Nexus Select Trust

Nexus Select Trust reports strong Q1 FY27 performance with double-digit consumption and NOI growth; DPU rises 10% YoY to INR 2.442 per unit, with 25% IRR delivered to unitholders since listing

Mumbai, India, 03 August 2026: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed Retail REIT, announced its financial results for the first quarter ended June 30, 2026.

Business Highlights

- Achieved quarterly consumption of INR 3,850 crores, recording 17% YoY growth
  - Broad based growth witnessed across all categories during the quarter
- Net Operating Income (NOI) rose 11% YoY to INR 510 crores in Q1 FY27, driven by strong consumption and leasing momentum
- Declared distribution of INR 370 crores (INR 2.442 per unit) up 10% YoY and 7% QoQ, marking the 12th consecutive quarter of 100% distribution payout to unitholders
- Achieved healthy double-digit re-leasing spreads on 0.4M sf re-leased during the quarter
- Strong balance sheet with attractive debt cost of 7.2% (30bps lower YoY), AAA/Stable credit rating and 18% LTV

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

"I am pleased to share that we have delivered robust double-digit consumption growth during the quarter despite heightened global uncertainties. This performance reflects the resilience of our portfolio and the strength of our operational execution in a challenging environment.

Building on this strong operational performance, we delivered 11% YoY growth in NOI in Q1 FY27 and are pleased to announce a distribution of INR 370 crores, equivalent to INR 2.442 per unit, reflecting 10% growth in DPU, in-line with our guidance. Cumulatively since listing, we have distributed more than INR 4,080 crores and delivered IRR of 25%, underscoring our commitment to delivering consistent returns to our unitholders.

During the quarter, we pro-actively renewed and re-leased 0.2M sf ahead of lease expiries at spreads exceeding 20%, underscoring the strong demand for our portfolio and the effectiveness of our leasing strategy. We also welcomed several first-to-portfolio brand stores, including Lego, Kurt Geiger and Harajuku Bakehouse, further strengthening our tenant mix, enhancing the customer experience, and reinforcing the premium positioning of our portfolio.

Aligned with our strategy to double the portfolio by 2030, we announced the acquisition of Diamond Plaza mall in Kolkata with the transaction expected to close in the first half of FY27. We have also built a robust acquisition pipeline comprising 8 retail assets across India, with two assets currently under due-diligence. Backed by a strong balance sheet, low leverage, and nearly USD 1 billion of available debt headroom, we are well positioned to capitalize on attractive inorganic growth opportunities and continue scaling our platform"

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 Q1 FY27 distribution is August 06, 2026, and the distribution will be paid on or before August 13, 2026

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 Q1 FY27 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 Monday, August 03, 2026 at 17:30 hours Indian Standard Time to discuss the Q1 FY27 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 10.7 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 1.25 million square feet. Our consumption centres have a tenant base of ~1,100 domestic and international brands spanning across 3,200+ stores.

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

Disclaimer

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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:
Pratik Dantara
Chief Investor Relations Officer and Head - Strategy
Email: IR@nexusselecttrust.com
Phone: +91 22 6280 500