

Version 3: Effective Date - March 26, 2024	
<b>Policy Title</b>	Terms and Conditions (T&C) for appointment of Independent Directors
<b>Entity</b>	Nexus Select Mall Management Private Limited (formerly known as Nexus India Retail Management Services Private Limited) (“ <b>Manager</b> ”) in its capacity as Manager of Nexus Select Trust (“ <b>REIT</b> ”)
<b>Effective Date</b>	From the date of filing of Offer Document with SEBI

<b>Version</b>	<b>Version Effective Date</b>	<b>Change Type</b>	<b>Policy Approving Authority</b>
Version 1	November 13, 2022	Creation	Board of Directors of the Manager
Version 2	April 17, 2023	Modification	
Version 3	March 26, 2024	Modification	

<b>Applicability</b>	This policy is applicable to the Nexus Select Trust and the Manager.
<b>Introduction and Purpose</b>	<p>Terms and conditions of appointment of an Independent Director of the Company are in accordance with the requirements of Schedule IV to the Companies Act, 2013 (the “Act”), the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 (“<b>REIT Regulations</b>”), and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the “<b>Listing Regulations</b>”).</p> <p>Independent Director is not liable to retire by rotation. The Board has also constituted Board Level Committees as required under statutory regulations &amp; guidelines and to facilitate the smooth &amp; efficient flow of decision-making process. An Independent Director may be inducted to serve as Chairperson/ Member on any of the said Committees or any of other Committee(s) as may be constituted from time to time.</p> <p>Independent Director is expected to bring objectivity and independence of view to the Board’s discussions and to help provide the Board with effective inputs in relation to the Company’s strategy, performance and risk management as well as ensuring high standards of financial probity and corporate governance. Independent Director is also expected to observe and comply with applicable laws, the charter documents of the Company and the rules, regulations and policies of the Company, in relation to his/her directorship in relation to the business of the Company.</p>
<b>Responsibility</b>	Nomination and Remuneration Committee

<p><b>Terms of appointment</b></p>	<ol style="list-style-type: none"> <li>1. The terms of appointment of the Independent Directors shall be in compliance with the relevant provisions of the Act, REIT Regulations, Listing Regulations and other applicable laws, if any.</li> <li>2. In compliance with provisions of Section 149(13) of the Act, the independent directorship is not subject to retirement by rotation.</li> <li>3. Notwithstanding other provisions of this T&amp;C, the appointment may be terminated in accordance with the provisions of the Articles of Association of the Manager or on failure to meet the parameters of independence as defined in section 149(6) of the Act, or other applicable law, or on the occurrence of any event as defined in section 164, 167 of the Act.</li> <li>4. Upon termination or upon resignation of the Independent Director for any reason, upon due intimation to the Manager, the Independent Director will not be entitled to any compensation for loss of office.</li> </ol>
<p><b>Role and duties</b></p>	<p>The role and duties will be those normally required as per an Independent Director under the Act and other applicable laws. There are certain duties prescribed for Independent Directors, which are fiduciary in nature and include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>a. The Independent Directors shall act in accordance with the Manager's Articles of Association as may be amended from time to time;</li> <li>b. The Independent Directors shall act in good faith in order to promote the objects of the Manager for the benefit of its members as a whole, and in the best interest of the Manager, its employees, the unitholders of the REIT, the community and for the protection of environment;</li> <li>c. The Independent Directors shall discharge their duties with due and reasonable care, skill and diligence and shall exercise independent judgement;</li> <li>d. The Independent Directors shall not involve themselves in a situation in which they may have a direct or indirect interest that conflicts, or possibly may conflict, with the interest of the Manager/REIT;</li> <li>e. The Independent Directors shall not achieve or attempt to achieve any undue gain or advantage either to themselves or to their relatives, partners or associates, and if such director is found guilty of making any undue gain, he shall be liable to pay an amount equal to that gain to the Manager/REIT; and</li> <li>f. The Independent Directors shall not assign their office as Director and any</li> </ol>

assignments so made shall be void;

In addition to the above requirements, the Board also expects the Independent Directors to perform the following functions:

- a. The Independent Directors shall help in bringing an independent judgement to bear on the Board's deliberations especially on issues of strategy, performance, risk management, resources, key appointments and standards of conduct;
- b. The Independent Directors should bring an objective view in the evaluation of the performance of the Board and the management and help in scrutinizing the performance of the management in meetings, agreed goals and objectives and monitor the reporting of performance;
- c. The Independent Directors should satisfy themselves on the integrity of financial information and that, financial controls and systems of risk management are effective and defensible;
- d. The Independent Directors should safeguard the interests of all stakeholders, particularly the minority unitholders;
- e. The Independent Directors should balance the conflicting interest of the stakeholders;
- f. The Independent Directors are responsible for determining appropriate levels of remuneration of Non-Independent Directors, key managerial personnel of the Manager and have a prime role in appointing, and where necessary, removing Non-Independent Directors, key managerial personnel and senior management of the Manager;
- g. The Independent Directors are responsible for moderating and arbitrating in the interest of the Manager as a whole, in situations of conflict between management and unitholder's interest;
- h. The Independent Directors should keep governance ethics and compliance with the applicable legislation and regulations under review and ensure conformity of Manager's practices to accepted norms;
- i. An Independent Director shall be held liable, only in respect of such

acts of omission or commission by the listed entity which had occurred with his/her knowledge, attributable through processes of Board of Directors, and with his/her consent or convenience or where he/she had not acted diligently with respect to the provisions contained in these regulations;

- j. The Independent Directors of the Manager shall hold at least one meeting in a financial year, without the presence of non-independent directors and members of the management and all the independent directors shall strive to be present at such meeting; and
- k. The Independent Directors in the meeting referred in sub-regulation (3) shall, inter alia-
  - (a) review the performance of non-independent directors and the Board of Directors as a whole;
  - (b) review the performance of the chairperson of the Manager, taking into account the views of Non-Independent Directors and Independent Directors;
  - (c) assess the quality, quantity and timeliness of flow of information between the management of the listed entity and the board of directors that is necessary for the board of directors to effectively and reasonably perform their duties.

In addition to the above requirements, the Board also expects the Independent Directors to perform the following duties:

- a. The Independent Director shall undertake appropriate induction and regularly update and refresh their skills, knowledge and familiarity with the Manager;
- b. The Independent Director shall seek appropriate clarification or amplification of information and, where necessary, take and follow appropriate professional advice and opinion of outside experts at the expense of the Manager;
- c. The Independent Directors shall strive to attend all meetings of the Board of Directors of the Manager and of the committees of the Board of the Manager of which he is a member;

	<p>d. The Independent Directors shall participate constructively and actively in the committees of the Board of the Manager in which they are Chairpersons or members;</p> <p>e. The Independent Directors shall strive to attend the general meetings of the Manager and unitholders' meetings of the REIT;</p> <p>f. The Independent Directors shall ensure their concerns about the running of the Manager or a proposed action are addressed by the Board of the Manager and, to the extent that they are not resolved, insist that their concerns are recorded in the minutes of the Board meeting of the Manager;</p> <p>g. The Independent Directors shall keep themselves well informed about the Manager and the external environment in which it operates;</p> <p>h. The Independent Directors shall not to unfairly obstruct the functioning of an otherwise proper Board of the Manager or committees of the Board of the Manager;</p> <p>i. The Independent Directors shall pay sufficient attention and ensure that adequate deliberations are held before approving related party transactions and assure themselves that the same are in the interest of the Manager;</p> <p>j. The Independent Directors shall ascertain and ensure that the Manager has an adequate and functional vigil mechanism and to ensure that the interests of a person who uses such mechanism are not prejudicially affected on account of such use;</p> <p>k. The Independent Directors shall report concerns about unethical behaviour, actual or suspected fraud or violation of the Manager's code of conduct or ethics policy;</p> <p>l. The Independent Directors, acting within his/her authority, shall assist in protecting the legitimate interests of the Manager, its shareholders and its employees;</p> <p>m. The Independent Directors shall not disclose confidential information, including commercial secrets, technologies, advertising and sales promotion plans, unpublished price sensitive</p>
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	<p>information, unless such disclosure is expressly approved by the Board of the Manager or required by law.</p> <p>n. The evaluation of Independent Directors shall be done by the entire Board of Directors (excluding the directors being evaluated) which shall include –</p> <p>(a) performance of the Directors; and</p> <p>(b) fulfilment of the independence criteria as specified in these regulations and their independence from the management.</p>
<p><b>Conflict of interest</b></p>	<p>1. It is accepted and acknowledged that the Independent Directors may have business interests other than those of the Manager. As a condition to their appointment, they are required to declare any such directorships, appointments, and interests to the Board in writing in the prescribed form at the time of their appointment; and</p> <p>2. In the event that their circumstances seem likely to change and might give rise to a conflict of interest or, when applicable, circumstances that might lead the Board to revise its judgement that they are independent, this should be disclosed to both the Chairman of the Board and the Compliance Officer.</p>
<p><b>Remuneration</b></p>	<p>As Independent Directors, they shall be paid sitting fees and such other fees, as may be determined by the Board from time to time, for attending meetings of the Board and the Committees of which they are members.</p> <p>Further, the Manager may pay or reimburse to the Director such expenditure, as may have been incurred by them while performing their role as Independent Directors of the Manager. This could include reimbursement of expenditure incurred by them for accommodation, travel and any out-of-pocket expenses for attending Board/Committee meetings, general/unitholders’ meetings, court convened meetings, meetings with shareholders/creditors/ management, site visits, induction and training (organised by the Manager for Directors) in the furtherance of their duties as Independent Directors.</p>
<p><b>Evaluation</b></p>	<p>As members of the Board, Independent Directors performance as well as the performance of the entire Board, will be evaluated annually. Evaluation of each director shall be done by all the other Directors. The evaluation process shall be a constructive mechanism to improve the effectiveness of the Board.</p>

<b>Disclosure of interest</b>	Any material interest that the Independent Directors may have in any transaction or arrangement that the Manager has entered into should be disclosed no later than when the transaction or arrangement comes up at a Board Meeting so that the minutes may record their interest appropriately and Manager's records are updated. A general notice that they are interested in any contract with a particular person, firm or Manager is acceptable.
<b>Code of conduct</b>	During the term of their appointment, they are required to comply with provisions as contained in Schedule IV under the Act and under the Listing Regulations, including the Code of Conduct as framed by the Manager.
<b>Confidentiality</b>	<ol style="list-style-type: none"> <li>1. All information acquired by the Independent Directors, during the course of their tenure as independent director is confidential to the Manager and should not be released, either during their tenure or following termination (by whatever means) to any third parties without the prior clearance from the Chairman unless required by law or by the rules of any stock exchange or regulatory body. On reasonable request, they shall surrender any documents and other materials made available to them by the Manager; and</li> <li>2. Their attention is also drawn to the requirements under the applicable regulations and the Manager's Insider Trading Code which concern the disclosure of price sensitive information and dealing in the securities of the Manager. Consequently, they should avoid making any statements or performing any transactions that might risk a breach of these requirements without the prior clearance from the Chairman or the Compliance Officer, as applicable.</li> </ol>
<b>Membership of Committees</b>	The Board may appoint an Independent Director as Member / Chairman of one or more of its Committees which shall be covered in a separate communication setting out the relevant committee's terms of reference and specific responsibilities, if any.
<b>Termination</b>	<ol style="list-style-type: none"> <li>1. Independent Directors may resign from their position at any time, and should they wish to do so, they are requested to serve a reasonable written notice along with proper rationale for resigning to the Board.</li> <li>2. Their appointment may also be terminated in accordance with the provisions of the Articles of Association of the Manager from time to time in force.</li> </ol>

<p><b>Insurance</b></p>	<p>The Company will take an appropriate Directors' and Officers' ("D&amp;O") Liability Insurance policy and pay the premiums for the same. It is intended to maintain such insurance cover for the Term of a Directors appointment and shall be maintained for all the actions taken by such Director while discharging your role as independent director even after expiry of your term. A copy of the insurance policy document will be supplied on request</p>
<p><b>Miscellaneous</b></p>	<ol style="list-style-type: none"> <li>1. The Independent Directors shall not be an employee of the Manager and this T&amp;C shall not constitute a contract of employment; and</li> <li>2. The Independent Directors shall not serve as independent director of more than seven listed entities. If they serve as the whole-time director in any listed entity, they shall not serve as an independent director in not more than three listed entities.</li> </ol>
<p><b>Amendments and Review to the Policy</b></p>	<p>The NRC Committee may, from time to time, review, and recommend amendments to the T&amp;C to the Board.</p> <p>Notwithstanding the above, these T&amp;C will stand amended to the extent of any change in applicable law, including any amendment to the Act, REIT Regulations, Listing Regulations, or any other applicable law, without any action from the Manager or approval of the shareholders/ unitholders.</p> <p>In case of any discrepancy between these T&amp;C and the law, the law will take precedence.</p>