

Nexus Select Trust delivers its FY26 DPU guidance of INR 9.1 per unit supported by robust operational and financial performance

Mumbai, India, 12 May 2026: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed Retail REIT, announced its financial results for the fourth quarter and full year ended March 31, 2026.

Business Highlights

- Consumption growth momentum accelerated in Q4 FY26 with 19% YoY growth driven by categories like Fashion, Beauty & Personal Care, Jewellery, Electronics and Entertainment
- Retail Net Operating Income (NOI) rose 11% YoY to INR 4.4 billion in Q4 FY26
- Declared distribution of INR 3,463 million (INR 2.286 per unit), marking our 11th consecutive quarter of 100% distribution payout
 - Achieved FY26 DPU guidance of INR 9.1 per unit implying 9% YoY growth
- Achieved healthy re-leasing spreads on 0.24M sf re-leased during the quarter; maintained 97% occupancy for the 12th consecutive quarter since listing
- Strengthening our East India footprint with the announced acquisition of the 244k sf Grade-A Diamond Plaza mall in Kolkata
- Strong balance sheet with attractive debt cost of 7.3%, AAA/Stable credit rating and 18% LTV
- **FY27 DPU Guidance:** INR 9.8-10 per unit implying 9% growth

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

"We delivered another strong quarter of operational and financial performance, with tenant sales growing by 19% and retail net operating income rising by 11%. On the back of this performance, we are pleased to announce a distribution of INR 3,463 million, equivalent to INR 2.286 per unit, marking the 11th consecutive quarter of 100% payout. With this distribution, we have cumulatively distributed ~INR 37 billion / INR 24.5 per unit and delivered total return of above 75% to unitholders since listing. We are targeting DPU growth of 9% for FY27.

During the year, we have successfully integrated Vega City and MBD Complex, with both assets delivering strong performance – evidenced by tenant sales growth of 15% and footfall growth of 9% in FY26. During the last six months, we strategically acquired ~60,000 square feet of prime retail space in Nexus Elante Complex and signed an agreement with Runwal Enterprises for development of 0.7M sf under-construction Grade-A mall in MMR.

Aligned with our strategy to double the portfolio by 2030, we recently announced the acquisition of Diamond Plaza mall in Kolkata, with closing expected in the first half of FY27. We have built a robust acquisition pipeline of 8 retail assets across India, two of them are currently under due-diligence.

With a strong balance sheet, low leverage, and nearly USD 1 billion of debt headroom, we are well positioned to pursue 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 Q4 FY26 distribution is May 15, 2026, and the distribution will be paid on or before May 22, 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 Q4 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, May 12, 2026 at 17:00 hours Indian Standard Time to discuss the Q4 and 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 10.7 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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