Indian Standard Time to discuss the Q2 FY26 results. A replay of the call will be available in the Investors section of our website at www.nexusselecttrust.com.

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 10.6 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 3,000+ stores.

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

Disclaimer

This press release is prepared for general information purposes only and has to be read along with the presentation for earnings update. The information contained herein is based on management information and estimates. It is only current as of its date, 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 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, such as COVID-19. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

This press release also contains certain financial measures which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, 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. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. 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. Actual legal entity name of occupiers may differ

For more information please contact:
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Annexure II

Nexus Select Trust

Q2 FY26 Earnings Update

November 04, 2025

DISCLAIMER

This presentation is issued by Nexus Select Mall Management Private Limited (the "**Manager**") in its capacity as the Manager of the Nexus Select Trust, for general information purposes only, without regards to the specific objectives, financial situation or requirements of any particular person. This presentation may not be copied, published, distributed or transmitted, in whole or in part, for any purpose, and should not be construed as legal, tax, investment or other advice.

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Unless otherwise stated, the information contained here in is based on management information and estimates. The information contained here in is only current as of the date specified herein, has not been independently verified and may be subject to change without notice, including based on the impact of Covid on us, our occupiers and the Indian and global economies. Please note that past performance is not indicative of future results. Please note that the recipient will not be updated in the event the information becomes stale. The Manager assumes no responsibility to publicly amend, modify or revise any forward-looking statements, on the basis of any subsequent development, information or events, or otherwise. The Manager, as such, makes no representation or warranty, express or implied, as to, and does not accept any responsibility or liability with respect to, the fairness, accuracy, completeness or correctness of the content including any information or opinions contained herein. Any opinions expressed in this presentation or the contents of this presentation are subject to change without notice. Neither the delivery of this presentation nor any further discussions of the Manager with any of the recipients shall, under any circumstances, create any implication that there has been no change in the affairs of the Nexus Select Trust since the date of this presentation.

This presentation also 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 the 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, uncertainties and other factors, including the impact of Covid on us, our occupiers and the Indian and global economies, recipients of this presentation 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, such as Covid. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements. There can be no assurance that Nexus Select Trust will enter into any definitive arrangements for any of the acquisition deals in pipeline.

Certain information (including any guidance and proforma information) presented here in is based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on GAAP, IndAS or any other internationally accepted accounting principles. The reader should not consider such items as an alternative to the historical financial results or other indicators of the Nexus Select Trust profit, cashflows or distribution based on any GAAP. Actual results may be materially 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.

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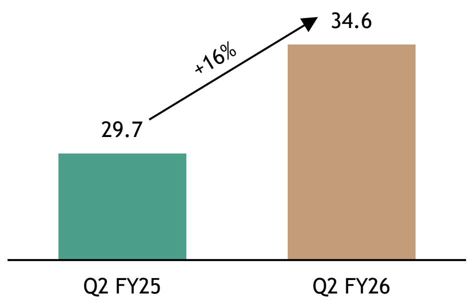
(I). KEY HIGHLIGHTS

Nexus Vega City, Bengaluru

CONSUMPTION GROWTH

Strong consumption growth of 16% YoY; growth momentum continues in Oct'25

(Amount in INR Bn)



LEASING

Maintained leased occupancy of 97% for continuously 10 quarters since listing

0.31M sf
Leased

217
Number of Deals

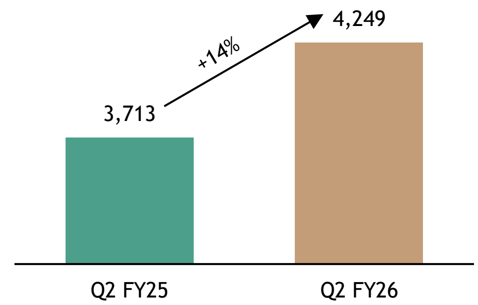
0.23M sf
Re-leasing

20%
Re-leasing spread

RETAIL NOI GROWTH

Robust NOI growth of 14% YoY; 8% YoY LFL growth

(Amount in INR M)



ACQUIRED ASSETS PERFORMANCE

Both acquired malls witnessed significant improvement post acquisition

20% YoY
Consumption Growth (Nexus Vega City)

11% YoY
Consumption Growth ((Nexus MBD Neopolis)

ACQUISITION PIPELINE

Robust pipeline of 10 assets for inorganic growth

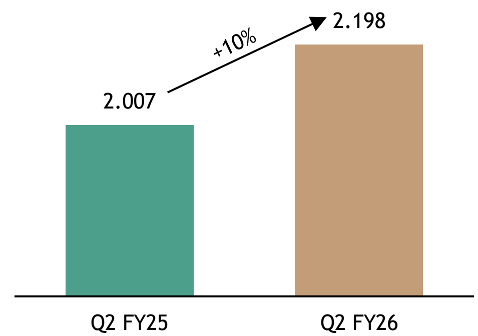
10 Retail Assets
Potential Acquisition Opportunities (incl. Greenfield Development)

3 Retail Assets
Currently Under Due Diligence

DISTRIBUTION GROWTH

10% YoY growth led by strong overall performance

(Amount in INR per unit)

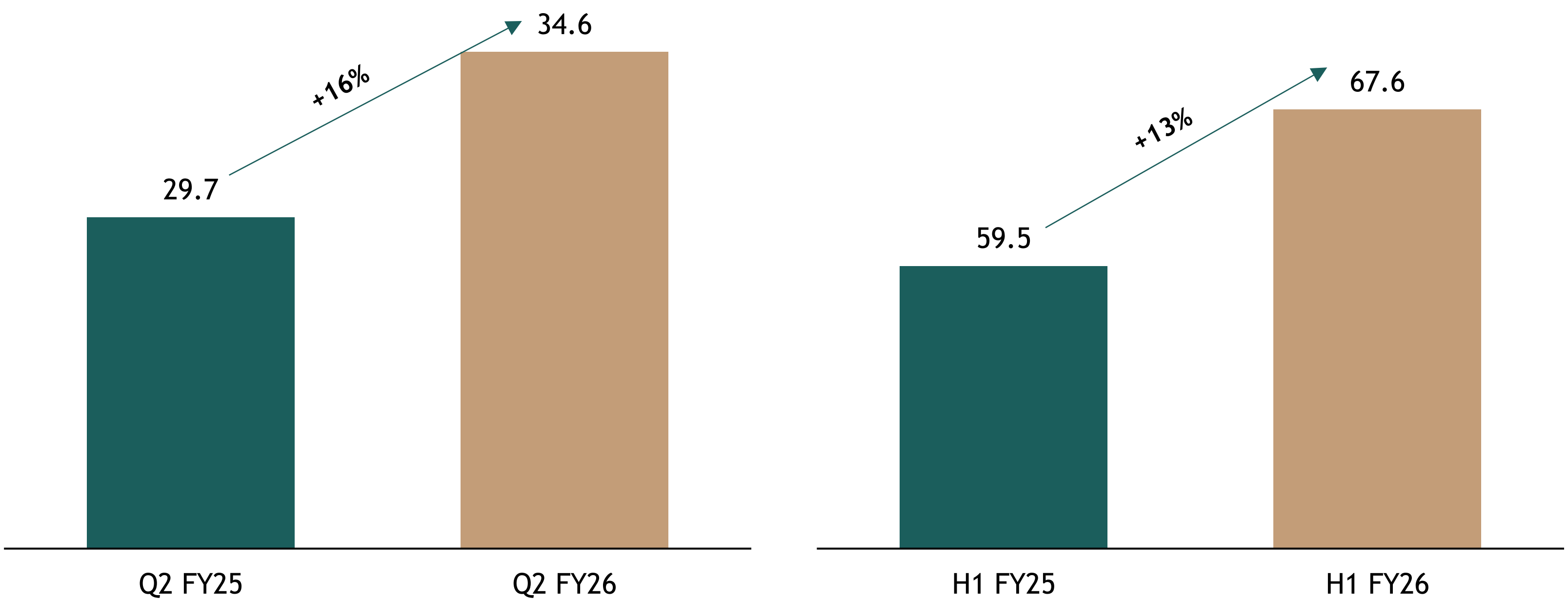


Robust consumption growth of 16% YoY in Q2 FY26 driven by key categories like Fashion, Jewellery, Beauty & Personal Care, Entertainment and Electronics

Growth momentum continues in October with double-digit consumption growth

Consumption

(Amount in INR Bn)



10% YoY LFL Consumption Growth

7% YoY LFL Consumption Growth

Notes: Above numbers are indicative unaudited numbers. LFL consumption numbers excludes Nexus Vega City and Nexus MBD Neopolis consumption.

Leveraging our proven integration playbook, Vega City and MBD Neopolis are set to deliver exceptional growth and value

Nexus Vega City and Nexus MBD Neopolis witnessed consumption growth of 20% and 11% respectively in Q2 FY26

Independence Day Celebration (Nexus Vega City)

Velocity (Nexus Vega City)

Independence Day Celebration (Nexus MBD Neopolis)

Dino Verse (Nexus MBD Neopolis)

Notes: Consumption growth numbers are indicative unaudited numbers.

Delivered robust NOI growth of 14% YoY (8% YoY LFL) in Q2 FY26; on track to achieve FY26 NOI and Distribution guidance

INR 6,309 M

Revenue from Operations

INR 4,675 M

NOI

INR 4,475 M

EBITDA

14%

YoY NOI Growth
(8% YoY LFL NOI Growth)

INR 2.198

Distribution Per Unit
(10% YoY Growth)

100%

NDCF Payout Ratio for 9th Consecutive Quarter

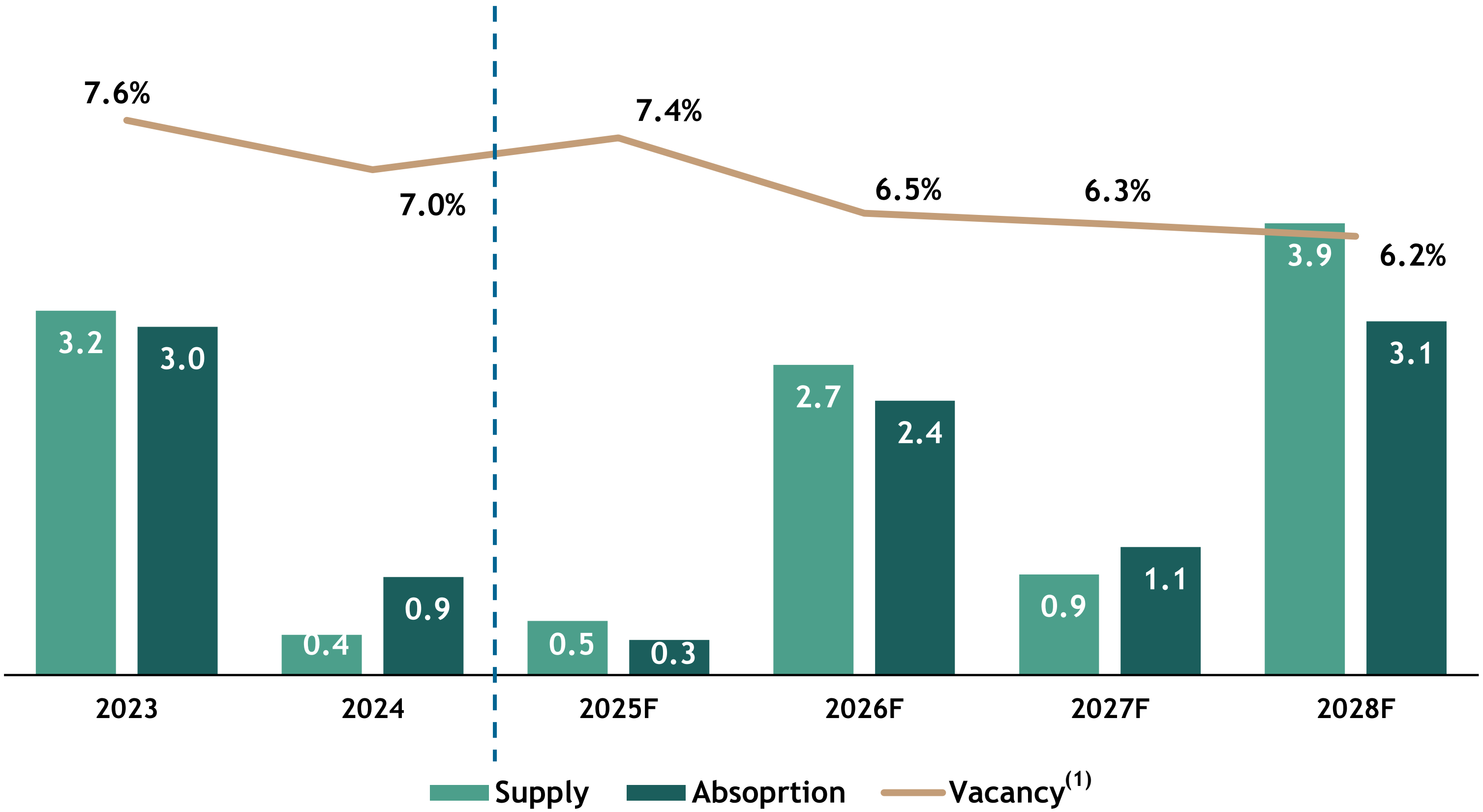
(II). RETAIL UPDATE

Nexus Select Citywalk, Delhi

Modest Grade-A supply over the next three years driving a 120bps decline in vacancy[1] to 6.2% by 2028

Grade-A Supply, Absorption and Vacancy[1] trends for NXST portfolio cities

(Area in M sf and Vacancy in %)



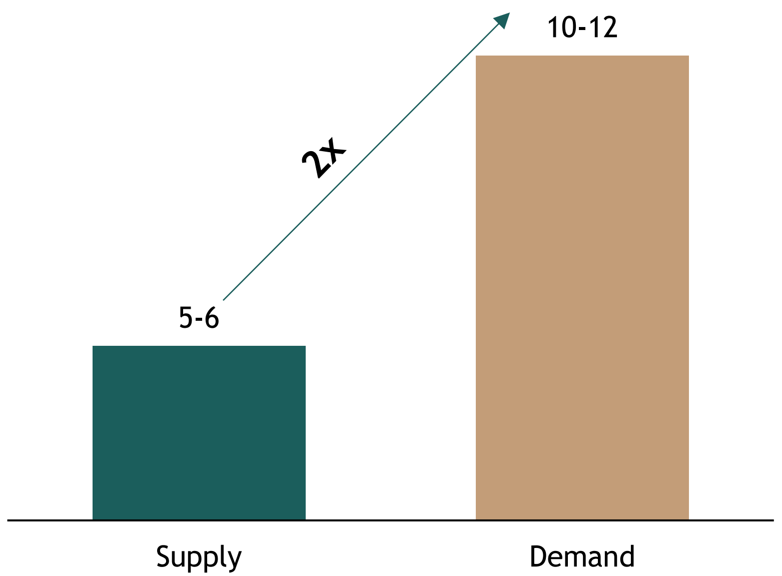
Source: CBRE.
(1) Vacancy excludes new supply addition to the stock in the respective year.

Retail demand – supply dynamics remains favorable for Nexus with demand being 2x of overall supply till 2028

NXST remains the favored partner for international brands looking to enter India

India Retail Demand – Supply till 2028

(Area in M sf per annum)



International Brands Opened Stores with Nexus Malls in last 18-24 months

NESPRESSO

YSL BEAUTÉ

Foot Locker

PRADA BEAUTY

ATHLETIFREAK

GUCCI beauty

COS

NARS

Source: CBRE, Nexus internal database.

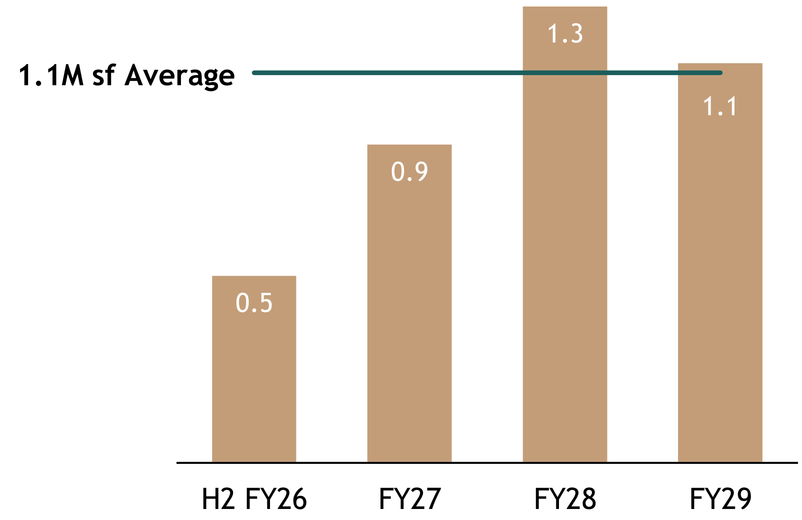
Continued to re-lease at 20% spreads; ~50% of gross rental expiring during H2 FY26 - FY29 with 20% MTM potential

Q2 FY26 Updates

96.9% *Leased Occupancy*	**95.3%** *Trading Occupancy*
0.31M sf *Leased*	**217** *Total Deals*
0.23M sf *Re-leased*	**20%** *Re-leasing Spread*[(1)]

Area Expiring

(M sf)



	H2 FY26	FY27	FY28	FY29
Gross Rentals Expiring (%)	7%	11%	17%	14%
Avg. MTM Potential (%)	← Approximately 20% →			

(1) Computed based on mark-up in rental achieved on the Minimum Guaranteed Rental by re-leasing during the relevant period.

Athletifreak (Nexus Select Citywalk)

Indriya (Nexus Elante)

Decathlon (Nexus Ahmedabad One)

Onitsuka Tiger (Nexus Select Citywalk)

(III). MARKETING UPDATE

Nexus Hyderabad, Hyderabad

Introduced unique and high-engagement ticketed experiences across our malls to enhance customer footfall and dwell time

City Under Sieze (Nexus Hyderabad)

Velocity (Nexus Seawoods)

Thrillscape (Nexus Koramangala)

Thrillscape (Nexus Koramangala)

Transformed our malls into vibrant celebration hubs during festives augmenting footfalls

Independence Day Celebration (Nexus Shantiniketan)

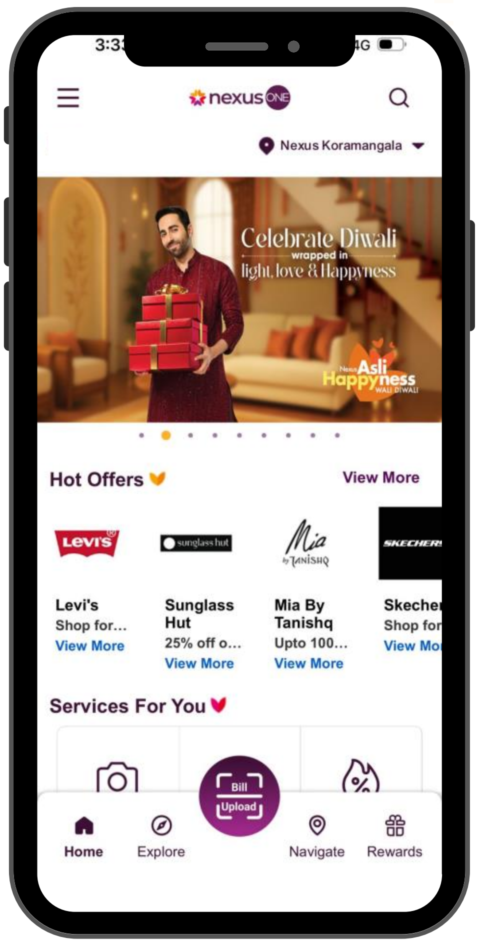
Navratri Celebration (Nexus Koramangala)

Dussehra Celebration (Fiza By Nexus)

Onam Celebration (Nexus Shantiniketan)

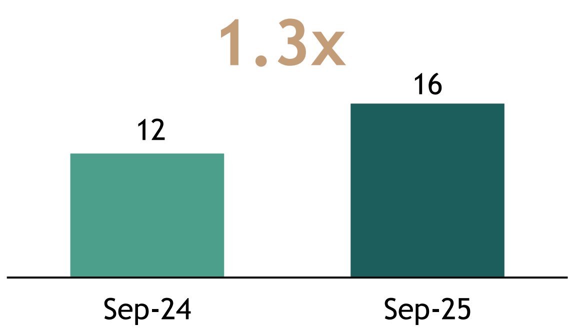
Empowering customers with personalized offers, updates and rewards through the NexusONE App

Launched NexusONE App in Nexus Vega City in Q2 FY26



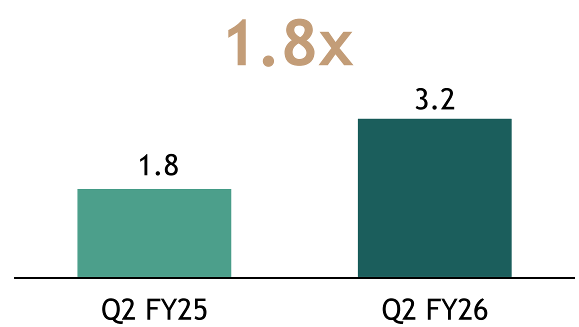
App Launched

(Number of Malls)



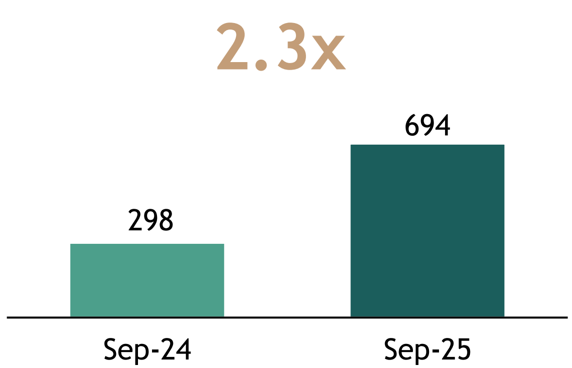
Tenant Sales

(Amount in INR Bn)



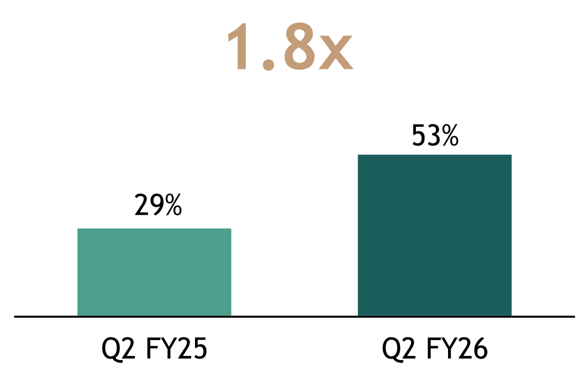
App Sign-ups

(Numbers in '000s)

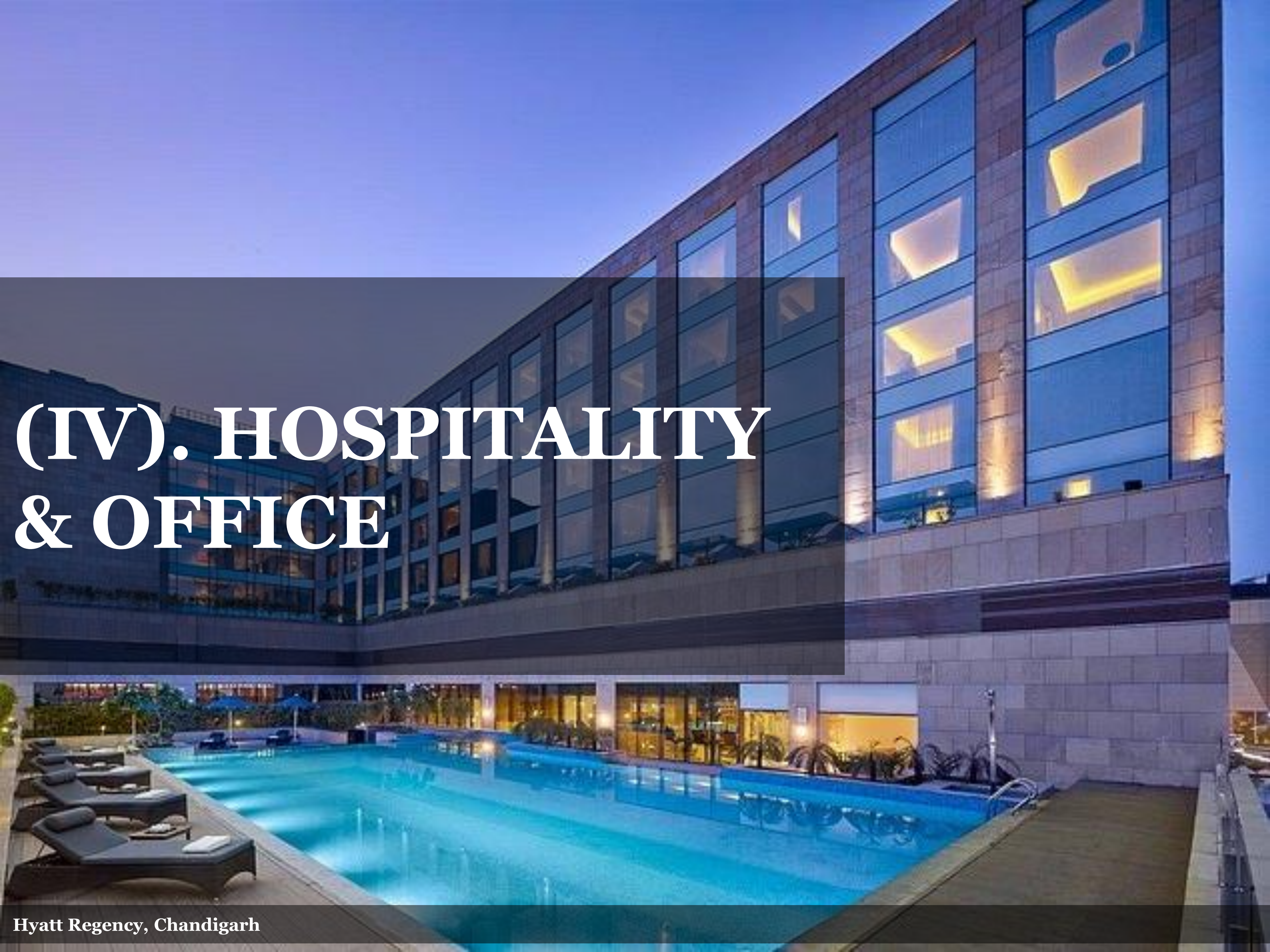


Customer Repeat Rate

(%)



(IV). HOSPITALITY & OFFICE



Hyatt Regency, Chandigarh

Robust growth witnessed in Hospitality and Office portfolio

HOSPITALITY (450 Keys / 3 Assets)

Hyatt Regency, Chandigarh

OFFICE (1.3M sf / 3 Assets)

Westend Offices, Pune

70% Occupancy	INR 8,672 ADR	88% Occupancy	3.1 Years WALE
INR 410 M Revenue from Operations 33% YoY Growth (9% YoY LFL Growth)	INR 136 M EBITDA 11% YoY Growth (9% YoY LFL Growth)	INR 328 M Revenue from Operations 12% YoY Growth	INR 247 M NOI 18% YoY Growth

(1) Based on Sep'25 independent valuation.

(V). FINANCIAL UPDATE

Nexus Vijaya, Chennai

Declared distribution of INR 3,330 M / INR 2.198 per unit for Q2 FY26; representing ~100% NDCF payout ratio for 9th consecutive quarter

(INR M) Particulars	Q2 FY26	
Revenue from Operations	6,348[1]	NOI
Direct Operating Expenses	(1,541)	
Property Taxes and Insurance	(131)	
Net Operating Income	**4,675**	
Other Income	251	Distribution
Indirect Operating Expenses	(426)	
EBITDA	**4,500**[2]	
Working Capital Adjustments	413	
Cash Taxes	(359)	
External Debt (Interest and Principal)	(305)	
Other Non-Cash Adjustments	(153)	
Distribution from Treasure Island	65	
REIT Level Debt (Interest and Principal)	(793)	
Other Inflows/ (Outflows) at REIT Level	(35)	
NDCF	**3,333**	
Distribution	**3,330**	

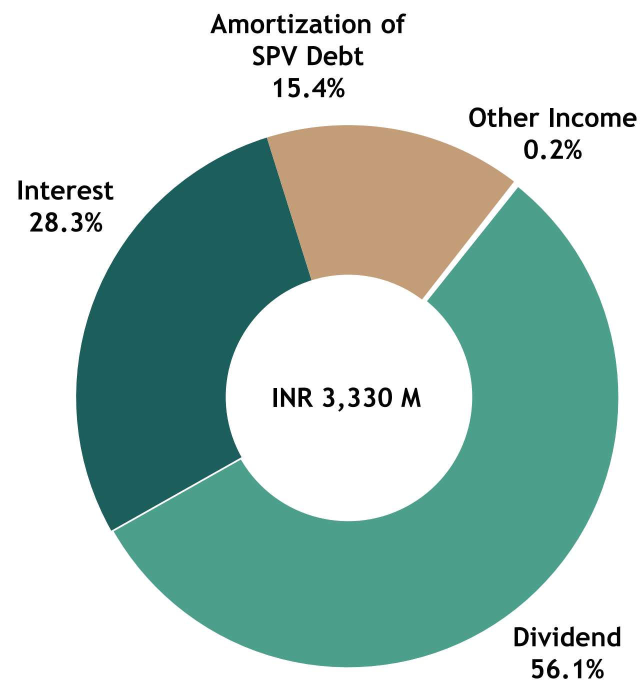
(1) Post adjustment for inter-company elimination, revenue from operation would be INR 6,309 M for Q2 FY26.
(2) Post adjustment for trust level income and expenses, EBITDA would be INR 4,475 M for Q2 FY26.

Distributed INR 3,330 M / INR 2.198 per unit in Q2 FY26; up by 10% YoY

Distribution Highlights

Distribution Period	1st Jul’25 to 30th Sep’25
Distribution Amount (M)	INR 3,330
Outstanding Units (M)	1,515
Distribution Per Unit (DPU)	INR 2.198
Announcement Date	November 04, 2025
Record Date	November 10, 2025
Payment Date	On or before November 17, 2025

Distribution Mix



72% of NDCF is tax-free at time of distribution

Robust Balance Sheet with LTV < 20% and ~$1 Bn debt headroom to fund future inorganic growth

INR 51 Bn
Net Debt[1]

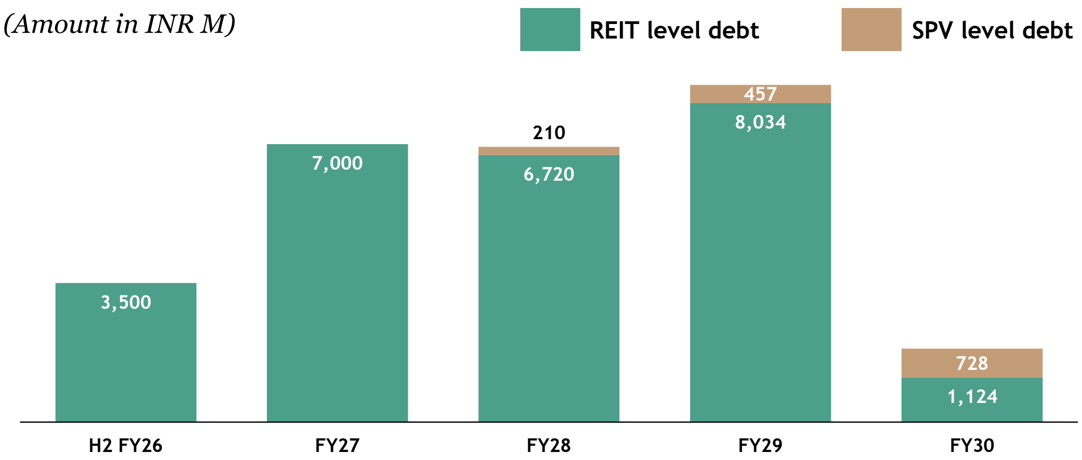
18%
LTV[1][2]

AAA / Stable
CRISIL / ICRA Rating

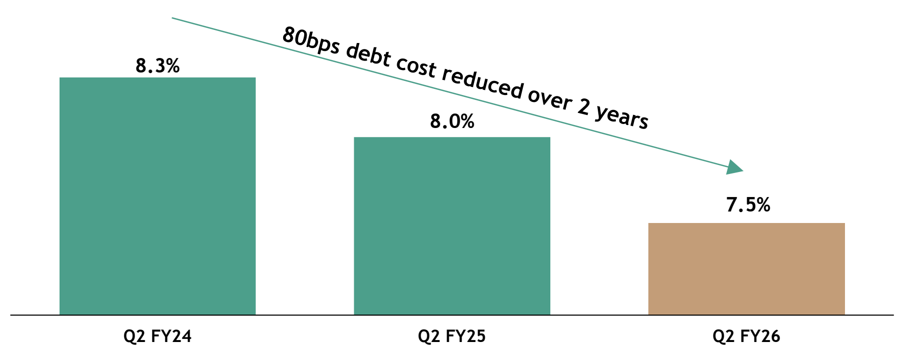
~$1 Bn
Proforma Debt Headroom

Debt Maturity Profile

(Amount in INR M)



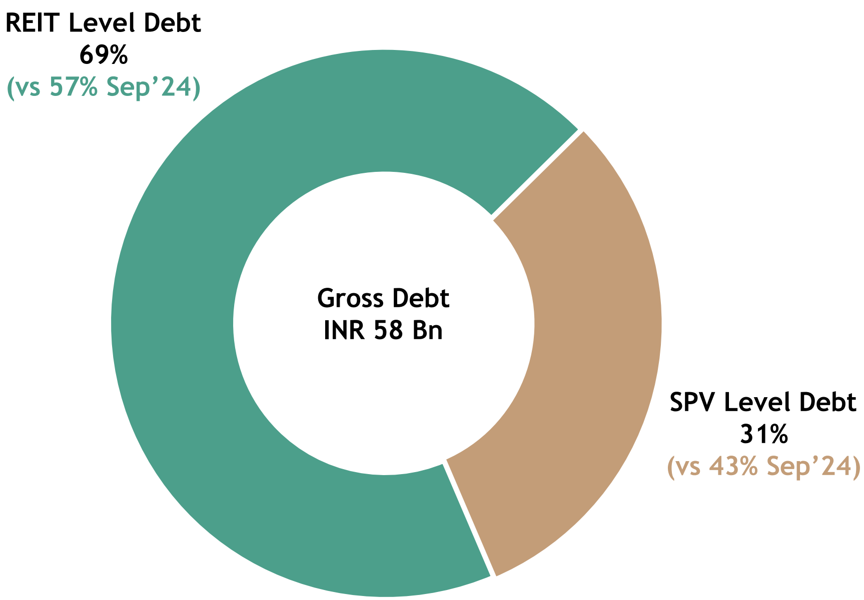
Average Debt Cost (%)



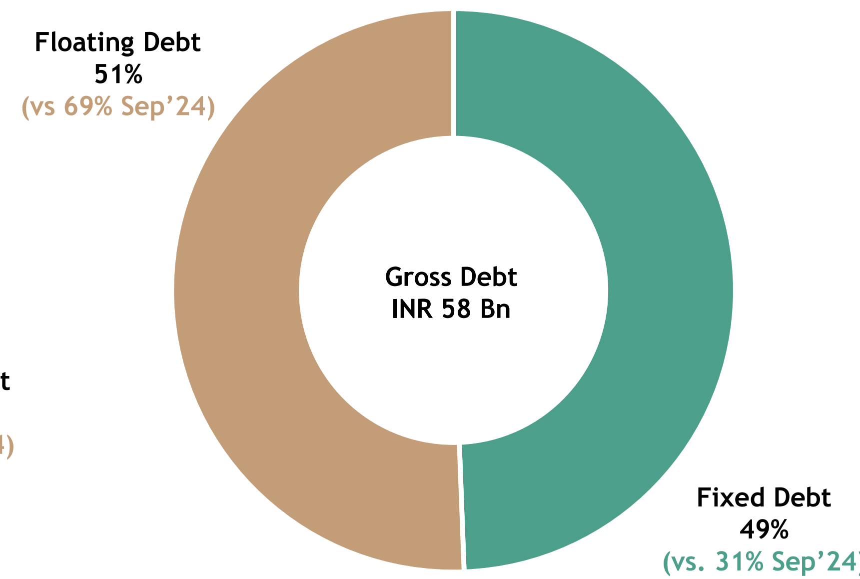
(1) Excluding restricted cash.
(2) Computed basis GAV as per Sep'25 independent valuation. LTV as per SEBI regulations will be 20%.

NXST to benefit from future rate cuts with 51% floating debt composition

REIT/ SPV Debt Composition



Fixed/ Floating Debt Composition



2.9x
Net Debt To EBITDA[(1)(2)]

4.0x
Interest Coverage Ratio

7.5%
Average Debt Cost

(1) EBITDA for FY26 annualized basis H1 FY26 EBITDA.
(2) Gross Debt to EBITDA of 3.3x.

(VI). SUSTAINABILITY INITIATIVES

4.2MW Hybrid Park, Rajkot

Our sustainability initiatives are designed to bring positive impact to stakeholders, community and the environment

Committed to achieve "Net Zero" for Scope 1 & Scope 2 emissions by 2030

60MW + Renewable Energy (DC)

~**50%** Renewable Energy Consumption in the Portfolio[1]

Run For Happyness Across 6 Malls

Over **5,500 participants** participated in **'Run For Happyness' with Mr. Milind Soman as Ambassador**

GRESB
REAL ESTATE
★★★★★ 2025

2nd in Asia Amongst Listed Retail Peers

Received **5-Star** rating in GRESB assessment 2025 with **93** score

Lake Rejuvenation

Adopted 14 lakes and **rejuvenated 10 lakes** in India as part of **"Lakes of Happyness"** initiative

(1) Consumption in common area and HVAC of urban consumption centres in H1 FY26.

1.0MW Rooftop Solar (Nexus Hyderabad)

Lake Rejuvenation, Hyderabad

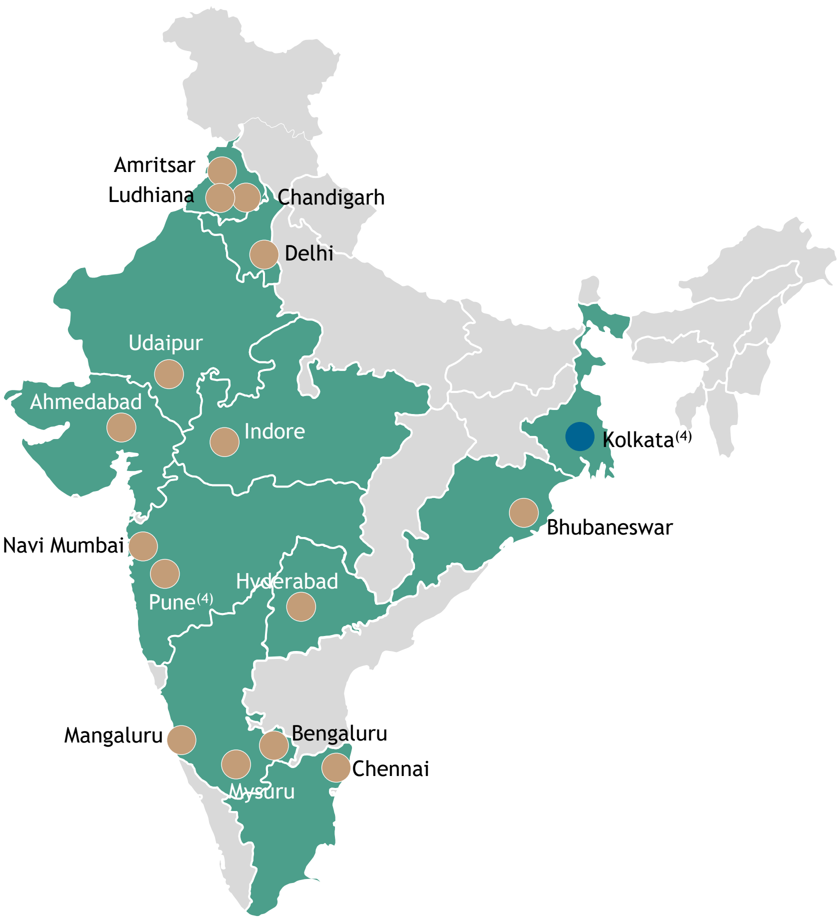
Best Out of Waste

Distributed 800k+ Sanitary Pads
under "Happyness for Her" Campaign

(VII). APPENDIX

Nexus Shantiniketan, Bengaluru

India's first retail REIT and leading Grade-A Consumption centre platform



19
Consumption Centres Across 15 Cities

10.6M sf
Retail Portfolio

96.9%
Leased Occupancy[1]

3,000+
Retail Stores with 1,000+ Brands

11.7%
Q2 FY26 Rent to Sales

133 M+
LTM Footfalls

INR 1,742 psf pm
Q2 FY26 Trading Density

4.7 Years
Retail Portfolio WALE

INR 159 p.u.
NAV[2]

18%
LTV[3]

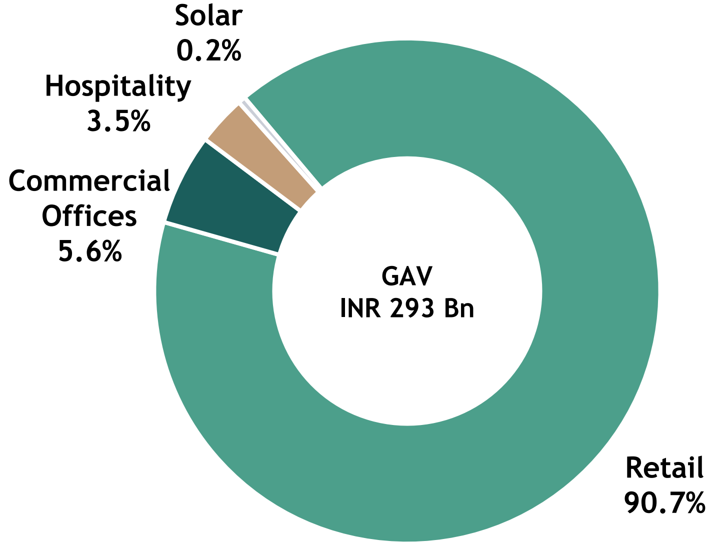
(1) Represents data for consumption centres only.
(2) As of Sep'25.
(3) Computed basis GAV as per Sep'25 independent valuation and cash and bank balances (excluding restricted cash) as on September 30, 2025. LTV as per SEBI regulations will be 20%.
(4) Manager of Nexus Select Trust manages South City (Kolkata) and Pavillion Mall (Pune).

KEY ASSET SUMMARY

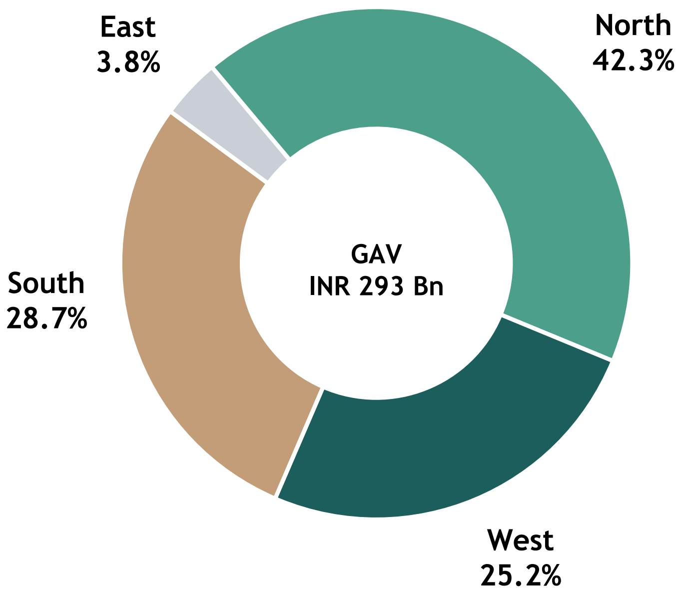
Particulars	Nexus Select Citywalk	Nexus Elante	Nexus Seawoods	Nexus Ahmedabad One	Nexus Hyderabad	Nexus Vijaya	Nexus Shantiniketan
Operational Metrics							
Leasable Area (M sf)	0.5	1.3	1.0	0.9	0.8	0.7	0.6
Leasing Occupancy (%)	99%	98%	98%	97%	99%	99%	98%
Trading Occupancy (%)	95%	94%	98%	96%	99%	99%	98%
In-place Rent (INR psf pm)	457	188	145	127	117	108	104
Q2 FY26 Tenant Sales (INR M)	4,714	4,239	3,785	2,313	3,065	2,286	2,311
YoY Growth (%)	*6%*	*5%*	*14%*	*14%*	*9%*	*9%*	*20%*
Area Expiring ('000 sf)							
H2 FY26	39	59	53	48	46	40	14
FY27	36	102	115	66	171	11	2
FY28	68	213	98	122	92	73	86
FY29	101	209	89	103	57	199	69

100% completed portfolio with retail focus and geographic diversification

GAV Break-up by Segment[1]



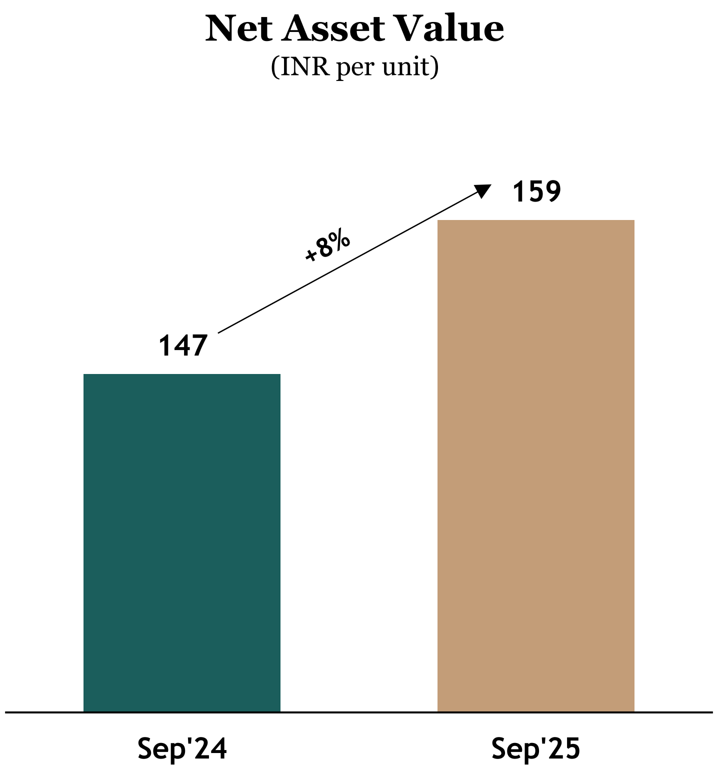
GAV Break-up by Region[1]



(1) Based on Sep'25 independent valuation.

INDEPENDENT VALUATION (AS ON SEPTEMBER 30, 2025)

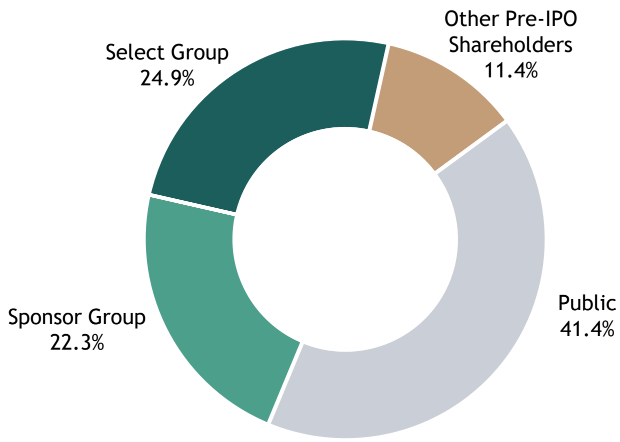
(INR M) Asset	Gross Asset Value As of Sep'25
Nexus Select Citywalk	48,607
Nexus Elante	48,419
Nexus Seawoods	26,831
Nexus Ahmedabad One	19,734
Nexus Hyderabad	19,228
Nexus Vijaya	15,112
Nexus Esplanade	11,061
Nexus Koramangala	10,984
Nexus Vega City	10,438
Nexus Westend	9,392
Nexus Shantiniketan	8,633
Nexus Amritsar	8,389
Nexus Whitefield	5,664
Nexus Celebrations	5,142
Fiza by Nexus	4,494
Nexus MBD Neopolis	4,375
Nexus Centre City	3,938
Treasure Island[(1)]	2,792
Nexus Indore Central	2,100
Sub-total (Retail)	**265,333**
Commercial Offices	16,288
Hospitality	10,110
Solar	798
Total	**292,529**



Note: Above numbers are based on Sep'25 independent valuation.
(1) Represents share of Nexus Select Trust only.

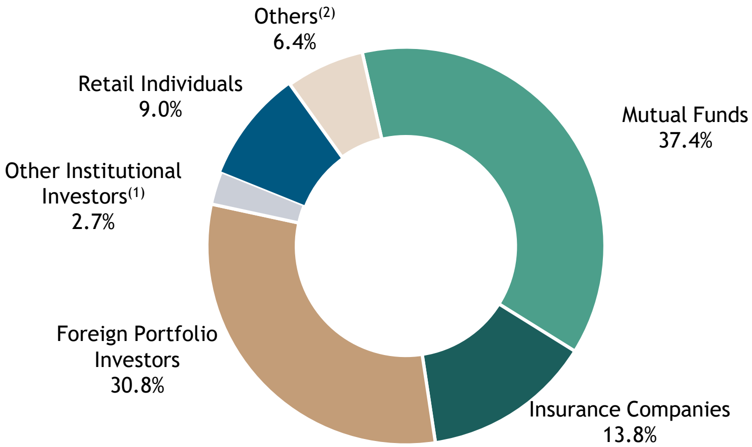
Unitholding Pattern

(% stake)



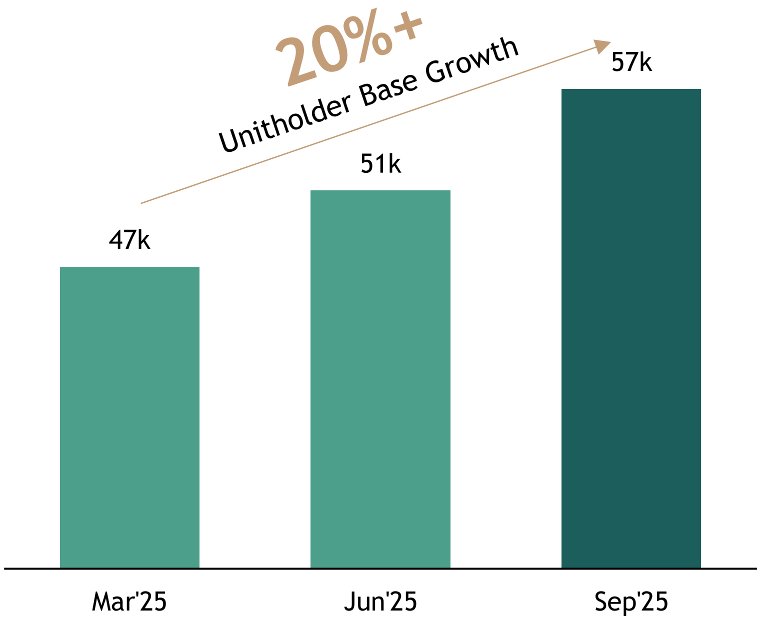
Diversified Public Unitholding Pattern

(% stake)



Increase in Unitholders Base

(#)



Added 10,000+ Unitholders in H1 FY26

Data is as of September 30, 2025.

(1) Includes Alternative Investment Fund, Provident or Pension Funds.

(2) Includes clearing members, NBFCs registered with RBI, Body corporates, etc.

KEY TERMS AND DEFINITIONS

Notes:

- All figures in this presentation are as of September 30, 2025 unless otherwise specified
- Some of the figures in this presentation have been rounded-off to the nearest decimal for the ease of presentation
- All operational KPIs included in the presentation are at 100% stake in all SPVs (except for Nexus Koramangala landowners share and Nexus MBD Neopolis sold units) and Investment entity
- Any references to long-term leases or WALE (Weighted Average Lease Expiry) assumes successive renewals by occupiers at their option
- The words ‘Consumption centre’, ‘Mall’, ‘Retail Portfolio’, ‘Retail’ have been used interchangeably
- The words ‘Sales’, ‘Consumption’, ‘Tenant Sales’ have been used interchangeably
- The words ‘Nexus Select Trust’, ‘Nexus Malls’ and ‘NXST’ have been used interchangeably
- Gross Asset Value (GAV) considered as per Sep’25 valuation undertaken by iVAS Partners, represented by Mr. Vijay Arvindkumar C
- Key Terms and Definitions:

1. ADR – Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
2. Area – All area is leasable area unless otherwise specified
3. Bn - Billions
4. CAGR – Compound Annual Growth Rate
5. Completed Area – The leasable area of a property for which occupancy certificate has been received
6. DPU – Distribution per unit
7. EBITDA – Earnings/ (loss) before finance costs, depreciation, amortization, impairment loss and income tax excluding share of profit of equity accounted investee
8. Footfalls or Shopper traffic - The number of people entering a shop or shopping area part of the consumption centre in a given time
9. GAV – Gross Asset Value is the Market Value (as defined below) of the asset(s) in our Portfolio as of September 30, 2025 (unless otherwise specified)
10. GRESB – Formerly known as Global Real Estate Sustainability Benchmark
11. Gross Rentals - Rental income (the sum of Minimum Guaranteed Rentals (as defined below) and Turnover Rentals (as defined below))
12. Initial Portfolio Acquisition Transaction – The transaction pursuant to which the Nexus Select Trust acquired the portfolio (SPVs) prior to listing.
13. In-place Rent – Higher of i) Minimum guaranteed rent as of Sep’25 or ii) Revenue share
14. KPIs – Key Performance Indicators
15. Leasable Area – Total square footage that can be occupied by tenant for the purpose of determining a tenant’s rental obligations
16. LFL – Like for Like (excluding Nexus Vega City and Nexus MBD Complex)
17. LTV – Loan to Value
18. M – Millions
19. Minimum Guaranteed Rentals - Minimum guaranteed rental income as per terms contractually agreed with the tenant(s)
20. Minimum Guaranteed Rent - Minimum guaranteed rental income (as defined above) / Occupied Area (as defined below) x Monthly factor
21. MTM – Mark to Market
22. MW – Mega-Watt
23. NDCF – Net Distributable Cashflows
24. NAV – Net Asset Value
25. Net Debt – Gross Debt less short term treasury investments and cash and cash equivalents
26. NOI – Net Operating Income
27. Occupied Area - Completed Area (as defined above) for which lease agreements have been signed with the lessee(s)
28. psf – Per square feet
29. Psf pm - Per square feet per month
30. QoQ – Quarter on Quarter
31. Re-leasing spread - Refers to the change in rent psf between new & expiring leases, expressed as a percentage
32. Sponsor – Wynford Investments Limited
33. sf – Square feet
34. TEV- Total Enterprise Value
35. Tenant Sales - Net sales generated by tenant(s) from sale of merchandise or provision of services from the stores located within the Portfolio
36. Trading Density – Tenant Sales for respective period / Carpet Area x Monthly factor
37. Trading Occupancy – Total operational area / Total leasable area
38. Trustee – Axis Trustee Services Limited
39. Turnover Rentals - Higher of (i) contracted turnover rent percentage applied to tenant sales of the respective period, less applicable Minimum Guaranteed Rentals for the same period, or (ii) nil
40. WALE – Weighted Average Lease Expiry
41. Years – Refers to fiscal years unless specified otherwise
42. YoY – Year on Year

Pratik Dantara
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DGM - Investor Relations

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