Nexus Select Trust

May 12, 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: 731559

Dear Sir/ Madam,

Subject: Press Release and Earnings Presentation of Nexus Select Trust for the quarter and financial year ended March 31, 2026.

In continuation to our intimation dated May 12, 2026 regarding the outcome of the meeting of the Board of Directors of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust held on May 12, 2026, please see enclosed the:

1. Press Release for the quarter and financial year ended March 31, 2026, of Nexus Select Trust as **Annexure I;**

2. Earnings Presentation for the quarter and financial year ended March 31, 2026, of Nexus Select Trust as **Annexure II;**

The above information 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
Digitally signed by VIJAY KUMAR GUPTA
Date: 2026.05.12 16:42:42 +05'30'

Vijay Kumar Gupta
General Counsel, CS and Compliance Officer
Membership No. A14545
Encl: As above

Annexure I

Nexus Select Trust

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.

Nexus Select Trust

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:

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Annexure II

Nexus Select Trust

Q4 & FY26 Earnings Update

May 12, 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.

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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.

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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

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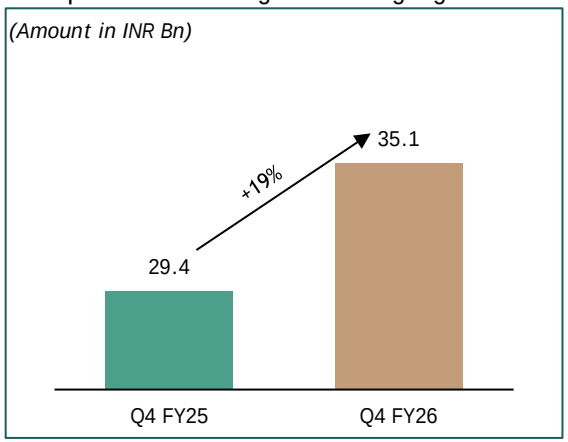
(I). Key Highlights

Nexus Hyderabad, Hyderabad

KEY HIGHLIGHTS (Q4 FY26)

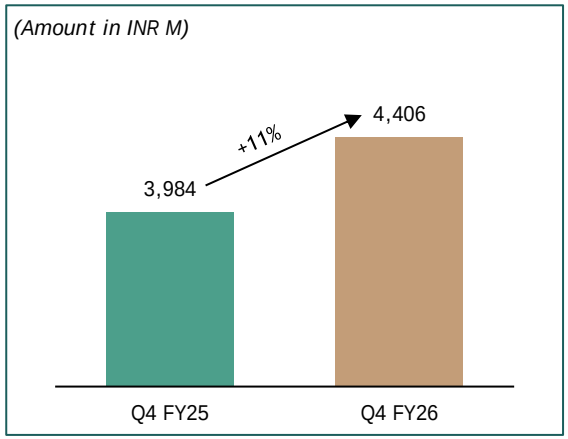
CONSUMPTION GROWTH

Strong consumption growth of 19% YoY;
April clocks strong double-digit growth



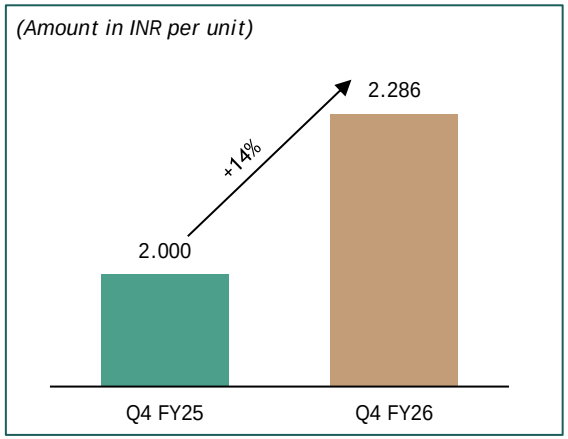
RETAIL NOI GROWTH

Robust NOI growth of 11% YoY



DISTRIBUTION GROWTH

DPU growth of 14% YoY



ACQUIRED ASSETS PERFORMANCE

Malls acquired in 2025 witnessed
robust tenant sales growth

14% YoY
Consumption Growth
(Nexus Vega City)

16% YoY
Consumption Growth
(Nexus MBD Neopolis)

ACQUISITION PIPELINE

Robust pipeline
for inorganic growth

8 Retail Assets
Potential Acquisition Opportunities

Diamond Plaza
Acquisition Announced

2 Retail Assets / 1M sf Area
Currently Under Due Diligence

UNIT PERFORMANCE

Delivered robust returns to unitholders
since listing in May'23

77%
Total return to Unitholders[1]

~3x
Increase in Unitholders

INR 37 Bn
NDCF Distributed Since Listing

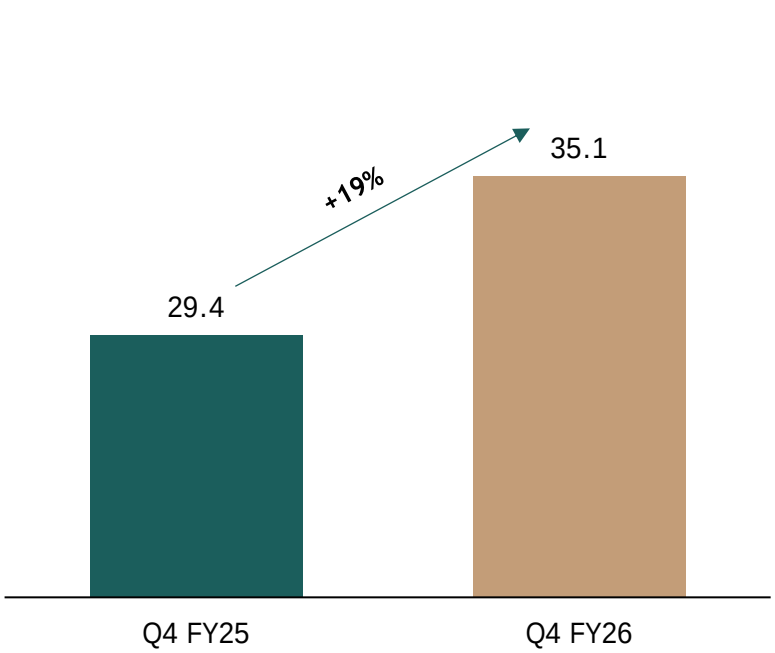
(1) Source: Bloomberg. Period starting from listing date (19th May'23) to 31st Mar'26.

Consumption growth momentum accelerated in Q4 FY26 across all categories like Fashion, Electronics, Beauty & Personal Care, Jewellery, and Entertainment

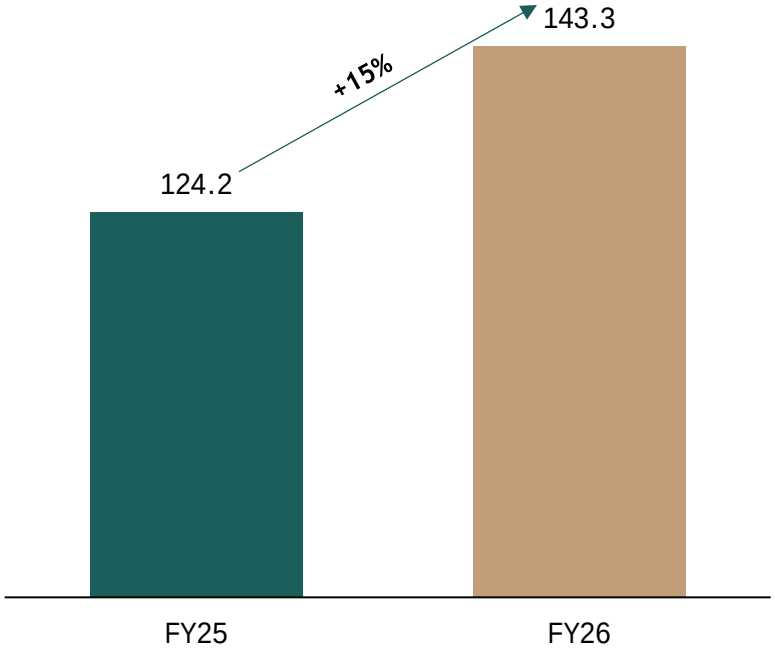
Momentum continues in April with strong double-digit consumption growth

Consumption

(Amount in INR Bn)



15% YoY LFL Consumption Growth



9% YoY LFL Consumption Growth

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

Robust operating performance drives 14% DPU growth

INR 6,524 M
Revenue from Operations

INR 4,986 M
NOI
(12% YoY Growth)

INR 4,555 M
EBITDA

7.3%
Average Debt Cost
(60 bps lower YoY)

INR 2.286
Distribution Per Unit
(14% YoY Growth)

100%
NDCF Payout Ratio for 11th Consecutive Quarter

Building on strong operating momentum of FY26 with 9% distribution growth guidance

NET OPERATING INCOME

INR 20.5 - 20.7 Bn

Approx. 7% YoY growth at midpoint

DISTRIBUTION PER UNIT

INR 9.8 - 10.0 p.u.

Approx. 9% YoY growth at midpoint

FY27 Guidance

LEASING OCCUPANCY

98%+

Retail leasing occupancy

RE-LEASING SPREADS

20%+

Projected MTM Potential on 1.1M sf leases expiring in FY 2027

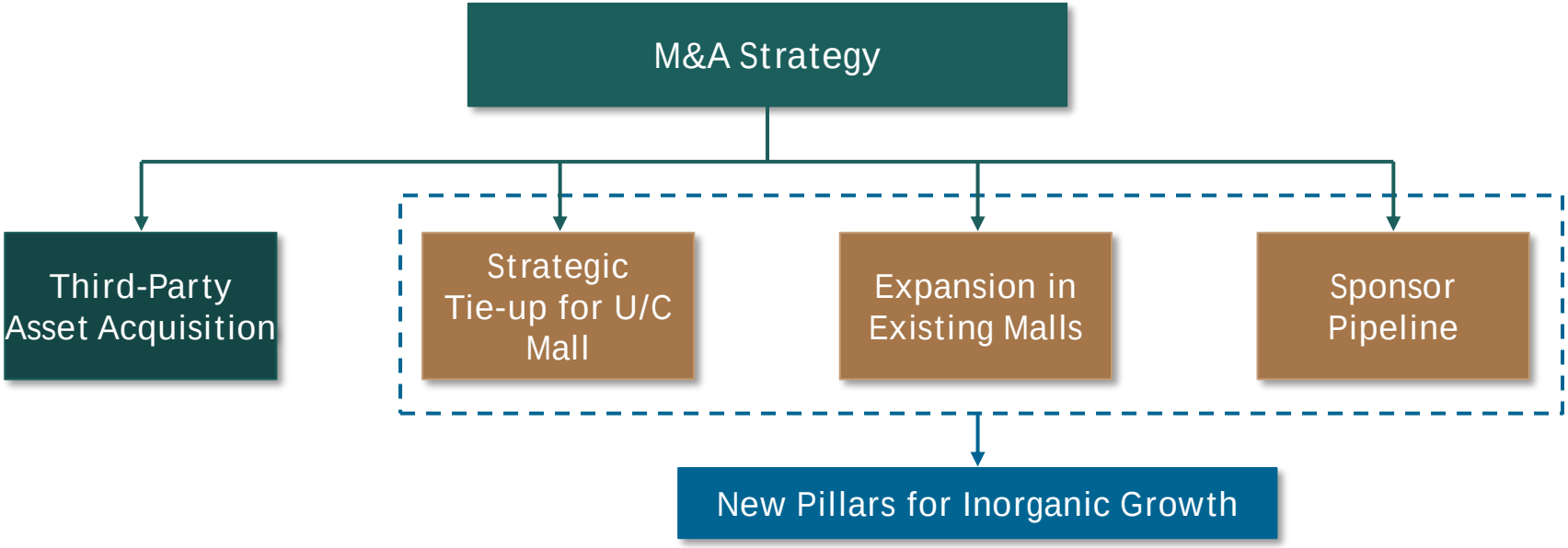
FY27 guidance is based on our current view of existing market conditions and certain key assumptions for the year ending March 31, 2027 and may change depending on the evolving geo-political situation. The guidance doesn't include any impact of Diamond Plaza mall in Kolkata and under-construction mall in Dombivli. Guidance is not reviewed or audited or based on GAAP, Ind AS or any other internationally accepted accounting principles and should not be considered as an alternative to the historical financial results or other indicators of Nexus Select Trust financial performance based on any Ind AS or any GAAP. There can be no assurance that actual amounts will not be materially higher or lower than these projections. In particular, there are significant risks and uncertainties related to the scope, severity and duration of the global macro-economic conditions and the direct and indirect economic affects of the same on the Nexus Select Trust, our assets and on our tenants.

Nexus Select Trust

(II). Inorganic Growth Strategy

Nexus Vega City, Bengaluru

Aligned with our vision to double our portfolio by 2030, introduced 3 new pillars to strengthen our M&A strategy



Key Parameters for Inorganic Growth

Prominent Tier I & Tier II Cities with Favorable Demographics	Value Add Potential	DPU and NAV Accretiveness on stabilized basis	Leverage (LTV) utilization upto 30%

Nexus maintained strong inorganic growth momentum with strategic acquisitions in Punjab and an agreement signed for an under-construction (u/c) mall in MMR

Nexus MBD Neopolis

Third-Party Mall Acquisition

- Acquired 0.3M sf Nexus MBD Neopolis Mall along with 96 keys Hotel in Ludhiana
- Strategic capex spent on improving mall aesthetics and increasing footfall
- Performance since acquisition
  - 16% Sales Growth
  - 4% Footfall Growth

Nexus Elante Boulevard

Strategic Expansion

- Completed strategic bolt-on acquisition of 60k sf prime retail space within the Nexus Elante Complex
- Enabling activation of high-street frontage in the courtyard
- Under discussion with country's top designer brands and global brands

Nexus Runwal Gardens Mall

Nexus-Runwal Tie-up

- Signed up with Runwal Enterprises (Subodh Runwal group) for a 0.7M sf under-construction Grade-A mall in MMR
- Mall is part of a large township of ~30k residential units (~18k units already launched)
- Enables Nexus Select Trust to secure acquisition pipeline without taking development / approval risk

(II.A). Strategic Tie-up for Development of U/C Mall

Nexus Seawoods, Navi Mumbai

Key Takeaways, Life Cycle and Deal Structure

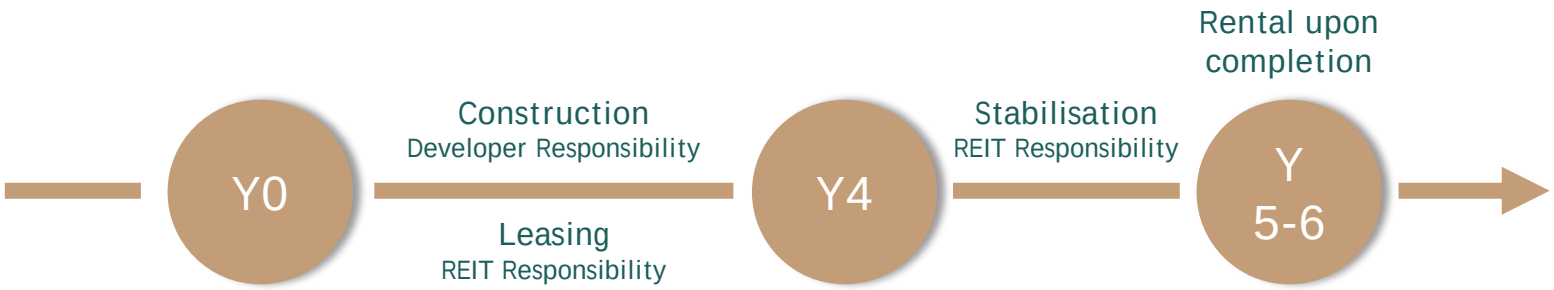
Key Stages

Construction → Leasing → Asset Acquisition

Advantages of Deal

- ✓ Pre-agreed time limit for completion
- ✓ Playing to the REIT's strength of leasing and operating the mall
- ✓ Eliminates development and approval risk while preserving long-term value creation

Life Cycle



Signed up with Developer for development of under-construction mall

Acquisition By REIT on receipt of necessary approvals

Mall Stabilisation

0.7M sf Grade-A U/C mall in MMR offering Nexus a strategic opportunity to enter a large untapped catchment with no additional Grade-A supply planned in the micro-market

Nexus Runwal Gardens Mall

Key Stats

Operational Metrics	
Expected Completion Year	FY30
Gross Leasable Area	0.7M sf
Stabilised Occupancy	95%
Structure	2B + LG + UG + 3F

Acquisition Metrics	
TEV[1]	INR 892 cr
Initial Stake	50%
Purchase Cost[1]	INR 434 cr
Stabilized NOI	INR 83 cr
Stabilized Cap Rate	9.3%

Rights Post Acquisition of Initial 50% Stake

Nexus has call option to acquire balance 50% stake at fair market value[2] after 36 months of acquisition

Runwal group has put option to sell its 50% stake at fair market value[2] to Nexus after 48 months of acquisition

(1) Includes INR 868 cr of purchase consideration and balance towards closing costs. (Subject to closing adjustments).
(2) "Fair Market Value" is the average of fair market values of the mall, computed by one valuer appointed by NXST & one valuer appointed by the Developer from agreed list of valuers.

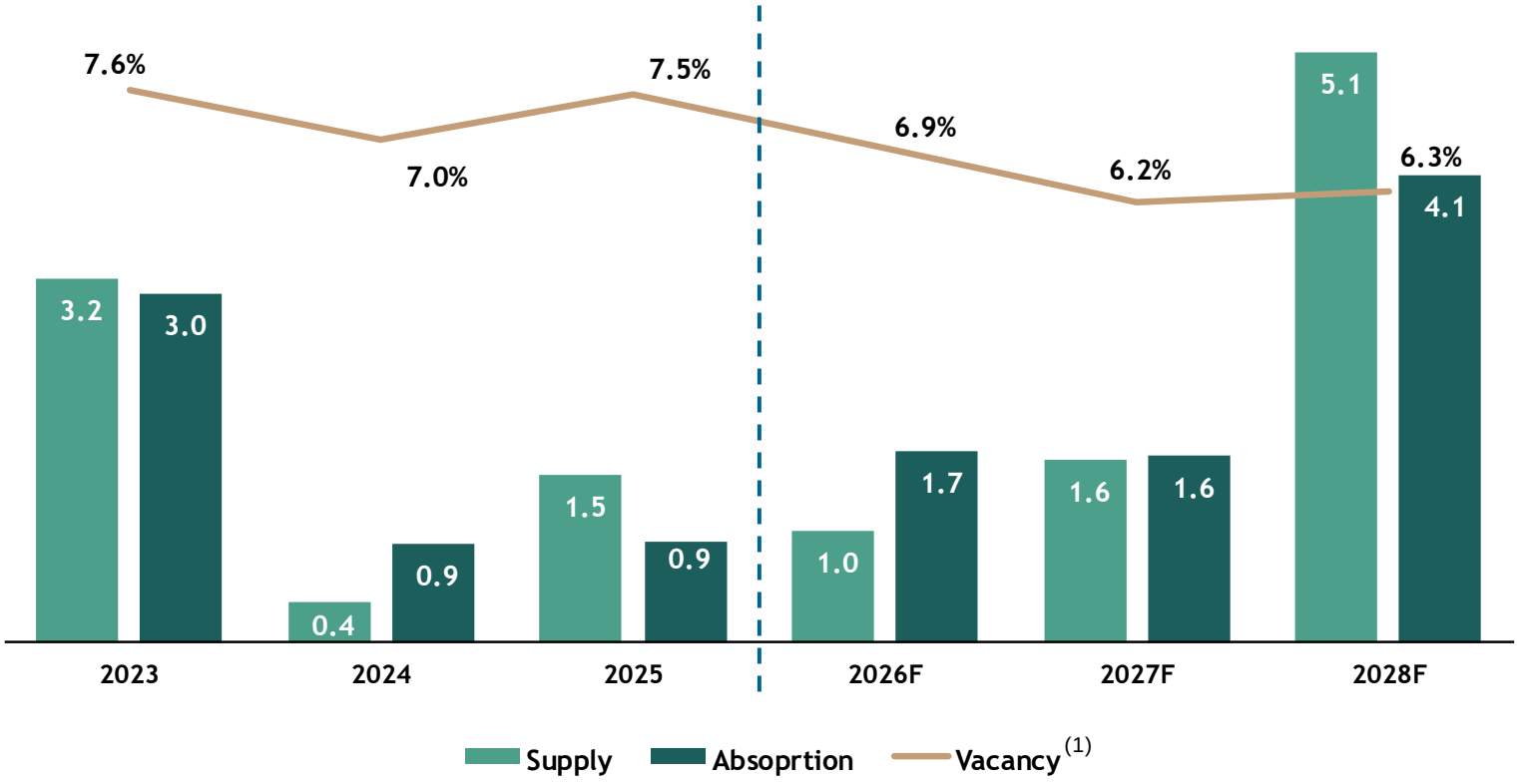
(III). Retail Macro Update

Nexus Ahmedabad One, Ahmedabad

Modest Grade-A retail supply of 2.6M sf annually over the next three years is expected to drive a 120bps decline in overall vacancy(1) by 2028

Grade-A Retail Supply, Absorption and Vacancy(1) trends for NXST portfolio cities

(Area in M sf and Vacancy in %)



Source: CBRE.

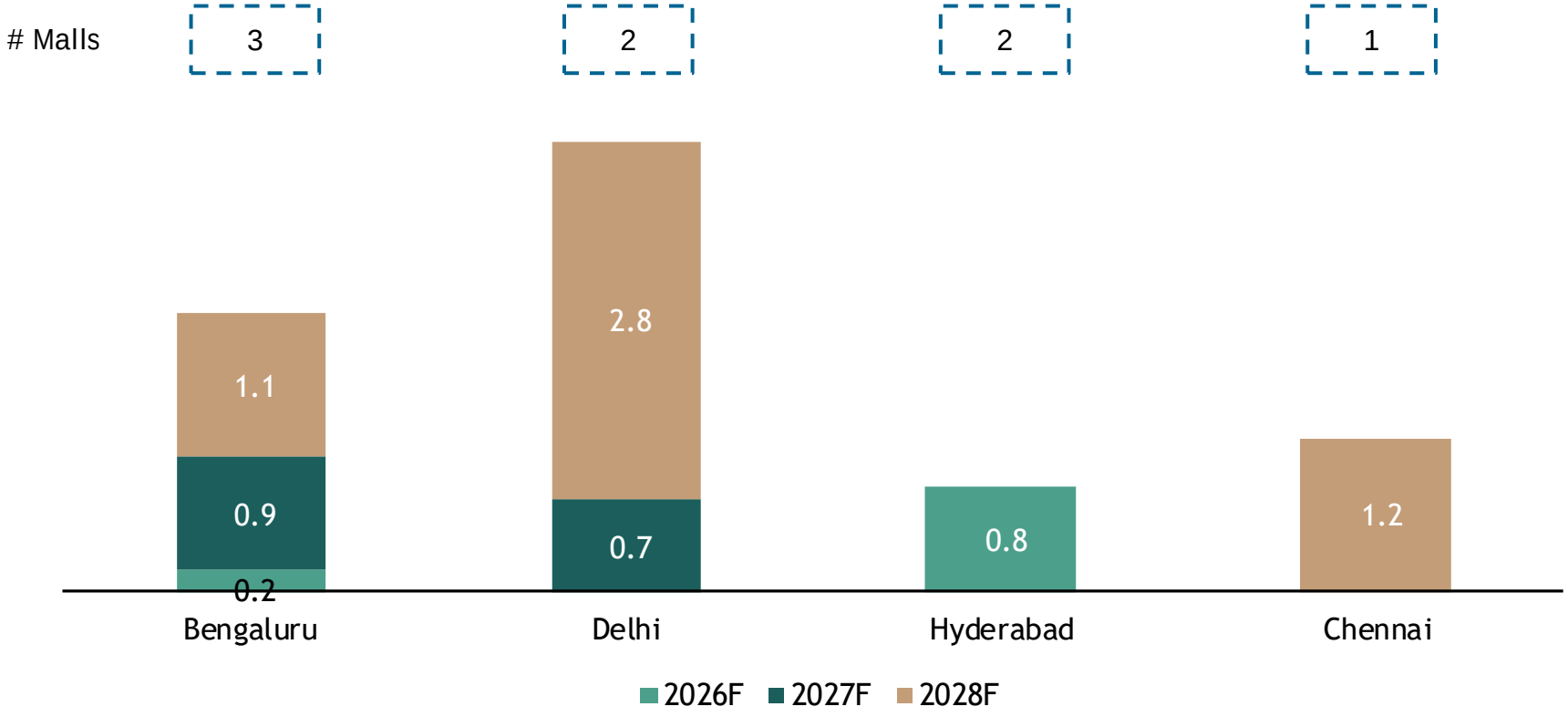
(1) Vacancy excludes new supply addition to the stock in the respective year.

No near-term Grade-A retail supply in primary Nexus catchments

Upcoming Grade-A retail supply primarily concentrated in 4 cities, with ~70% supply back-ended in 2028

Grade-A Retail Supply

(Area in M sf)



Source: CBRE.

(IV). Leasing Update

Nexus Koramangala, Bengaluru

Nexus remains the preferred partner for brands entering or expanding in India

Multiple Portfolio and Regional Firsts

GUCCI beauty

COYU

Foot Locker

COS

CharlotteTilbury

RALPH LAUREN

Leasing Occupancy

97%

Trading Occupancy

96%

FY26 Re-leased

0.9M sf

FY26 Re-leasing Spread[1]

18%

WALE

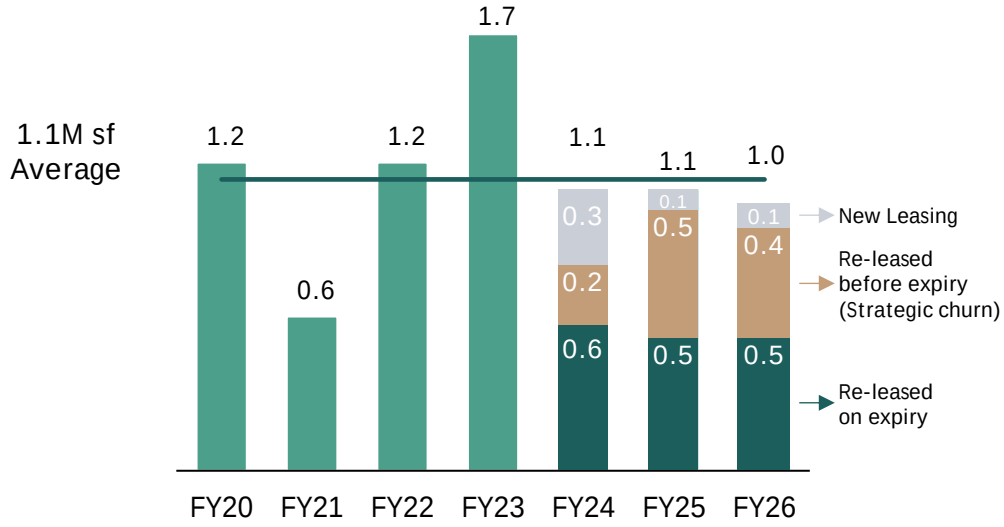
4.5 Years

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

Strategically re-leased 0.4M sf area before expiry at healthy spreads during FY26

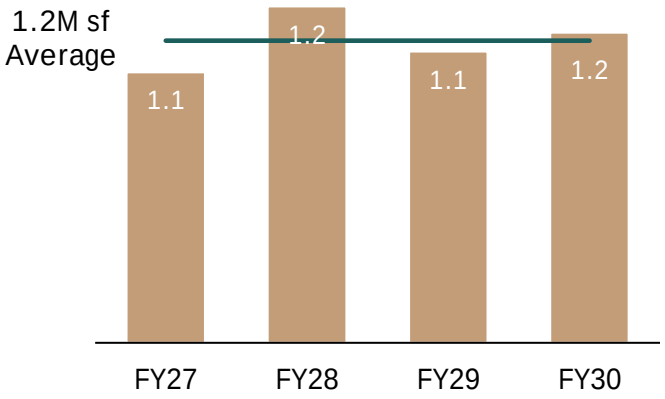
45% of gross rentals expiring in the next 4 years with 20% MTM upside

Leasing
(M sf)



	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Re-leased (M sf)	0.7	0.3	0.9	1.3	0.8	1.0	0.9
Releasing Spread (%)[1]	Average 20%						

Area Expiring
(M sf)



	FY27	FY28	FY29	FY30
Gross Rentals Expiring (%)	11%	14%	11%	9%
Avg. MTM Potential (%)	Approximately 20%			

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

(V). MARKETING UPDATE

Nexus Select Citywalk, Delhi

Curated experiential events across malls augmenting footfall growth and generating INR 6 crore revenue in FY26

Bhajan Jamming (2k+ Footfalls)

Sanam Concert (2.5k+ Footfalls)

Theatre Performance

Concerts (7k+ Footfalls)

Installed 6 Anamorphic screens across 6 malls, partnered with 120+ brands and generated INR 3 crore revenue in FY26

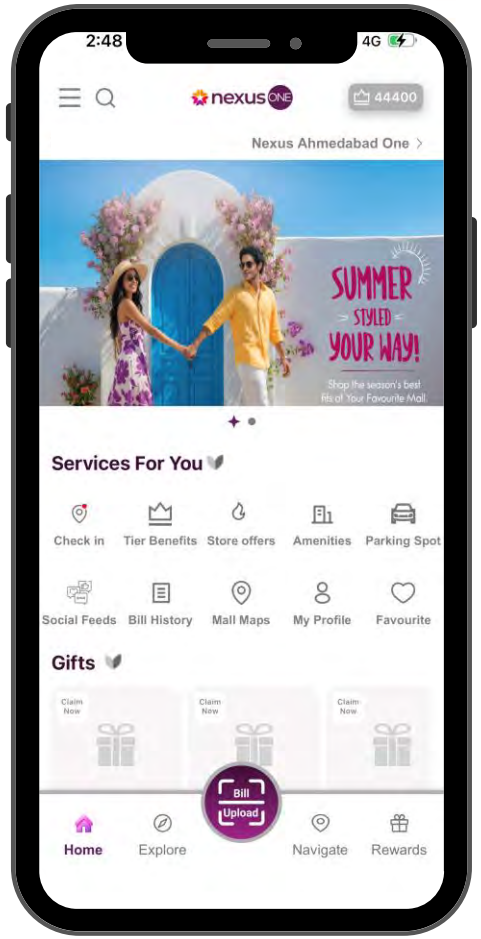
Nexus Select Citywalk

Nexus Hyderabad

Nexus Koramangala

Nexus Vijaya

Revamping NexusONE loyalty program across 17 malls to strengthen consumers engagement



Tier Wise Loyalty Program

Introducing 3-tier loyalty program - Gold, Silver and Bronze

Exclusive Privilege

Enjoy special shopping and dining offers

Rewards Redemption

Redeem shopping coupons, hot-pick products, free parking offer, exclusive experiences

Birthday Surprise

Get additional rewards in birthday month

Way Finding

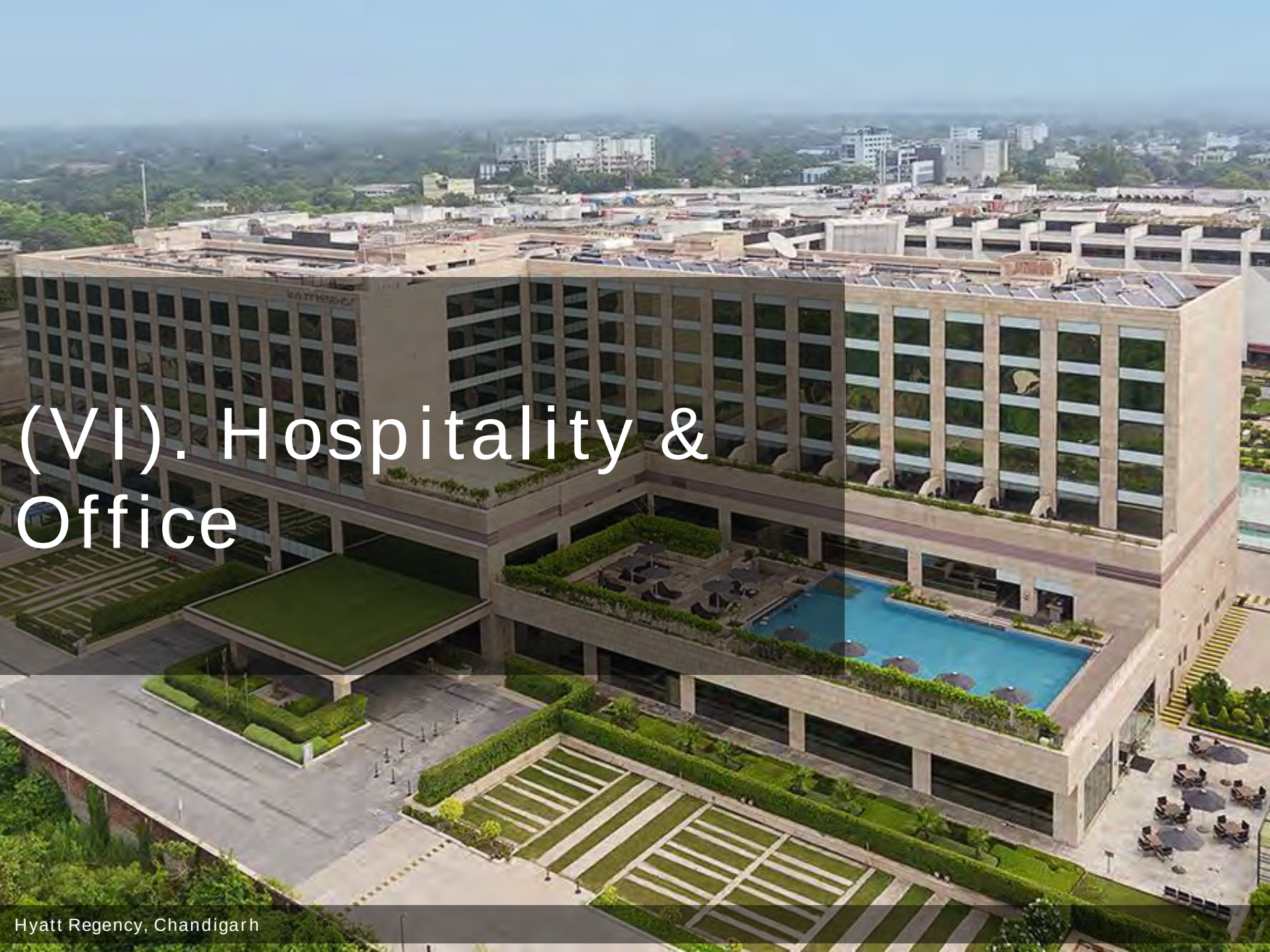
Get seamless store-to-store navigation along with visibility of store-wise offers

980k+
Userbase

150k+
Monthly Active Users

60%+
Share of Repeat Shoppers

4.4
App Store Ratings



(VI). Hospitality & Office

Hyatt Regency, Chandigarh

Office and Hospitality portfolio delivered robust double-digit growth in Q4 FY26

HOSPITALITY (450 Keys / 3 Assets)

Hyatt Regency, Chandigarh

76% Occupancy	INR 10,527 ADR
INR 518 M Revenue from Operations 36% YoY Growth	INR 229 M EBITDA 32% YoY Growth

OFFICE (1.3M sf / 3 Assets)

Westend Offices, Pune

94% Occupancy	3.2 Years WALE
INR 360 M Revenue from Operations 18% YoY Growth	INR 292 M NOI 21% YoY Growth

(1) Based on Mar'26 independent valuation.

(VII). Financial Update

Nexus Centre City, Mysuru

Declared distribution of INR 3,463 M / INR 2.286 per unit for Q4 FY26; representing 14% YoY DPU growth

(INR M) Particulars	Q4 FY26	FY26	
Revenue from Operations	6,572[1]	25,842[1]	NOI
Direct Operating Expenses	(1,444)	(6,018)	NOI
Property Taxes and Insurance	(142)	(528)	NOI
Net Operating Income	4,986	19,296	NOI
Other Income	226	989	Distribution
Indirect Operating Expenses	(634)	(1,982)	Distribution
EBITDA	4,579[2]	18,303[2]	Distribution
Working Capital Adjustments	205	1,612	Distribution
Cash Taxes	(273)	(1,463)	Distribution
External Debt (Interest and Principal)	(299)	(1,226)	Distribution
Other Non-Cash Adjustments	25	(411)	Distribution
Distribution from Treasure Island	59	253	Distribution
REIT Level Debt (Interest and Principal)	(792)	(3,162)	Distribution
Other Inflows/ (Outflows) at REIT Level	(46)	(147)	Distribution
NDCF	3,459	13,759	Distribution
Distribution	3,463	13,758	Distribution

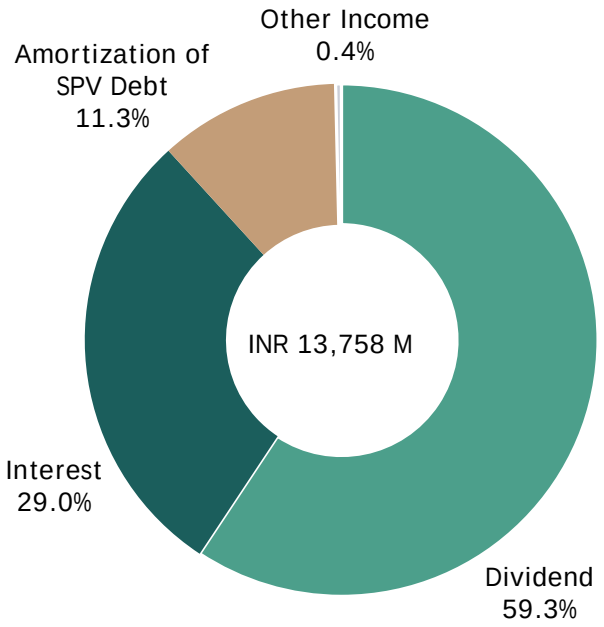
(1) Post adjustment for inter-company elimination, revenue from operation would be INR 6,524 M for Q4 FY26 and INR 25,680 M for FY26.
(2) Post adjustment for trust level income and expenses, EBITDA would be INR 4,555 M for Q4 FY26 and INR 18,202 M for FY26.

Distributed INR 13,758 M / INR 9.081 per unit in FY26; representing ~100% payout ratio of NDCF

Distribution Highlights

Particulars	Q4 FY26	FY26
Distribution Period	**1st Jan'26 to 31st Mar'26**	**1st Apr'25 to 31st Mar'26**
Distribution Amount (M)	INR 3,463	INR 13,758
Outstanding Units (M)	1,515	1,515
Distribution Per Unit (DPU)	INR 2.286	INR 9.081
Announcement Date	May 12, 2026	-
Record Date	May 15, 2026	-
Payment Date	On or before May 22, 2026	-

Distribution Mix (FY26)



71% of NDCF is tax-free at time of distribution

Robust balance sheet with $1 Bn debt headroom to support future growth opportunities

INR 62 Bn
Gross Debt

INR 54 Bn
Net Debt[1]

7.3%
Average Debt Cost

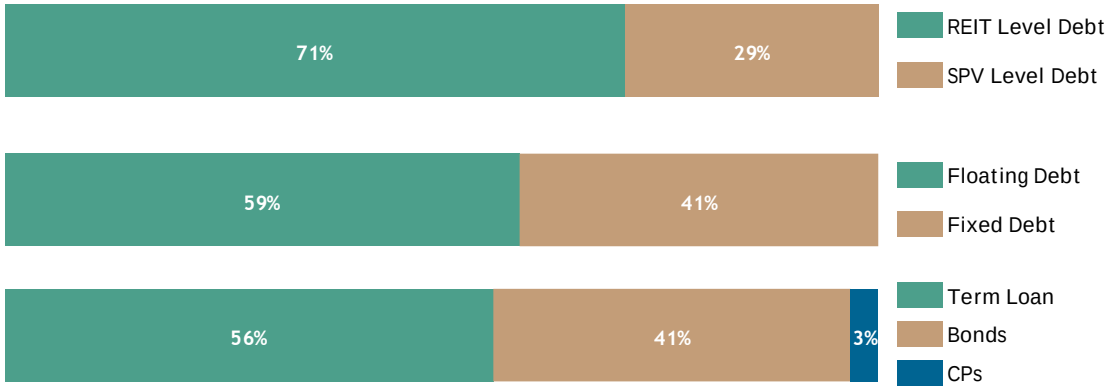
3.0x
Net Debt to EBITDA[2]

4.1x
Interest Coverage Ratio

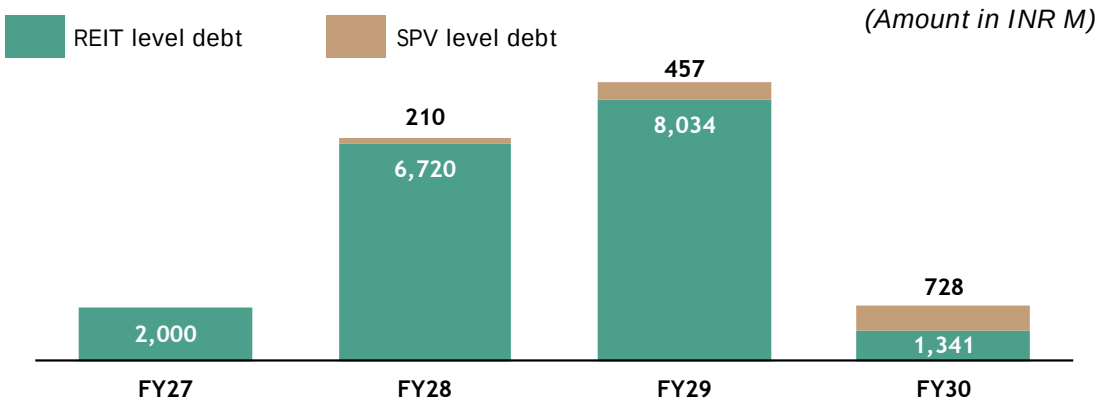
~$1 Bn
Portfolio Debt Headroom

AAA/ Stable
Credit Rating

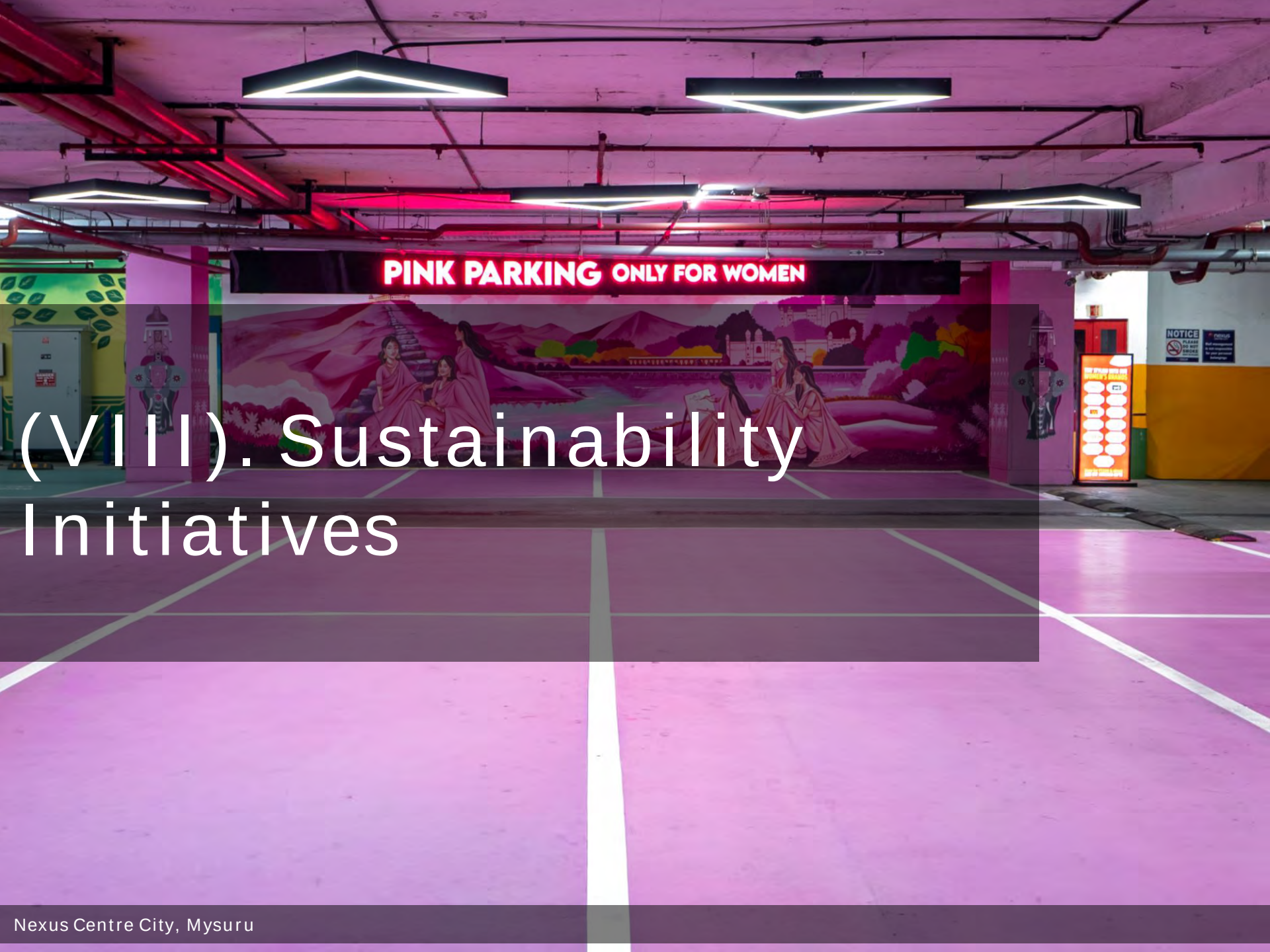
Debt Profile



Debt Maturity Profile



(1) Excluding restricted cash.
(2) Gross Debt to EBITDA of 3.4x and Net Debt to NOI of 2.8x.



(VIII). Sustainability Initiatives

Nexus Centre City, Mysuru

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)

51% Renewable Energy Consumption in the Portfolio[1]

GRESB Sector Leader Awards 2025

Recognised as a "Regional Sector Leader – Retail, Asia" by GRESB

Launched India's 1st PGP in Mall Management

Partnered with Welingkar Institute of management to launch India's 1st PG Program in mall management

Awarded Great Place To Work

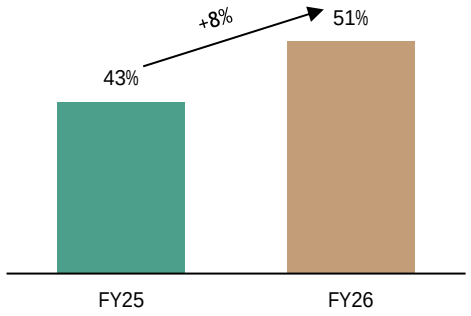
Received "Great Place to Work" award for 6th consecutive year

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

KEY SUSTAINABILITY HIGHLIGHTS (FY26)

RENEWABLE ENERGY CONSUMPTION

~51% of the energy consumption across our assets is powered by renewable sources



KEY SUSTAINABLE HIGHLIGHTS

100%
Green Building Certified[1]

95%
Waste Diverted from Landfill

18 Malls
Achieved Zero Liquid Discharge

785k kl
Waste-Water Recycled

DIVERSE WORKFORCE

~32% of the workforce represents women employees, defense personnel, PWDs, etc.

~28%
Women Representation

2%
Workforce - People with Disabilities

2%
Workforce - Ex-servicemen, and their kin

DECARBONIZATION

Invested INR 76 M in Energy Efficiency and HVAC upgrades

INR 76 M
Capex

~INR 23 M
Expected Annual Savings

1,137 tonnes
Carbon Emissions Averted

BEE CERTIFICATION

Achieved 5-star rating certification from Bureau of Energy Efficiency for 8 malls

nexus SEAWOODS
nexus VIJAYA
nexus HYDERABAD
nexus WHITEFIELD
nexus WESTEND
nexus ESPLANADE
FIZA by nexus
nexus CENTRE CITY

SIGNATORIES TO KEY GLOBAL ALLIANCES

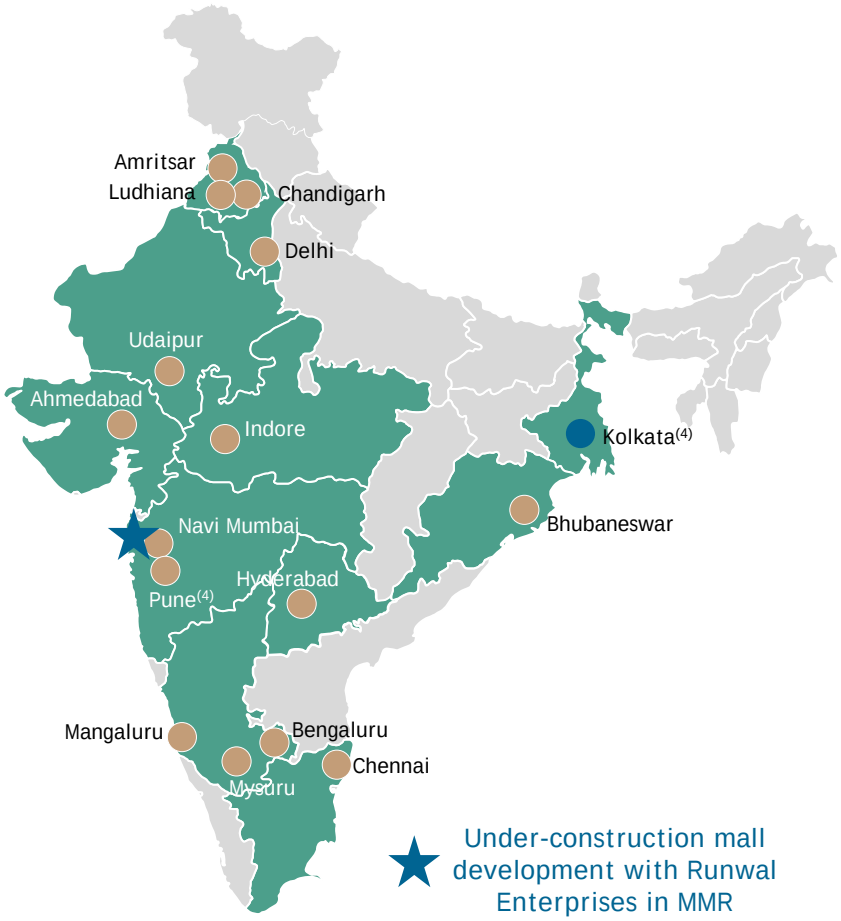
United Nations Global Compact
Green Triangle for Safety
TCFD Task Force on Climate-Related Financial Disclosures
IBBI India Business & Biodiversity Initiative
IGBC Indian Green Building Council Member
WASH Pledge

(1) Excluding Nexus Vega City and Nexus MBD Complex.

(IX). Appendix

Nexus Shantiniketan, Bengaluru

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 ~1,100 Brands

~12%
FY26 Rent to Sales

137 M+
FY26 Footfalls (7% YoY Growth)

INR 1,806 psf pm
FY26 Trading Density

4.5 Years
Retail Portfolio WALE

INR 164 p.u.
NAV(2)

18%
LTV(3)

(1) Represents data for consumption centres only.
(2) As of Mar'26.
(3) Computed basis GAV as per Mar'26 independent valuation and cash and bank balances (excluding restricted cash) as on March 31, 2026. LTV as per SEBI regulations will be 20%.
(4) Manager of Nexus Select Trust manages South City (Kolkata) and Pavillion Mall (Pune).

Achieved FY26 DPU guidance on the back of robust operating performance

INR 25,680 M
Revenue from Operations

INR 19,296 M
NOI
(13% YoY Growth)

INR 18,202 M
EBITDA

23%
Total Returns Delivered to Unitholders[1]

INR 9.081
Distribution Per Unit
(9% YoY Growth)

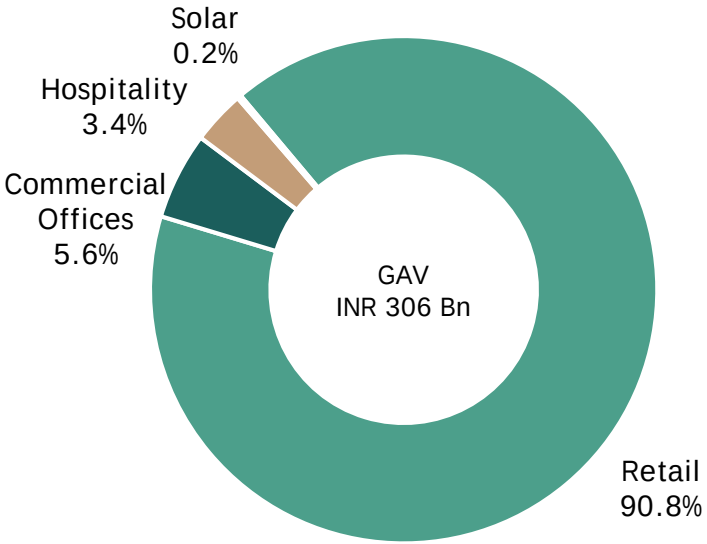
100%
NDCF Payout Ratio Since Listing

(1) Source: Bloomberg.

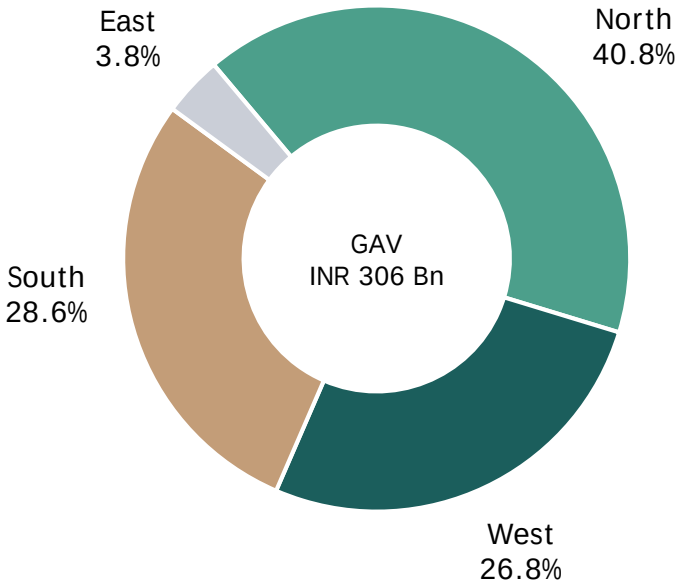
Particulars	Nexus Select Citywalk	Nexus Elante	Nexus Seawoods	Nexus Ahmedabad One	Nexus Hyderabad	Nexus Vijaya	Nexus Shantiniketan
Operational Metrics							
Leasable Area (M sf)	0.6	1.3	1.0	0.9	0.8	0.7	0.6
Leasing Occupancy (%)	99%	94%	98%	96%	99%	99%	98%
Trading Occupancy (%)	97%	94%	98%	96%	98%	98%	98%
In-place Rent (INR psf pm)	470	197	153	132	119	110	110
Q4 FY26 Tenant Sales (INR M)	4,317	4,900	3,959	2,492	2,745	2,176	2,284
YoY Growth (%)	*8%*	*17%*	*28%*	*17%*	*10%*	*10%*	*26%*
Area Expiring ('000 sf)							
FY27	54	139	128	92	196	23	4
FY28	73	204	97	121	92	73	86
FY29	105	207	112	107	57	201	69
FY30	51	64	82	57	265	23	45

100% completed portfolio with retail focus and geographic diversification

GAV Break-up by Segment[1]



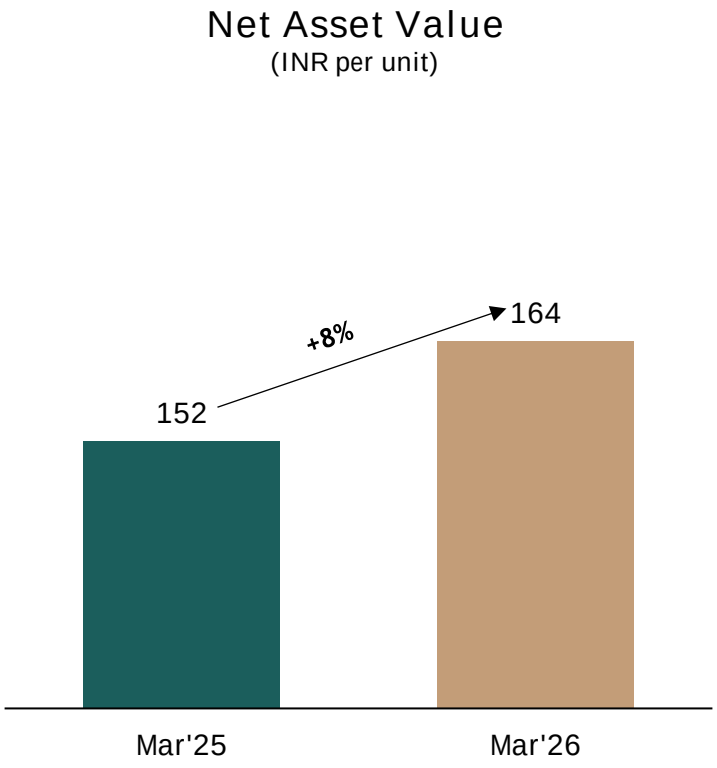
GAV Break-up by Region[1]



(1) Based on Mar'26 independent valuation.

INDEPENDENT VALUATION (AS ON MARCH 31, 2026)

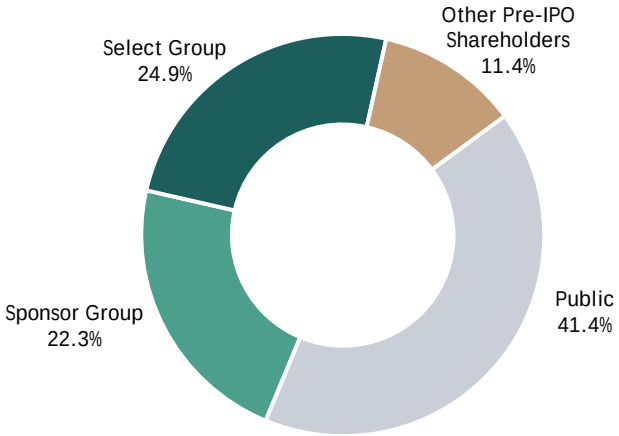
(INR M) Asset	Gross Asset Value As of Mar'26
Nexus Select Citywalk	50,040
Nexus Elante	52,095
Nexus Seawoods	28,051
Nexus Ahmedabad One	20,500
Nexus Hyderabad	19,783
Nexus Vijaya	15,665
Nexus Esplanade	11,655
Nexus Koramangala	11,382
Nexus Vega City	10,719
Nexus Westend	9,576
Nexus Shantiniketan	9,259
Nexus Amritsar	8,851
Nexus Whitefield	5,824
Nexus Celebrations	5,313
Fiza by Nexus	5,057
Nexus MBD Neopolis	4,521
Nexus Centre City	4,241
Treasure Island[(1)]	2,783
Nexus Indore Central	2,120
Sub-total (Retail)	277,436
Commercial Offices	16,985
Hospitality	10,404
Solar	759
Total	305,583



Note: Above numbers are based on Mar'26 independent valuation.
(1) Represents share of Nexus Select Trust only.

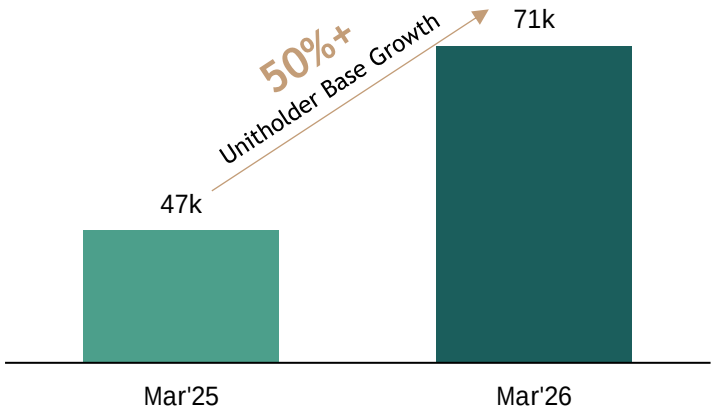
Unitholding Pattern

(% stake)



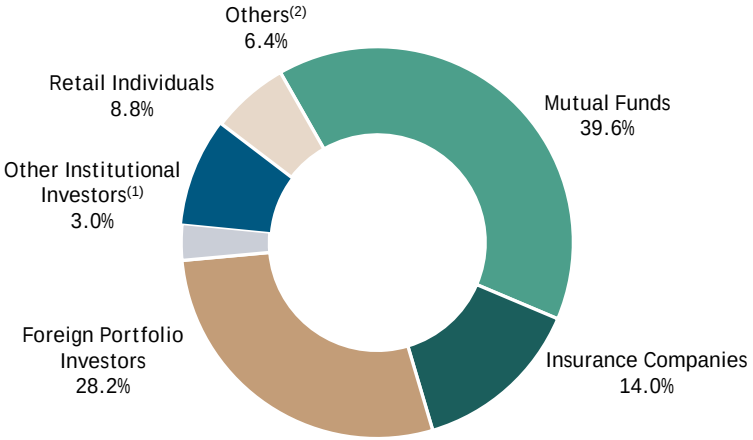
Increase in Unitholders Base

(#)



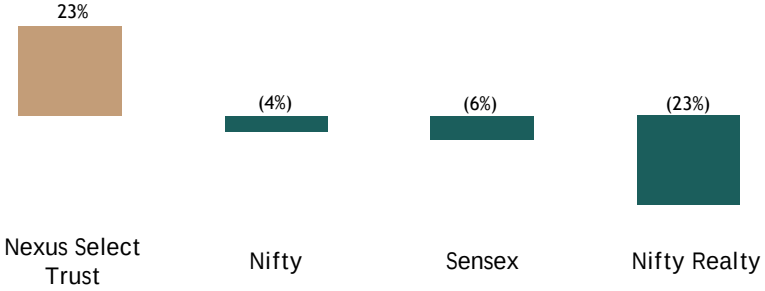
Diversified Public Unitholding Pattern

(% stake)



Nexus Select Trust Outperforms Broader Markets

FY26 Total Returns %(3)



Data is as of March 31, 2026.
(1) Includes Alternative Investment Fund, Provident or Pension Funds.
(2) Includes clearing members, NBFCs registered with RBI, Body corporates, etc.
(3) Source: Bloomberg.

KEY TERMS AND DEFINITIONS

Notes:

- All figures in this presentation are as of March 31, 2026 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 Mar'26 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 March 31, 2026 (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 Mar'26 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

THANK YOU

Pratik Dantara
Chief Investor Relations Officer and Head - Strategy

Manish Baid
DGM - Investor Relations

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