Nexus Select Trust reports highest ever NOI and Distribution in H1 FY27, on the back of strong Q2 performance

Mumbai, November 3, 2026: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed retail REIT, announced its financial results for the quarter ended September 30, 2026.

Business Highlights

- Achieved quarterly consumption of INR 3,909 crores, recording 13% YoY growth
  - Broad based growth witnessed across all categories during the quarter
- Net Operating Income (NOI) rose 8% YoY to INR 504 crores in Q2 FY27, driven by strong consumption and leasing momentum
- Declared distribution of INR 359 crores INR 2.367 per unit up 8% YoY, marking the 13th consecutive quarter of 100% distribution payout to unitholders
- Achieved 25% re-leasing spreads on 0.5M 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, Nexus Select Trust, said *"I am pleased to share that we have delivered robust 13% year on year consumption growth during the quarter despite the festive season shifting largely to Q3 this year. 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 8% YoY growth in NOI in Q2 FY27 and are pleased to announce a distribution of INR 359 crores, equivalent to INR 2.367 per unit, reflecting 8% growth in DPU. Cumulatively since listing, we have distributed more than INR 4,400 crores and delivered IRR of 24%, underscoring our commitment to delivering consistent returns to our unitholders.

During the quarter, we announced our strategic entry into Northeast India through a landmark transaction to develop a Grade-A mall and hotel in Guwahati. This marks the first step in our broader strategy to establish a presence across the high-potential consumption markets of East and Northeast India, with Guwahati offering an attractive entry point into the region."

The Board expressed its deep appreciation for Dalip Sehgal's significant contributions in building Nexus into a leading retail platform and successfully steering its listing and growth journey. Under his leadership, Nexus has established a resilient operating platform, strong governance practices and a disciplined approach to growth.

***Building on this strong foundation,* Siddharth Nawal, Managing Director and CEO-Designate, Nexus Select Trust** *said, "With our ambition to double our portfolio by 2030, we have built a robust acquisition pipeline comprising six retail assets across India, with*

two currently under due diligence. Backed by a strong balance sheet, low leverage and nearly USD 1 billion in available debt headroom, we are well positioned to capitalise on attractive inorganic growth opportunities and continue scaling our platform. I look forward to leading Nexus through its next phase of growth, starting with the addition of consumption centres in East and North-East India."

The Board of Directors of Nexus Select Mall Management Private Limited, the Manager to Nexus Select Trust, declared the Q2 FY27 distribution at its meeting held today. The record date is November 6, 2026, and the distribution will be paid on or before November 16, 2026.

The financial results and earnings presentation are available in the Investors section at www.nexusselecttrust.com. The Q2 and H1 FY27 earnings call will be held on November 3, 2026 at 4.30 pm IST. A replay will be available on the website.

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 ~1,100 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 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

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