



February 02, 2026

To,

The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai – 400051

The Corporate Relations Department,
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Re: Script Symbol “NXST”, Scrip Code 543913

Scrip Code for NCDs: 974909, 976118, 976119, 976657, 977372 and 977376;

Scrip Code for CPs: 730527, 730535 and 730702.

Dear Sir/ Madam,

Subject: Press Release and Earnings Presentation of Nexus Select Trust for the quarter ended December 31, 2025.

In continuation to our intimation dated February 02, 2026, regarding the outcome of the Board Meeting held in connection with the quarter ended December 31, 2025, of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust on February 02, 2026, please see enclosed the:

1. Press Release for the quarter ended December 31, 2025, of Nexus Select Trust as **Annexure I;**
2. Earnings Presentation for the quarter ended December 31, 2025, of Nexus Select Trust as **Annexure II;**

The Press Release and Presentation shall also be uploaded on the website of Nexus Select Trust at <https://www.nexusselecttrust.com/regulatory-filings>.

We request you to kindly take note of the same.

Thanking you,

For and on behalf of **Nexus Select Trust** acting through its Manager, **Nexus Select Mall Management Private Limited**

Vijay Kumar Gupta
Company Secretary and Compliance Officer
Membership No. A14545
Encl: As above



Nexus Select Trust declares highest quarterly distribution since listing on the back of strong growth momentum

Mumbai, India, 02 February 2026: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed Retail REIT, announced its financial results for the quarter ended December 31, 2025 (Q3 FY26).

Business Highlights – Q3 FY26

- **Robust consumption:** Achieved highest ever quarterly tenant sales of ~INR 41 billion, up 16% YoY, driven by robust growth across categories including Beauty & Personal Care, Fashion, Jewellery, and Entertainment
- **Solid financial performance:** Retail Net Operating Income (NOI) rose 15% YoY to INR 4.5 billion
- **Consistent distributions:** Declared distribution of INR 3,586 million (INR 2.367 per unit), marking our highest quarterly distribution since listing, on track to achieve FY26 guidance
- **Sustained leasing strength:** Maintained 97% occupancy for the 11th consecutive quarter since listing
- **Pro-active debt management:** First in the Industry to raise a 10-year sustainability-linked bond of INR 7 billion with a floating rate tranche of INR 2 billion. The issuance was anchored by **International Finance Corporation (“IFC”)** - a member of the World Bank Group and will result in annual savings of INR 60 million. Post this issuance, our overall debt cost reduced by ~30 bps to 7.2%
- **Robust balance sheet:** Lowly levered at 18% LTV, supported by a AAA/Stable credit rating
- **Strategic expansion:** Successfully completed acquisition of 60k sf prime retail space within Nexus Elante Complex which can accommodate high-value categories including Luxury Fashion
- **Leadership in sustainability:** Recognised as a **“Regional Sector Leader – Retail Asia”** by GRESB

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

“Building on the strong momentum across our portfolio, we delivered another quarter of robust operational and financial performance in Q3 FY26, with tenant sales growing by 16% and retail net operating income increasing by 15%. Reflecting this performance, we are pleased to announce a distribution of INR 3,586 million, equivalent to INR 2.367 per unit, marking our highest quarterly distribution since listing. We remain firmly on track to achieve our FY26 NOI and distribution guidance.

During the quarter, we completed the strategic acquisition of approximately 60,000 square feet of prime retail space across the Ground and First floors at Nexus Elante, further enhancing the mall's retail positioning. This acquisition enables the activation of a prominent high-street frontage through the monetisation of an underutilised courtyard area, while improving customer circulation and dwell time. We intend to selectively replicate this acquisition-led expansion strategy across our portfolio where similar opportunities exist.

Our recently acquired assets—Nexus Vega City and Nexus MBD Neopolis—continued to demonstrate strong momentum, delivering approximately 15% growth in tenant sales alongside positive footfall trends during Q3 FY26. In line with our strategy to double the portfolio by 2030, we have built a robust acquisition pipeline of 11 assets across India, with four assets currently under due-diligence. Supported by a strong balance sheet, low leverage, and close to USD 1 billion of debt headroom, we are well positioned to execute the next phase of our inorganic growth strategy.”

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 Q3 FY26 distribution is February 05, 2026, and the distribution will be paid on or before February 12, 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 Q3 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 Monday, February 02, 2026 at 17:30 hours Indian Standard Time to discuss the Q3 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 1,000+ 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

For more information please contact:**Pratik Dantara**

Chief Investor Relations Officer and Head - Strategy

Email: IR@nexusselecttrust.com

Phone: +91 22 6280 5000



Nexus Select Trust

Q3 FY26 Earnings Update

February 02, 2026

DISCLAIMER

This presentation is issued by Nexus Select Mall Management Private Limited (the “Manager”) in its capacity as the Manager of the Nexus Select Trust, for general information purposes only, without regards to the specific objectives, financial situation or requirements of any particular person. This presentation may not be copied, published, distributed or transmitted, in whole or in part, for any purpose, and should not be construed as legal, tax, investment or other advice.

This presentation does not constitute a prospectus, placement document, offering circular or offering memorandum and is not an offer or invitation or recommendation or solicitation or inducement to buy or sell any units or other securities including any units or other securities of: (i) the Nexus Select Trust, its Holdcos, SPVs and/or investment entity; or (ii) its Sponsors or any of the subsidiaries of the Sponsor or any member of the Sponsor Group; or (iii) the Manager; or (iv) the Trustee, nor shall part, or all, of this presentation form the basis of, or be relied on, in connection with, any contractor investment decision in relation to any securities.

Unless otherwise stated, the information contained here in is based on management information and estimates. The information contained here in is only current as of the date specified herein, has not been independently verified and may be subject to change without notice, including based on the impact of Covid on us, our occupiers and the Indian and global economies. Please note that past performance is not indicative of future results. Please note that the recipient will not be updated in the event the information becomes stale. The Manager assumes no responsibility to publicly amend, modify or revise any forward-looking statements, on the basis of any subsequent development, information or events, or otherwise. The Manager, as such, makes no representation or warranty, express or implied, as to, and does not accept any responsibility or liability with respect to, the fairness, accuracy, completeness or correctness of the content including any information or opinions contained herein. Any opinions expressed in this presentation or the contents of this presentation are subject to change without notice. Neither the delivery of this presentation nor any further discussions of the Manager with any of the recipients shall, under any circumstances, create any implication that there has been no change in the affairs of the Nexus Select Trust since the date of this presentation.

This presentation also 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 the 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, uncertainties and other factors, including the impact of Covid on us, our occupiers and the Indian and global economies, recipients of this presentation 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. 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. There can be no assurance that Nexus Select Trust will enter into any definitive arrangements for any of the acquisition deals in pipeline.

Certain information (including any guidance and proforma information) presented here in is based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on GAAP, IndAS or any other internationally accepted accounting principles. The reader should not consider such items as an alternative to the historical financial results or other indicators of the Nexus Select Trust profit, cashflows or distribution based on any GAAP. Actual results may be materially different from the expectations expressed or implied by this information, and there can be no assurance that the expectations reflected in this information will prove to be correct.

By reading this presentation the recipient acknowledges that the recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of the Nexus Select Trust and that the recipient will conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Nexus Select Trust. This presentation may not be all inclusive and may not contain all of the information that the recipient considers material. The distribution of this presentation in certain jurisdictions may be restricted by law. Accordingly, any persons in possession of this presentation should inform themselves about and observe any such restrictions.

None of the Nexus Select Trust, the Manager, the Sponsor, the Sponsor Group or the Trustee or any of their respective affiliates, advisers or representatives accept any liability whatsoever for any loss howsoever arising from any information presented or contained in this presentation. Furthermore, no person is authorized to give any information or make any representation which is not contained in, or is inconsistent with, this presentation. Any such extraneous or inconsistent information or representation, if given or made, should not be relied upon as having being authorized by or on behalf of the Nexus Select Trust, its Holdcos, SPVs and investment entity or the Manager. Investors are advised to consult their investment advisor before making an investment decision. This information should not be used or considered as financial or investment advice, recommendation or an offer for sale or a solicitation of any offer to buy any units or other securities of the Nexus Select Trust. This presentation and any of its contents do not provide for and should not be construed as any assurance or guarantee of returns or distribution to investors or the trading price of the units.

THIS PRESENTATION DOES NOT CONSTITUTE OR FORM ANY PART OF ANY OFFER, INVITATION OR RECOMMENDATION TO PURCHASE OR SUBSCRIBE FOR ANY UNITS OR OTHER SECURITIES IN INDIA, THE UNITED STATES OR ELSEWHERE

TABLE OF CONTENTS

| | | |
|-------------|-----------------------------------|-----------|
| I. | Key Highlights | 3 |
| II. | Leasing Update | 8 |
| III. | Marketing Update | 11 |
| IV. | Hospitality & Office | 15 |
| V. | Financial Update | 17 |
| VI. | Sustainability Initiatives | 23 |
| VII. | Appendix | 26 |

(I). KEY HIGHLIGHTS

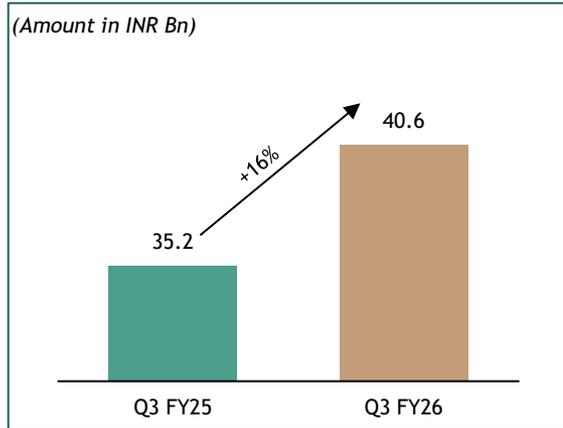


Nexus Vega City, Bengaluru

KEY HIGHLIGHTS (Q3 FY26)

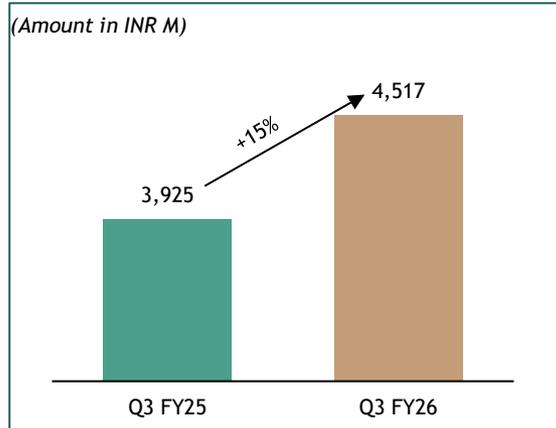
CONSUMPTION GROWTH

Strong consumption growth of 16% YoY; momentum continues in Jan'26



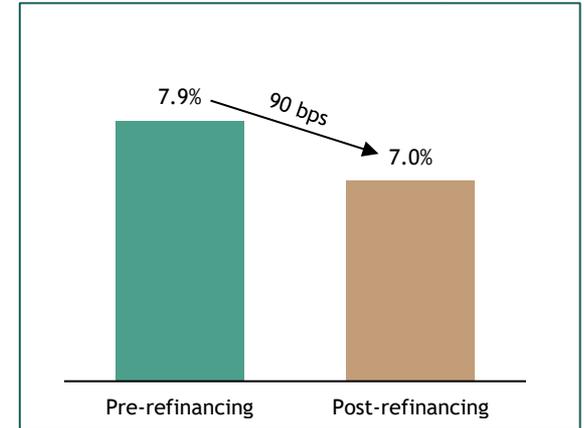
RETAIL NOI GROWTH

Robust NOI growth of 15% YoY



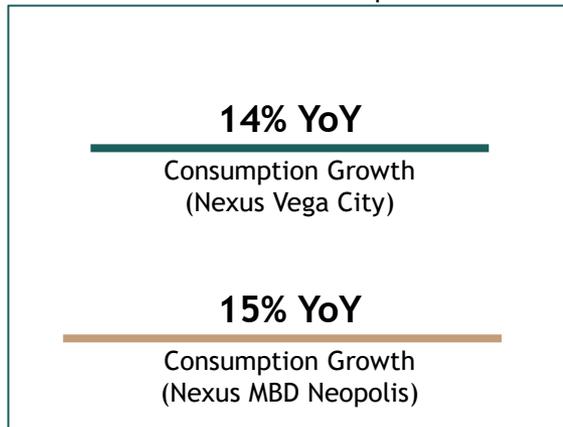
RE-FINANCING

Re-financed INR 7 Bn debt at 7.0% leading to ~INR 60 M of annual savings



ACQUIRED ASSETS PERFORMANCE

Malls acquired in 2025 witnessing growth similar to South assets portfolio



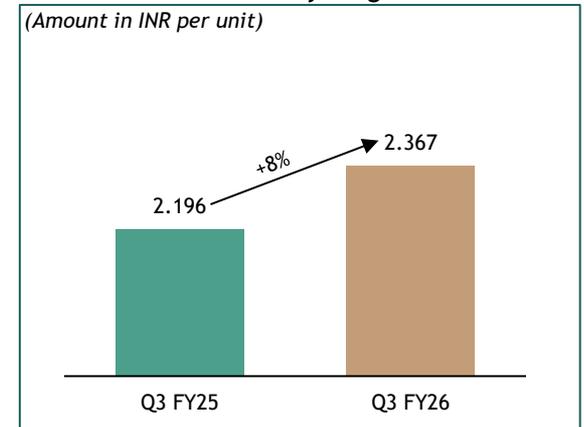
ACQUISITION PIPELINE

Robust pipeline of 11 assets for inorganic growth



DISTRIBUTION GROWTH

75% of FY26 DPU guidance achieved; on track to achieve full year guidance

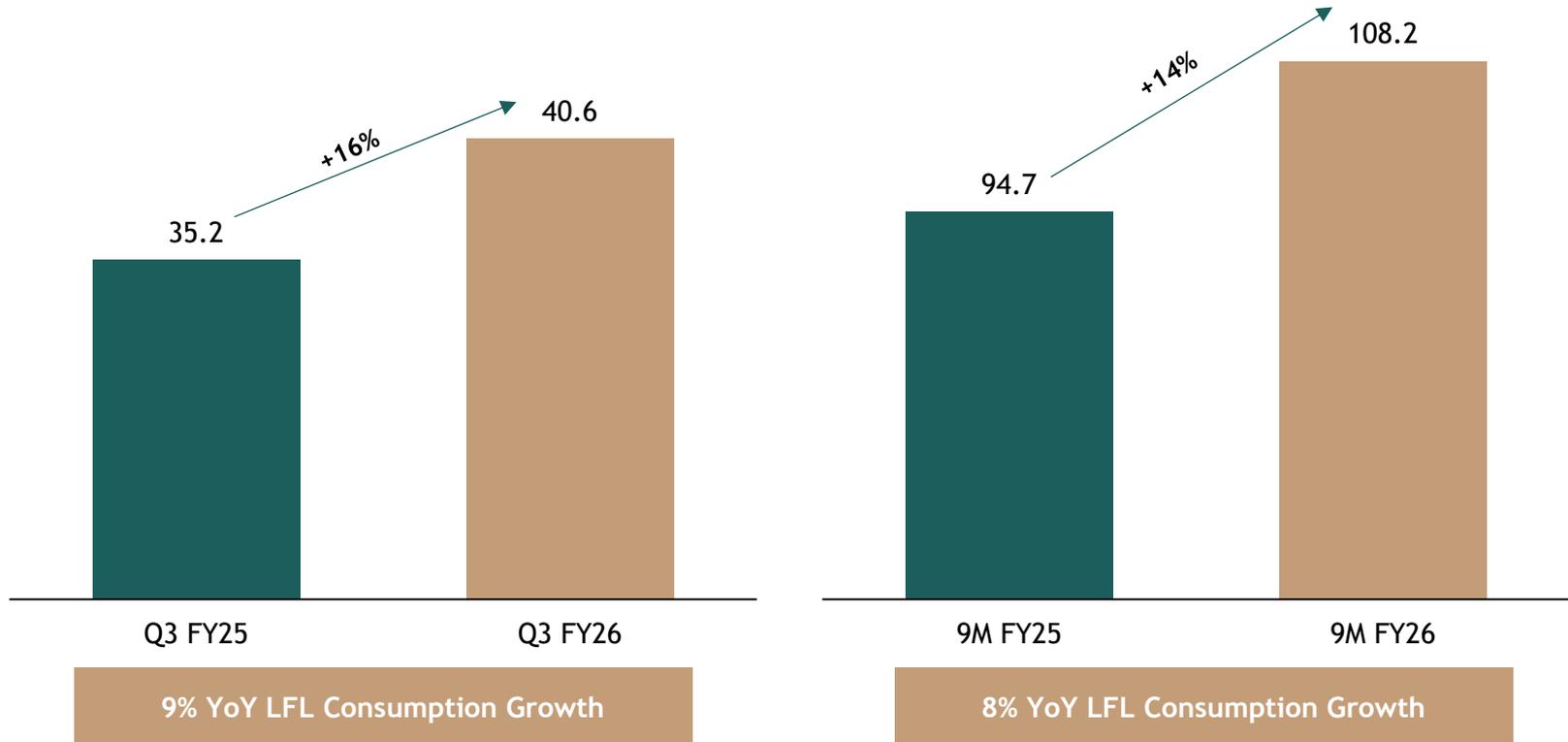


Robust consumption growth of 16% YoY in Q3 FY26 driven by key categories like Beauty & Personal Care, Fashion, Jewellery, and Entertainment

Growth momentum continues in January with double-digit consumption growth

Consumption

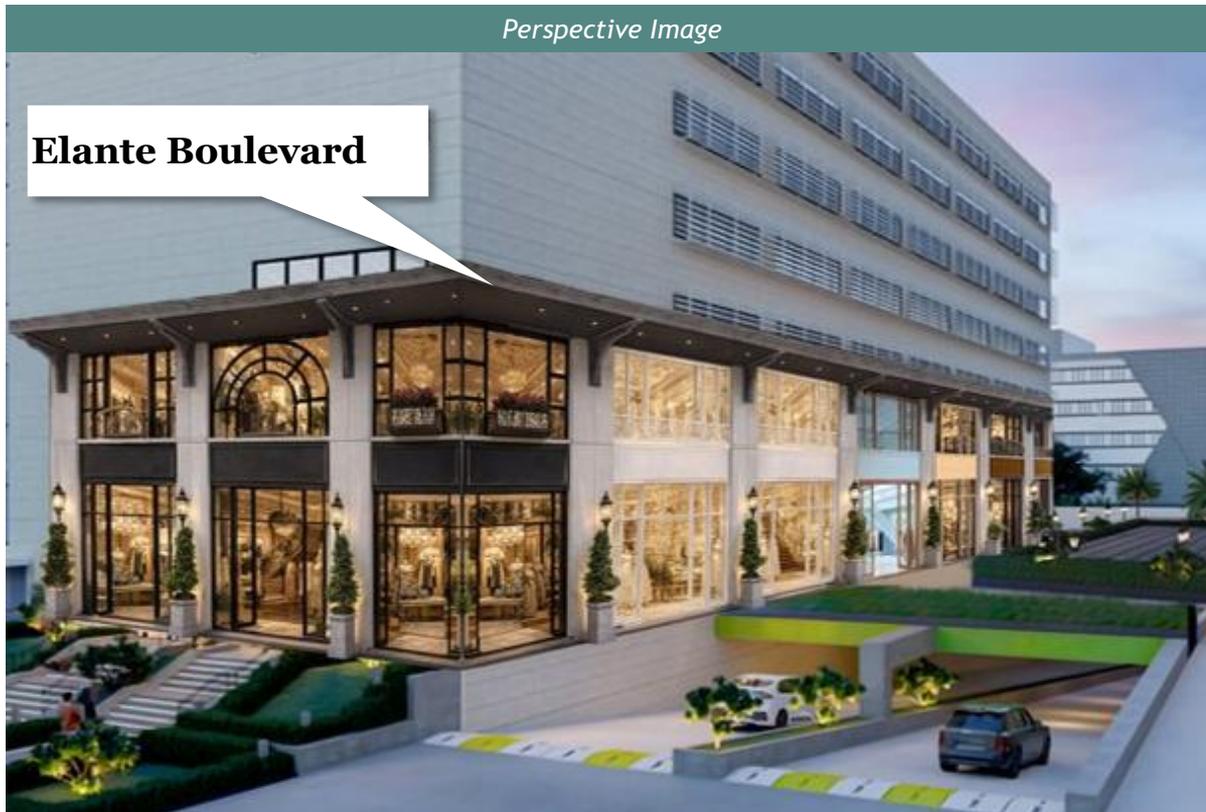
(Amount in INR Bn)



Notes: Above numbers are indicative unaudited numbers. LFL consumption numbers excludes Nexus Vega City, Nexus MBD Neopolis and Elante additional area consumption.

Completed a strategic bolt-on acquisition of 60k sf prime retail space within the Nexus Elante Complex

LTV post acquisition remains at 18%



- Enables activation of high-street frontage in the courtyard
- Driven by strong tenant demand; will further strengthen Nexus Elante overall retail positioning
- Elante mall has waitlist of over 30 marquee brands
- In discussions with country's top designer brands and global brands
- Plan to replicate this playbook across other premium assets

Delivered robust NOI growth of 14% YoY (8% YoY LFL) in Q3 FY26; on track to achieve full year guidance

INR 6,712 M

Revenue from Operations

INR 5,033 M

NOI

INR 4,716 M

EBITDA

14%

YoY NOI Growth
(8% YoY LFL NOI Growth)

INR 2.367

Distribution Per Unit
(8% YoY Growth)

100%

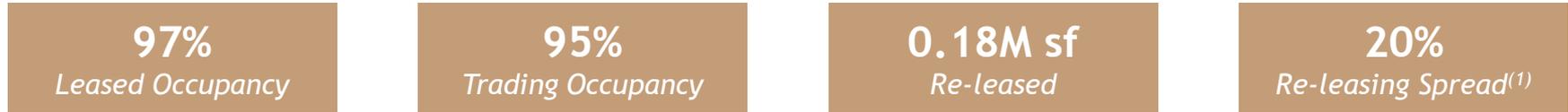
NDCF Payout Ratio for 10th
Consecutive Quarter

(II). LEASING UPDATE



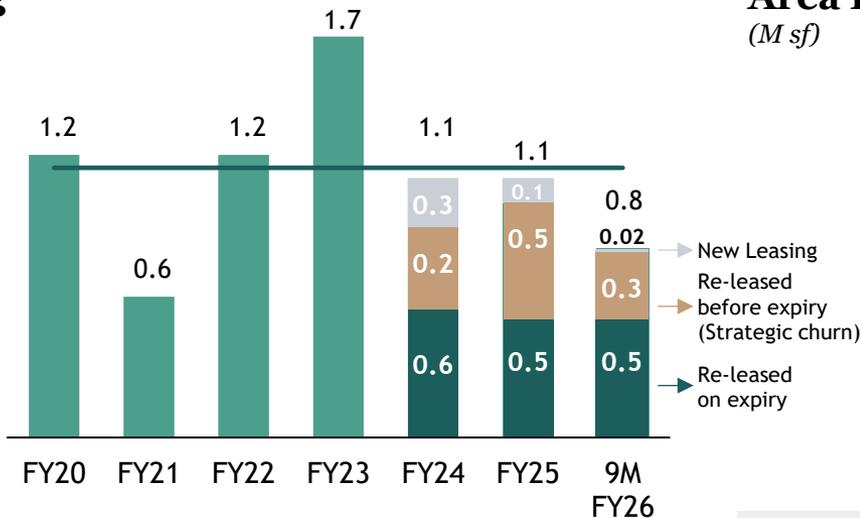
Strategically churned 0.3M sf area before expiry at 18% spread in 9M FY26; 45%+ of gross rentals expiring over next 3 years

Q3 FY26 Updates



Leasing (M sf)

1.1M sf Average

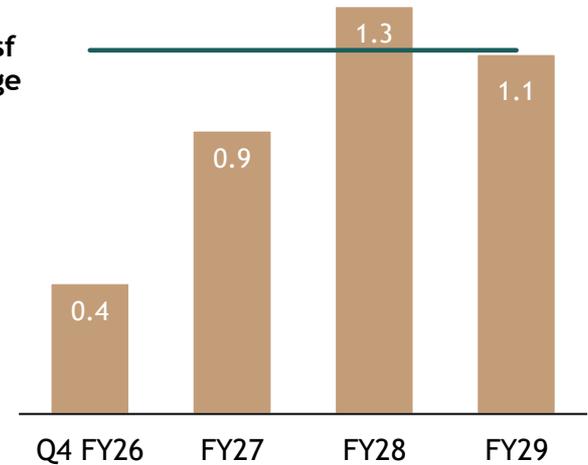


| Re-leased (M sf) | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | 9M FY26 |
|------------------|------|------|------|------|------|------|---------|
| | 0.7 | 0.3 | 0.9 | 1.3 | 0.8 | 1.0 | 0.8 |



Area Expiring (M sf)

1.1M sf Average



| Gross Rentals Expiring (%) | Q4 FY26 | FY27 | FY28 | FY29 |
|----------------------------|---------|------|------|------|
| | 5% | 11% | 17% | 14% |



(1) Computed based on mark-up in rental achieved on the Minimum Guaranteed Rental by re-leasing during the relevant period.

Curated a high-end Jewellery Zone with over 10 marquee brands, revitalising the lower ground floor and driving strong footfall from high-spending customers



Lobby



Lobby



Malabar



Tanishq

Key Tenants





(III). MARKETING UPDATE

Immersive ticketed experiences driving footfall growth and generating INR 34 M in revenue



Curated festive décor and experiential activations across our malls, enhancing destination appeal and augmenting footfalls



Diwali Decor (Nexus Shantiniketan)



Christmas Decor (Nexus Koramangala)

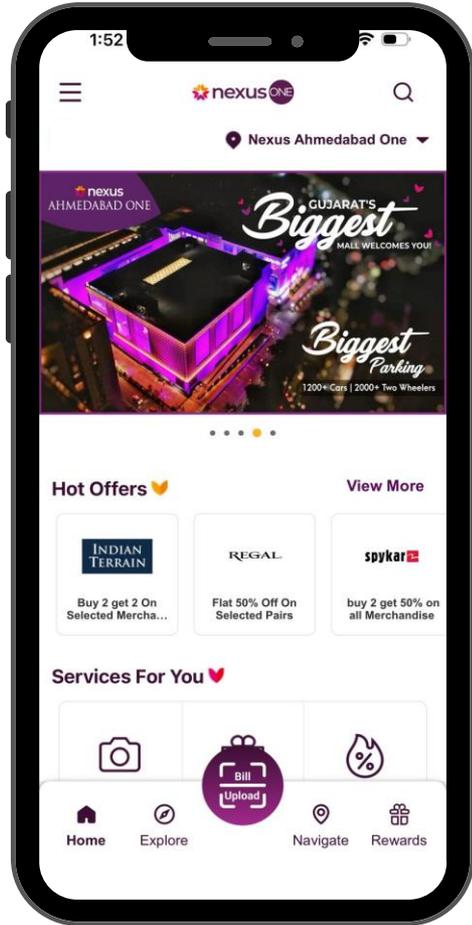


Christmas Decor (Nexus Vega City)



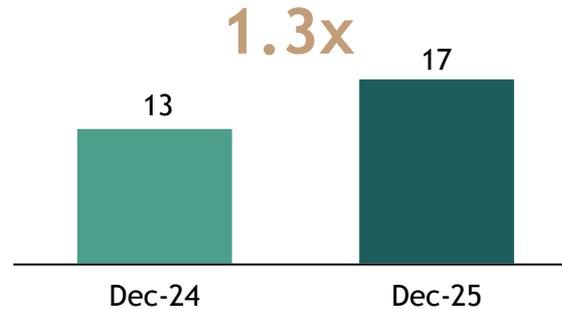
Christmas Decor (Nexus Hyderabad)

NexusONE App has been launched across 17 malls, with seamless expansion to recently acquired Nexus Vega City and Nexus MBD Neopolis



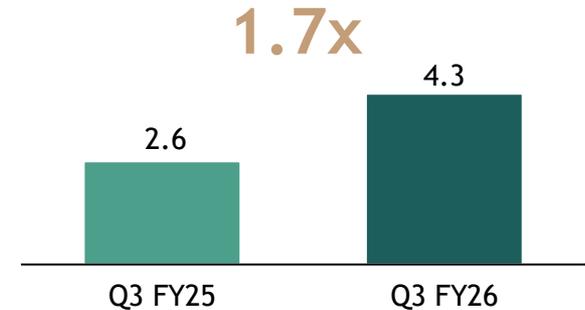
App Launched

(Number of Malls)



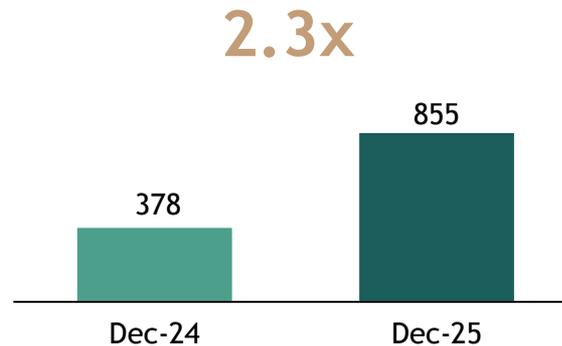
Tenant Sales

(Amount in INR Bn)



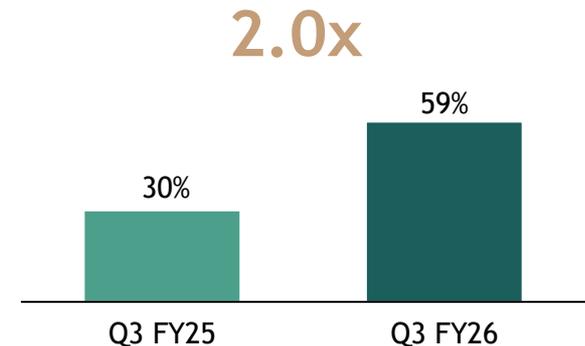
App Sign-ups

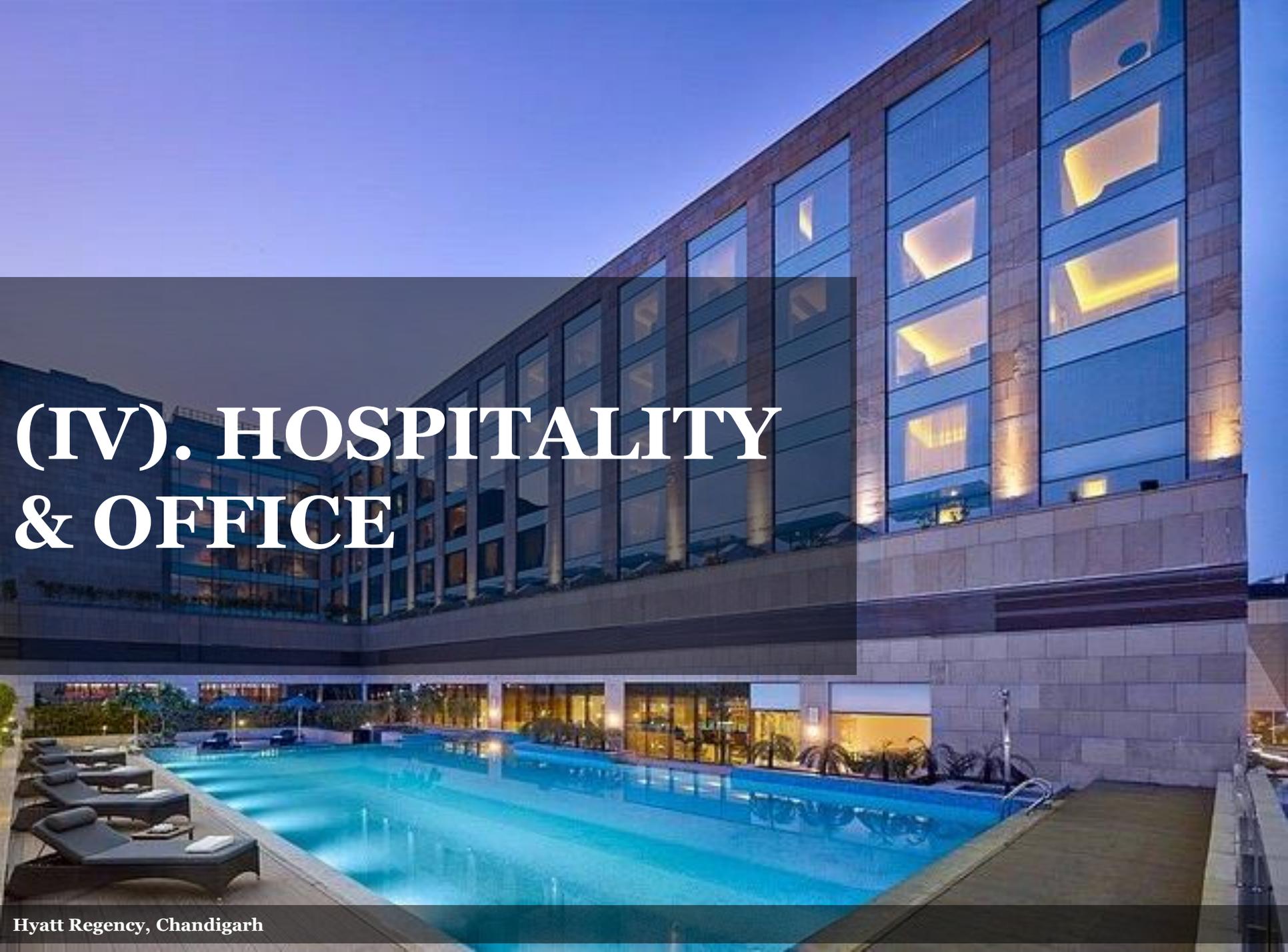
(Numbers in '000s)



Customer Repeat Rate

(%)





(IV). HOSPITALITY & OFFICE

Office and Hospitality portfolio continues to perform strongly

HOSPITALITY (450 Keys / 3 Assets)



75%
Occupancy

INR 10,278
ADR

INR 506 M
Revenue from Operations
22% YoY Growth

INR 213 M
EBITDA
10% YoY Growth

OFFICE (1.3M sf / 3 Assets)



90%
Occupancy

3.3 Years
WALE

INR 322 M
Revenue from Operations
3% YoY Growth

INR 251 M
NOI
6% YoY Growth

(1) Based on Sep'25 independent valuation.

PALAZZO

(V). FINANCIAL UPDATE

Declared distribution of INR 3,586 M / INR 2.367 per unit for Q3 FY26; representing highest ever quarterly distribution since listing

| <i>(INR M)</i> | | Q3 FY26 | NON | Distribution |
|--|--|----------------------------|-----|--------------|
| Particulars | | | | |
| Revenue from Operations | | 6,758 ⁽¹⁾ | | |
| Direct Operating Expenses | | (1,594) | | |
| Property Taxes and Insurance | | (131) | | |
| Net Operating Income | | 5,033 | | |
| Other Income | | 247 | | |
| Indirect Operating Expenses | | (530) | | |
| EBITDA | | 4,751⁽²⁾ | | |
| Working Capital Adjustments | | 478 | | |
| Cash Taxes | | (432) | | |
| External Debt (Interest and Principal) | | (303) | | |
| Other Non-Cash Adjustments | | (144) | | |
| Distribution from Treasure Island | | 57 | | |
| REIT Level Debt (Interest and Principal) | | (808) | | |
| Other Inflows/ (Outflows) at REIT Level | | (13) | | |
| NDCF | | 3,587 | | |
| Distribution | | 3,586 | | |

(1) Post adjustment for inter-company elimination, revenue from operation would be INR 6,712 M for Q3 FY26.

(2) Post adjustment for trust level income and expenses, EBITDA would be INR 4,716 M for Q3 FY26.

Distributed INR 3,586 M / INR 2.367 per unit in Q3 FY26; up by 8% YoY

Distribution Highlights

Distribution Period 1st Oct'25 to 31st Dec'25

Distribution Amount (M) INR 3,586

Outstanding Units (M) 1,515

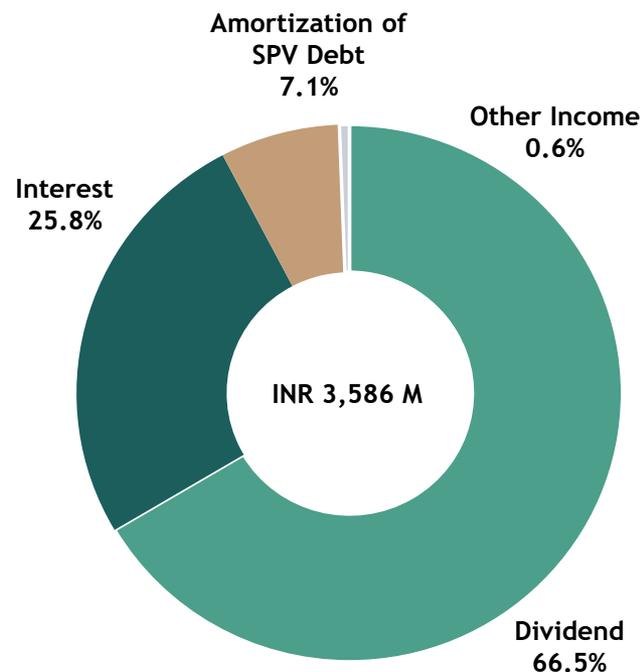
Distribution Per Unit (DPU) INR 2.367

Announcement Date February 02, 2026

Record Date February 05, 2026

Payment Date On or before February 12, 2026

Distribution Mix



First REIT to issue 10-Yr sustainability linked bond at 7%; issue anchored by IFC⁽¹⁾

INR 7,000 M
Debt Raised

7%
Interest Rate

10-Yr
Tenor

INR 2,000 M
Floating Rate
Tranche

Key Highlights of Sustainability-linked Bond

- 1st REIT to issue 10-yr sustainability-linked bond
- 1st REIT to issue floating rate bond
- 1st Retail platform to receive funding from International Finance Corporation
- Refinanced existing debt at 90 bps lower cost
- Sustainability targets:
 - Achieving net zero for 17 malls by 2030
 - Green certification (EDGE) for new acquisition

(1) International Finance Corporation - A member of the World Bank Group.

Active debt management resulted in 100 bps debt cost reduction over last two years

INR 53 Bn
Net Debt⁽¹⁾

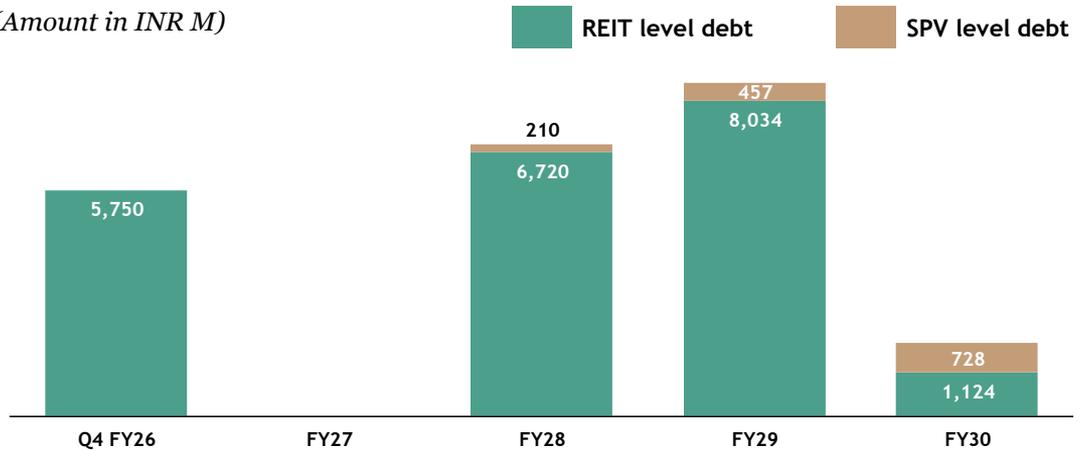
18%
LTV⁽¹⁾⁽²⁾

AAA / Stable
CRISIL / ICRA Rating

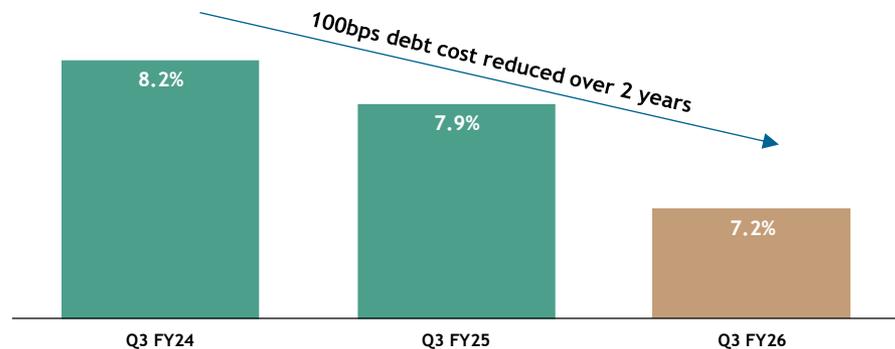
~\$1 Bn
Proforma Debt Headroom

Debt Maturity Profile

(Amount in INR M)



Average Debt Cost (%)



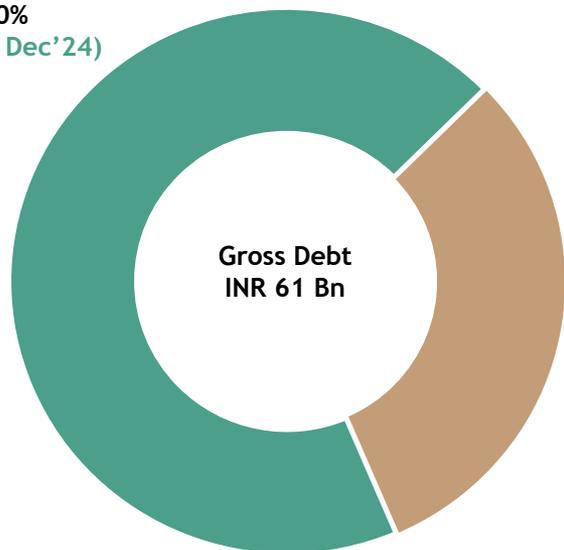
(1) Excluding restricted cash.

(2) Computed basis GAV as per Sep'25 independent valuation. LTV as per SEBI regulations will be 20%.

Robust balance sheet with diversified debt portfolio; average debt cost at 7.2% (lower by ~30bps QoQ)

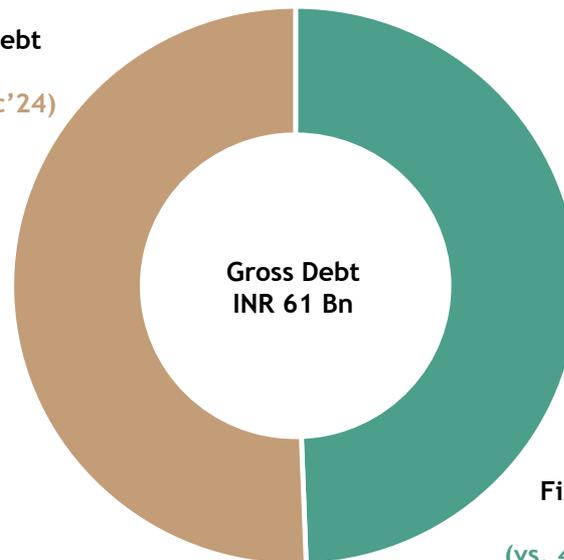
REIT/ SPV Debt Composition

REIT Level Debt
70%
(vs 66% Dec'24)



Fixed/ Floating Debt Composition

Floating Debt
52%
(vs 55% Dec'24)



Fixed Debt
48%
(vs. 45% Dec'24)

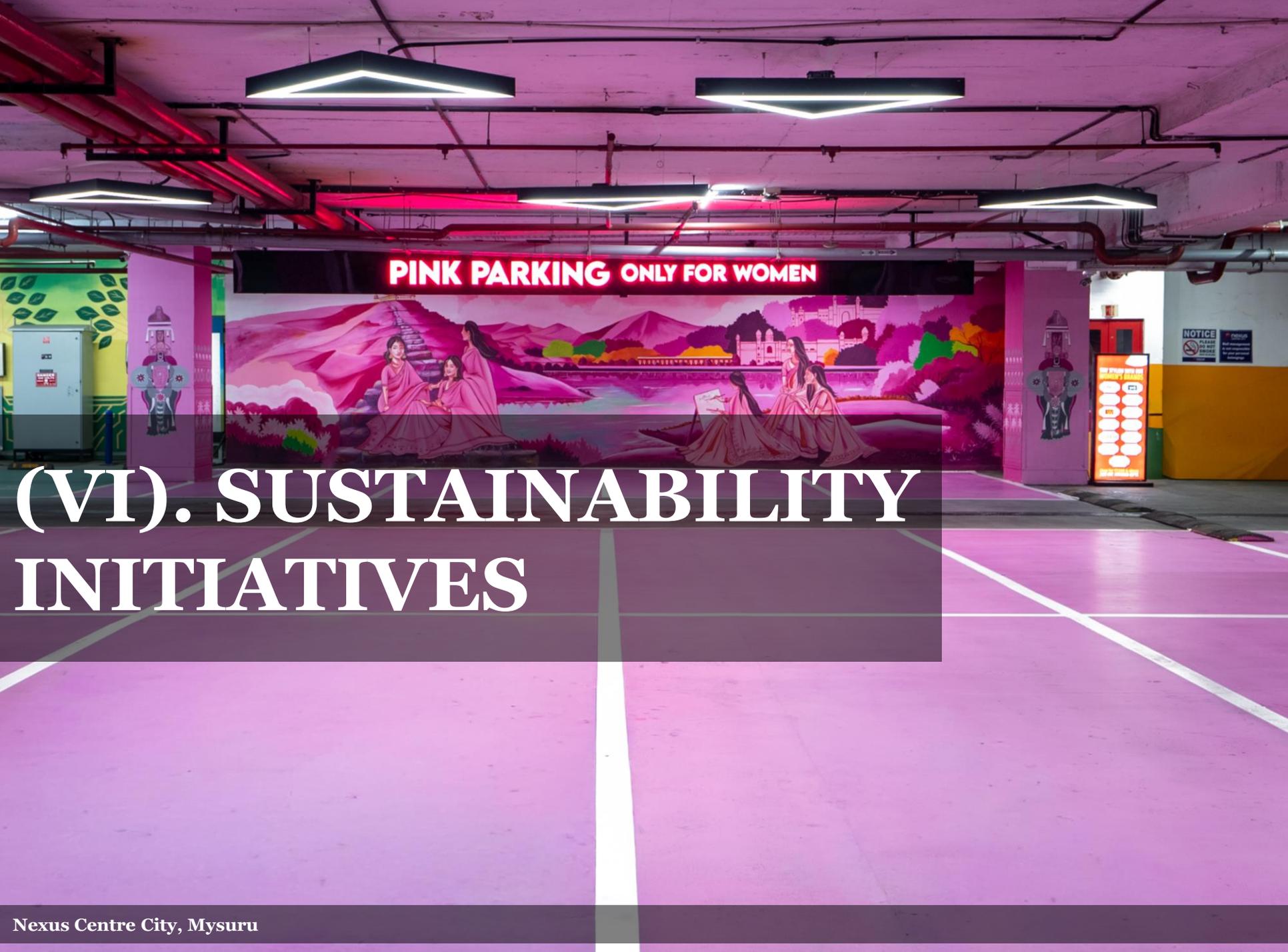
2.9x
Net Debt
To EBITDA⁽¹⁾⁽²⁾

4.2x
Interest Coverage
Ratio

7.2%
Average Debt Cost

(1) EBITDA for FY26 annualized basis 9M FY26 EBITDA.

(2) Gross Debt to EBITDA of 3.3x.



PINK PARKING ONLY FOR WOMEN

(VI). SUSTAINABILITY INITIATIVES

Our sustainability initiatives are designed to bring positive impact to stakeholders, community and the environment

Committed to achieve “Net Zero” for Scope 1 & Scope 2 emissions by 2030



**60MW +
Renewable Energy
(DC)**

~50% Renewable Energy Consumption in the Portfolio⁽¹⁾



**GRESB Sector Leader
Awards 2025**

Recognised as a “Regional Sector Leader - Retail, Asia” by GRESB



**Igniting Excellence,
One Ray At A Time**

India’s “1st ever Higher Education Program” in mall management for frontline staff



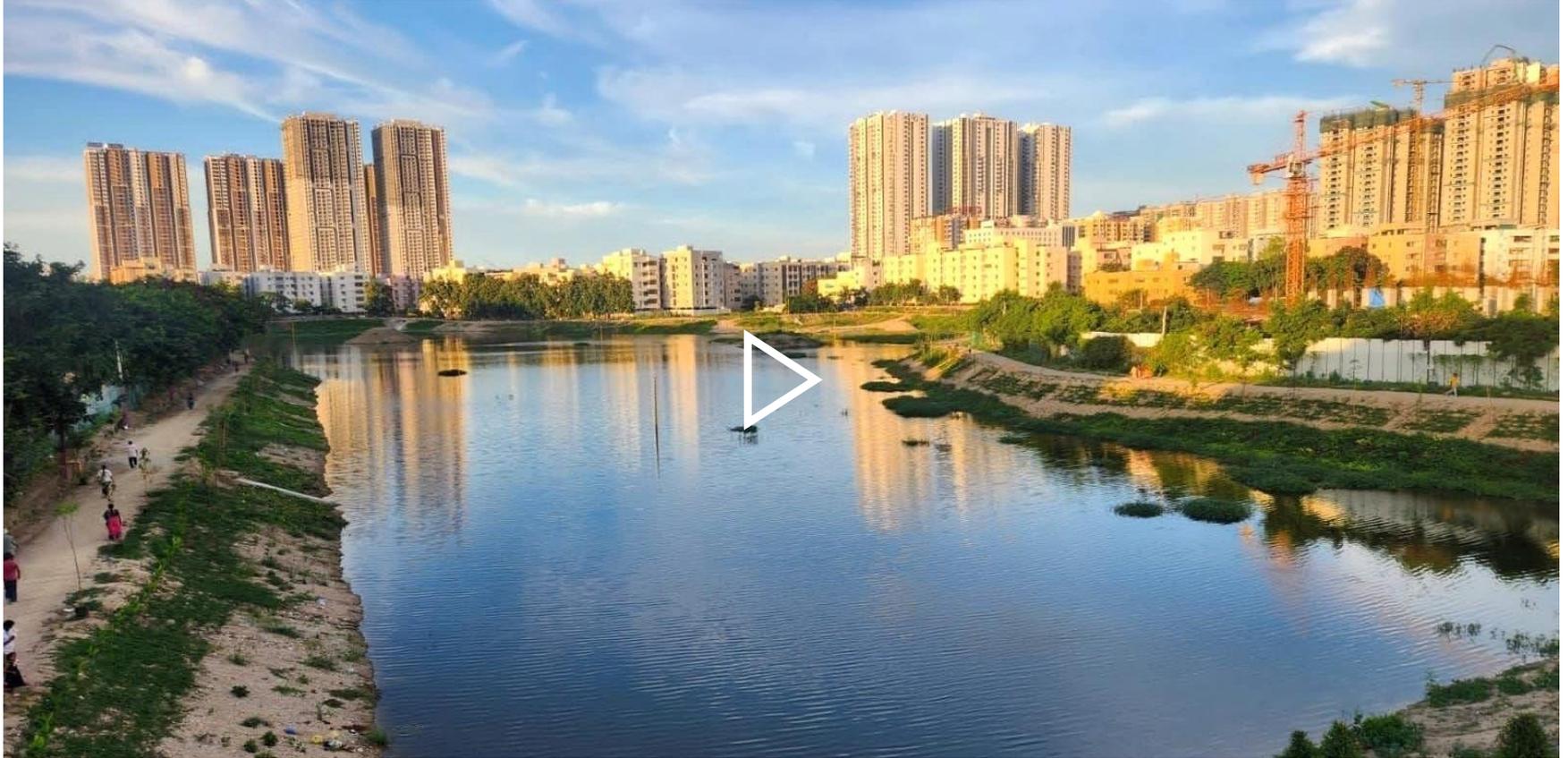
**Awarded Great Place
To Work**

Received “Great Place to Work” award for 6th consecutive year

(1) Consumption in common area and HVAC of urban consumption centres in 9M FY26.

Under the “Lakes of Happyness” initiative, we rejuvenated 10 lakes across Bengaluru, Hyderabad, Chennai and Maharashtra

Targeting 15 lakes restoration by 2026





(VII). APPENDIX

India's first retail REIT and leading Grade-A Consumption centre platform



19
Consumption Centres
Across 15 Cities

10.7M sf
Retail Portfolio

97%
Leased
Occupancy⁽¹⁾

3,200+
Retail Stores with
1,000+ Brands

12%
9M FY26
Rent to Sales

135 M+
LTM Footfalls

INR 1,806 psf pm
9M FY26
Trading Density

4.6 Years
Retail Portfolio
WALE

INR 159 p.u.
NAV⁽²⁾

18%
LTV⁽³⁾

(1) Represents data for consumption centres only.

(2) As of Sep'25.

(3) Computed basis GAV as per Sep'25 independent valuation and cash and bank balances (excluding restricted cash) as on December 31, 2025. LTV as per SEBI regulations will be 20%.

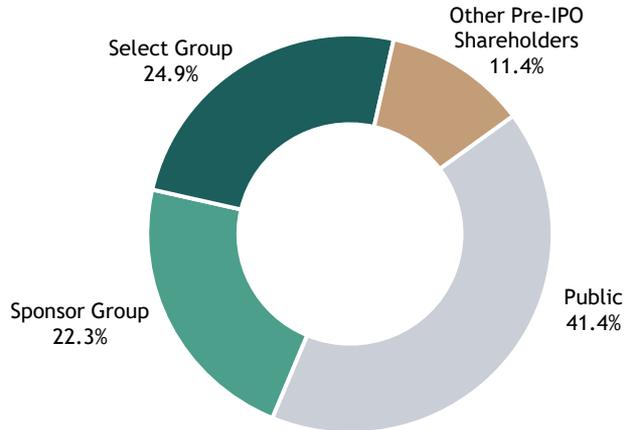
(4) Manager of Nexus Select Trust manages South City (Kolkata) and Pavillion Mall (Pune).

KEY ASSET SUMMARY

| Particulars | Nexus Select Citywalk | Nexus Elante | Nexus Seawoods | Nexus Ahmedabad One | Nexus Hyderabad | Nexus Vijaya | Nexus Shantiniketan |
|--------------------------------|-----------------------|--------------|----------------|---------------------|-----------------|--------------|---------------------|
| Operational Metrics | | | | | | | |
| Leasable Area (M sf) | 0.5 | 1.3 | 1.0 | 0.9 | 0.8 | 0.7 | 0.6 |
| Leasing Occupancy (%) | 100% | 95% | 98% | 97% | 99% | 99% | 98% |
| Trading Occupancy (%) | 97% | 92% | 98% | 96% | 98% | 98% | 98% |
| In-place Rent (INR psf pm) | 468 | 190 | 149 | 129 | 119 | 110 | 107 |
| Q3 FY26 Tenant Sales (INR M) | 5,358 | 5,414 | 4,791 | 3,218 | 3,115 | 2,425 | 2,648 |
| YoY Growth (%) | 5% | 6% | 20% | 14% | 2% | 8% | 19% |
| Area Expiring ('000 sf) | | | | | | | |
| Q4 FY26 | 27 | 49 | 45 | 38 | 33 | 38 | 7 |
| FY27 | 36 | 104 | 120 | 68 | 171 | 10 | 2 |
| FY28 | 72 | 208 | 98 | 124 | 93 | 73 | 86 |
| FY29 | 104 | 210 | 92 | 104 | 57 | 201 | 69 |

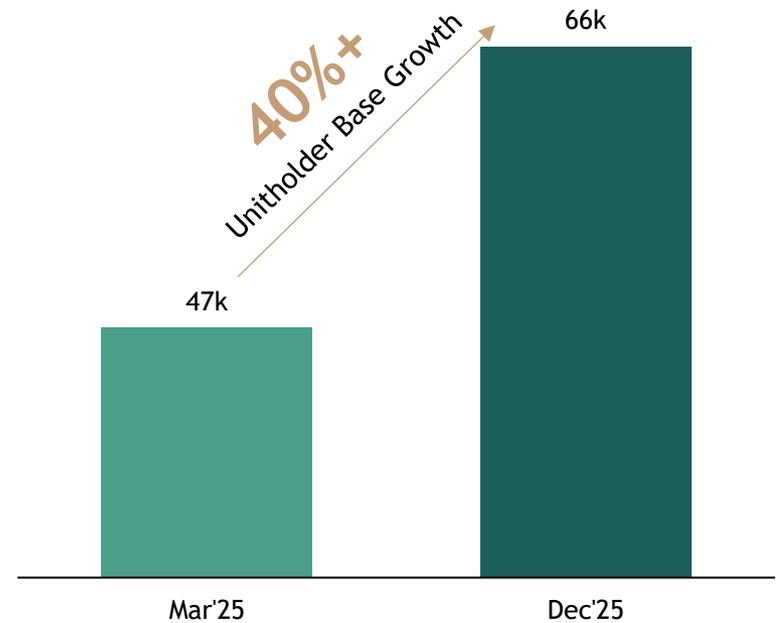
Unitholding Pattern

(% stake)



Increase in Unitholders Base

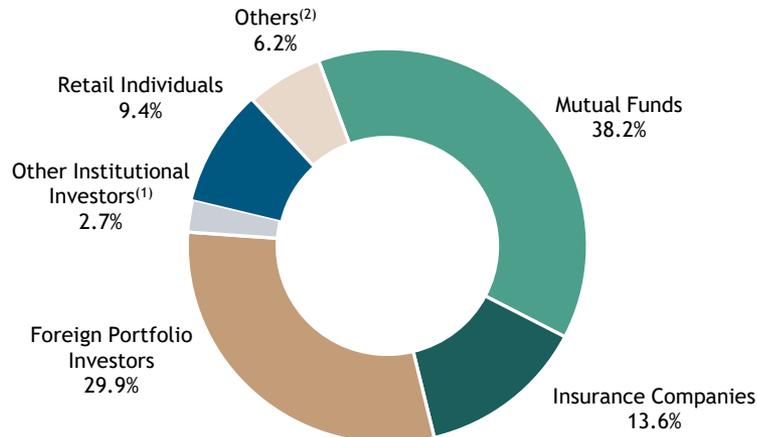
(#)



Added ~19,000 Unitholders in 9M FY26

Diversified Public Unitholding Pattern

(% stake)



Data is as of December 31, 2025.

(1) Includes Alternative Investment Fund, Provident or Pension Funds.

(2) Includes clearing members, NBFCs registered with RBI, Body corporates, etc.

KEY TERMS AND DEFINITIONS

Notes:

- All figures in this presentation are as of December 31, 2025 unless otherwise specified
 - Some of the figures in this presentation have been rounded-off to the nearest decimal for the ease of presentation
 - All operational KPIs included in the presentation are at 100% stake in all SPVs (except for Nexus Koramangala landowners share and Nexus MBD Neopolis sold units) and Investment entity
 - Any references to long-term leases or WALE (Weighted Average Lease Expiry) assumes successive renewals by occupiers at their option
 - The words 'Consumption centre', 'Mall', 'Retail Portfolio', 'Retail' have been used interchangeably
 - The words 'Sales', 'Consumption', 'Tenant Sales' have been used interchangeably
 - The words 'Nexus Select Trust', 'Nexus Malls' and 'NXST' have been used interchangeably
 - Gross Asset Value (GAV) considered as per Sep'25 valuation undertaken by iVAS Partners, represented by Mr. Vijay Arvindkumar C
 - Key Terms and Definitions:
1. ADR - Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
 2. Area - All area is leasable area unless otherwise specified
 3. Bn - Billions
 4. CAGR - Compound Annual Growth Rate
 5. Completed Area - The leasable area of a property for which occupancy certificate has been received
 6. DPU - Distribution per unit
 7. EBITDA - Earnings/ (loss) before finance costs, depreciation, amortization, impairment loss and income tax excluding share of profit of equity accounted investee
 8. Footfalls or Shopper traffic - The number of people entering a shop or shopping area part of the consumption centre in a given time
 9. GAV - Gross Asset Value is the Market Value (as defined below) of the asset(s) in our Portfolio as of September 30, 2025 (unless otherwise specified)
 10. GRESB - Formerly known as Global Real Estate Sustainability Benchmark
 11. Gross Rentals - Rental income (the sum of Minimum Guaranteed Rentals (as defined below) and Turnover Rentals (as defined below))
 12. Initial Portfolio Acquisition Transaction - The transaction pursuant to which the Nexus Select Trust acquired the portfolio (SPVs) prior to listing.
 13. In-place Rent - Higher of i) Minimum guaranteed rent as of Dec'25 or ii) Revenue share
 14. KPIs - Key Performance Indicators
 15. Leasable Area - Total square footage that can be occupied by tenant for the purpose of determining a tenant's rental obligations
 16. LFL - Like for Like (excluding Nexus Vega City, Nexus MBD Complex and Elante additional area)
 17. LTV - Loan to Value
 18. M - Millions
 19. Minimum Guaranteed Rentals - Minimum guaranteed rental income as per terms contractually agreed with the tenant(s)
 20. Minimum Guaranteed Rent - Minimum guaranteed rental income (as defined above) / Occupied Area (as defined below) x Monthly factor
 21. MTM - Mark to Market
 22. MW - Mega-Watt
 23. NDCF - Net Distributable Cashflows
 24. NAV - Net Asset Value
 25. Net Debt - Gross Debt less short term treasury investments and cash and cash equivalents
 26. NOI - Net Operating Income
 27. Occupied Area - Completed Area (as defined above) for which lease agreements have been signed with the lessee(s)
 28. psf - Per square feet
 29. Psf pm - Per square feet per month
 30. QoQ - Quarter on Quarter
 31. Re-leasing spread - Refers to the change in rent psf between new & expiring leases, expressed as a percentage
 32. Sponsor - Wynford Investments Limited
 33. sf - Square feet
 34. TEV- Total Enterprise Value
 35. Tenant Sales - Net sales generated by tenant(s) from sale of merchandise or provision of services from the stores located within the Portfolio
 36. Trading Density - Tenant Sales for respective period / Carpet Area x Monthly factor
 37. Trading Occupancy - Total operational area / Total leasable area
 38. Trustee - Axis Trustee Services Limited
 39. Turnover Rentals - Higher of (i) contracted turnover rent percentage applied to tenant sales of the respective period, less applicable Minimum Guaranteed Rentals for the same period, or (ii) nil
 40. WALE - Weighted Average Lease Expiry
 41. Years - Refers to fiscal years unless specified otherwise
 42. YoY - Year on Year



Pratik Dantara
Chief Investor Relations Officer and Head - Strategy

Manish Baid
DGM - Investor Relations

Website: www.nexusselecttrust.com

Email: IR@nexusselecttrust.com

Phone: +91-22-6280-5000