

Empowering Change, Enhancing Lives

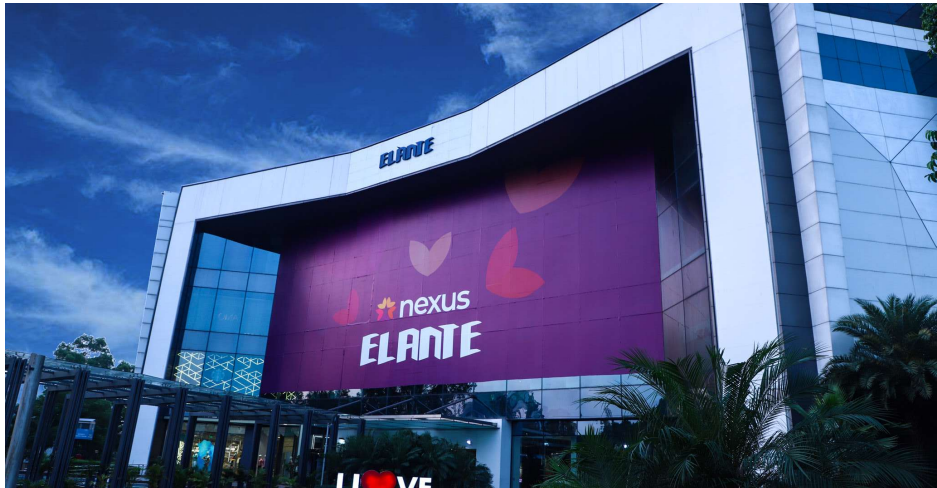
At Nexus Select Trust, India's first publicly listed retail REIT, we craft more than urban consumption centers—we ignite transformation. Our theme, "Empowering Change, Enhancing Lives", reflects our vision to blend innovation and responsibility across our portfolio of malls, hotels and office spaces. With creativity and purpose, we redefine retail as a force for progress, inspiring communities and stakeholders alike.

We empower change through bold sustainability and inclusivity. By adopting energy-efficient technologies, renewable energy and water conservation, we reduce our environmental impact while setting new benchmarks for green retail. Our commitment extends to fostering diverse

tenant ecosystems, supporting local artisans and promoting equitable opportunities, sparking economic and social progress that resonates far beyond our properties.

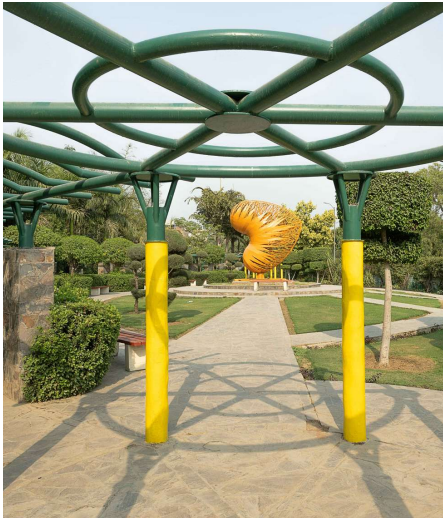
Happyness for everyone is our core mission. Our vibrant malls are inclusive community hubs where connections flourish, entrepreneurs thrive and cultural moments come alive. Through skill-building initiatives, community partnerships and transparent governance, we create spaces that inspire joy and opportunity.

At Nexus Select Trust, we build a future where change empowers and lives are enriched.

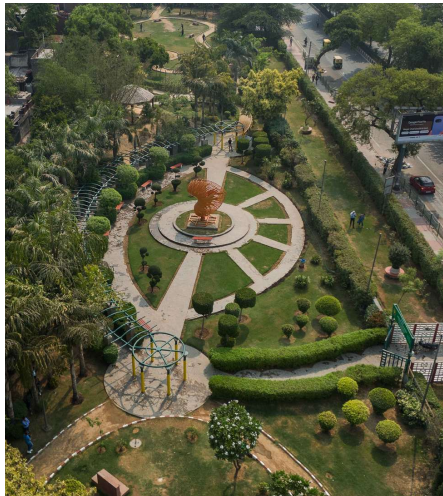


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ABOUT THE REPORT

At Nexus Select Trust ("NXST", "Nexus Select", "We" or "Entity"), we are proud to present the FY 2025 ESG Report, a significant milestone in our ongoing commitment to sustainability. This report underscores our dedication to advancing our Environmental, Social and Governance (ESG) agenda and provides a transparent and comprehensive disclosure of our operational assets and sustainability performance.

The report is a testament to our unwavering commitment to transparency and accountability

for all our stakeholders. It meticulously details our social, economic and environmental contributions, showcasing key performance indicators that align with our business model. Additionally, the report highlights the initiatives we have undertaken to enhance governance oversight, strengthen risk management and optimise controls.

Through this report, we aim to demonstrate our relentless pursuit of sustainable growth, driving impactful change and creating enduring value for our stakeholders.

REPORTING PRINCIPLES

The report aligns with the following standards and frameworks:

- Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure Requirements Regulations, 2015)
- The Business Responsibility & Sustainability Reporting (BRSR) framework by the Securities and Exchange Board of India (SEBI)
- GRI Universal Standard 2021
- The United Nations' Sustainable Development Goals (UN SDGs)



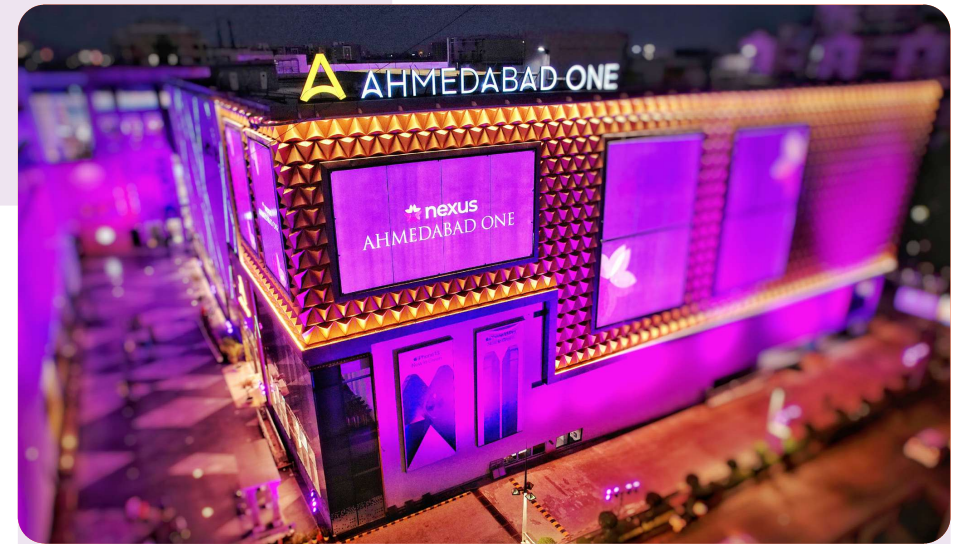
Reporting period

April 1, 2024 to
March 31, 2025



Reporting cycle

Annual



REPORTING SCOPE AND BOUNDARY

The report encompasses data of 17 malls, 3 office buildings and 2 hotels.

Furthermore, Nexus Select acquired Nexus Vega City, Bengaluru in February 2025 and has

been excluded from the reporting boundary of FY 2025. Its performance data shall be included in reporting boundary from FY 2026 onwards.

ASSURANCE STATEMENT

The British Standards Institution (BSI) has provided external validation for non-financial performance indicators presented in this report by conducting a moderate assurance engagement in accordance with the AA1000 Assurance Standard, AA1000AS v3.



Feedback

For any feedback or suggestions on the report, write to us at
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FORWARD-LOOKING STATEMENT

This report is a consolidation based on likely assumptions and past results. The forward-looking statements provided herein summarise the entity's projections and follow-up on certain commitments. It is important to note that these projections may change due to

shifts in the industry, local market conditions, government regulations and other related factors. Given the potential for significant alterations in the underlying assumptions, these statements should not be viewed as a guarantee of future performance.



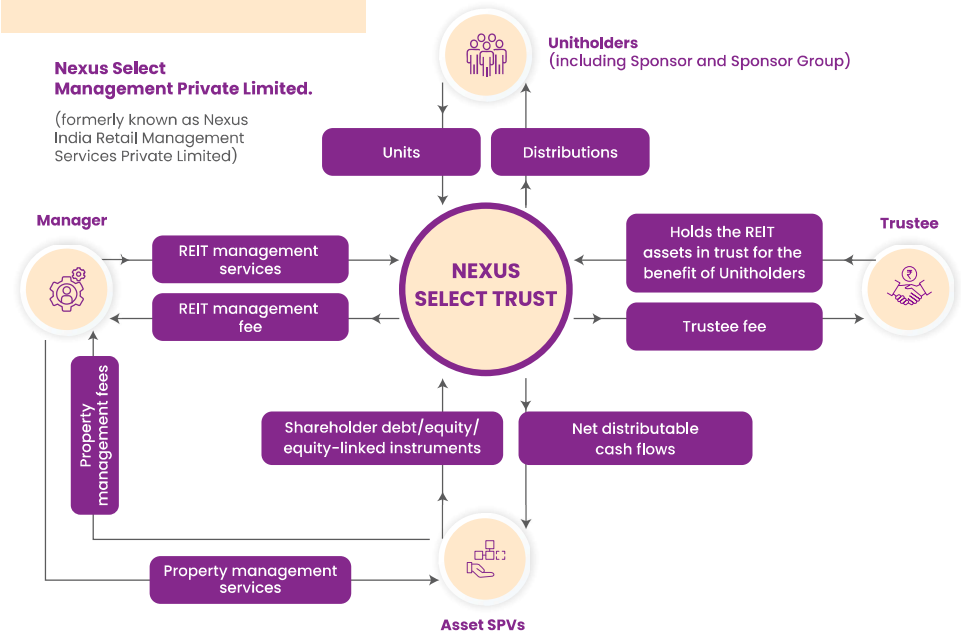
CORPORATE OVERVIEW

Nexus Select, India's first Retail Real Estate Investment Trust (REIT), managed by Nexus Select Management Private Limited owns 10.4 million sq. ft. of Grade-A retail spaces in India. Our portfolio comprises of 18 malls, we also operate 2 hotels and 3 office spaces. Our entity is currently one of India's largest retail

real estate platforms and the leading urban consumption network for millennials in India.

Through sustainable practices, robust risk management and enhanced governance, we strive to optimise performance while fostering vibrant, community-focused spaces that drive long-term positive impact.

HOW WE OPERATE



VISION, MISSION AND VALUES



VISION

To create world-class shopping destinations & transform experiences.

MISSION

Nexus One – Happyness for everyone



VALUES

Innovation, Customer Centricity,
Caring, Excellence, Integrity, Accountability
and Responsibility

PORTFOLIO

MALLS

18
Urban Consumption
Centres

10.4 Mn sq. ft.
Gross Leasable
Area

97.2%
Retail Leased
Occupancy

1,000+
International and
National Brands

~130 Mn
FY 2025 Footfalls

~3,000
Retail Stores

HOTELS

2
Premium Hotels

354
Keys

71%
FY 2025 Occupancy

OFFICES

3
Offices

~1.3 Mn sq. ft.
Gross Leasable Area

85%
FY 2025 Occupancy

FINANCIAL HIGHLIGHTS FY 2025

~₹22,829 Mn
Revenue from Operations

~₹17,110 Mn
Net Operating Income

~₹16,688 Mn
EBITDA

~75%
NOI Margin

~73%
EBITDA Margin

AAA/Stable
CRISIL Rating

AAA/Stable
ICRA Rating