Name of the Issue: Nexus Select Trust

1	**Type of Issue (IPO / FPO)**	IPO
2	**Issue Size (Rs. crores)**	3,200.00

Source: Final Offer Document dated May 16, 2023

3 Grade of issue along with name of the rating agency

Name	Not Applicable
Grade	

4	**Subscription Level (Number of times)**	5.46

Source: Based on valid applications(excluding Anchor investors)

5 QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges

Particulars	**%**
(i) On Allotment May 16, 2023 [(1)]	15.84%
(ii) at the end of the 1st Quarter immediately after the listing	15.80%
(iii) at the end of 1st FY (March 31, 2024)	16.78%
(iv) at the end of 2nd FY (March 31, 2025)	35.67%
(v) at the end of 3rd FY (March 31, 2026)	35.07%

(1) Source: Basis of Allotment includes allotment to Anchor Investors

6 Financials of the issuer

(Consolidated figures - in Rs. crore)

Parameters	**1st FY (March 31, 2024)**	**2nd FY (March 31, 2025)**	**3rd FY (March 31, 2026)**
Revenue from operations	1,916.30	2,282.90	2,568.00
Net Profit for the period	598.60	482.80	403.50
Paid-up unit capital	1 5,095.0	15,095.00	15,095.00
Other Equity	(160.20)	(956.40)	-1,445.00

7 Trading Status in the scrip of the issuer

Equity shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") (and together with BSE the "Stock Exchanges")

Particulars	**Status**
(i) at the end of 1st FY (March 31, 2024)	Frequently Traded
(ii) at the end of 2nd FY (March 31, 2025)	Frequently Traded
(iii) at the end of 3rd FY (March 31, 2026)	Frequently Traded

8 Change in Directors of issuer from the disclosures in the offer document

Particulars	**Name of the Director**	**Appointed / Resigned**
(i) at the end of 1st FY (March 31, 2024)	None	None
(ii) at the end of 1st FY (March 31, 2025)	Mr. Arjun Sharma	Change in designation
(iii) at the end of 1st FY (March 31, 2026)	Siddharth Nawal (Additional Non-Executive Non-Independent Director)	Appointed
	Tuhin Parikh (Non-Executive Non Independent Director and Chairperson)	Cessation

9 Status of implementation of project/ commencement of commercial production

(i) as disclosed in the offer document	Not Available
(ii) Actual implementation	
(iii) Reasons for delay in implementation, if any	

10 Status of utilization of issue proceeds

(i) as disclosed in the offer document

Expenditure items	**Proposed Utilization (Rs cr)**	**Actual Utilization (Rs cr)**
Partial or full repayment or prepayment and redemption of certain financial indebtedness of the Asset SPVs and the Investment Entity	250	250
Acquisition of stake and redemption of debt securities in certain Asset SPVs	1003.26	1003.26
General purposes	81.48	81.48
Total	**1,334.75**	**1,334.75**
(ii) Actual utilization	1,334.75	
(iii) Reasons for deviation, if any	**NIL**	

11 Comments of monitoring agency, if applicable

a) Comments on use of funds	Not Available
(b)Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	Not Available
(c) Any other reservations expressed by the monitoring agency about the end use of funds	Not Available

12 Pricing Data

Designated Stock Exchange	NSE
Issue Price (Rs.)	100
Listing Date	19-May-23

Price parameters	**At close of listing day**	**Close of 30th calendar day from listing day**	**Close of 90th calendar day from listing day**	**As at the end of March 31, 2024**		
				Closing price	**High**	**Low**
Market Price on Designated Stock Exchange	104.29	105.88	119.20	127.73	28.35	125.85
NSE NIFTY 50	18,203.40	18,826.00	19,465.00	22,326.90	22,516.00	22,163.60
Sectoral Index	Not comparable to any of the available sectoral indices					

Price parameters	**As at the end of the 2nd FY after the listing of the issue (31st March, 2025)**			**As at the end of the 3rd FY after the listing of the issue (31st March, 2026)**		
	Closing price	**High (during the FY)**	**Low (during the FY)**	**Closing price**	**High (during the FY)**	**Low (during the FY)**
Market Price	130.24	153.00	122.21	150.69	168.95	125.00
NSE NIFTY 50	23,519.35	26,216.05	21,884.50	22,331.40	26,373.20	21,743.65
Sectoral Index	Not comparable to any of the available sectoral indices					

Note: Stock Exchange data. Where the 30th day / 90th day/ March 31 of a particular year falls on a holiday, the immediately preceding trading day has been considered

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting ratio	Name of company	As disclosed in the offer document *	At the end of 1st FY March 31, 2024	At the end of 2nd FY March 31, 2025	At the end of 3rd FY March 31, 2026
Price / NAV at Issue Price	**Issuer:**	0.78x	0.88x	0.86x	1.73x
	Peer Group:	No listed peer as disclosed in the Final Offer Document			

*Sourced from Final Offer Document dated May 16, 2023

14 Any other material information

Particulars	Date
Listing of unit of Nexus Select Trust	5-19-2023
Board Meeting outcome - Raising of debt up to an aggregate principal amount of up to INR 2,350 Crores (Indian Rupees Two Thousand Three Hundred and Fifty Crores only) for any purposes as may be permitted by applicable law including for refinancing of debt availed by one or more Special Purpose Vehicles (SPVs) of the Trust and/ or general or other corporate purposes	5-26-2023
Board Meeting Outcome - approved the issuance of listed, rated, secured, redeemable, rupee denominated, non-convertible debentures (the "NCDs") by Trust on a private placement basis	6-06-2023
Pursuant to the SEBI Circular and Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the Code on unpublished price sensitive information and dealing in securities of Nexus Select Trust ("Trust"), REIT Manager has received disclosures from BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd. and BREP Asia SG Red Fort Holding (NQ) Pte. Ltd., Sponsor Group entities of the Trust.	6-16-2023
Borrowing Committee of the Nexus Select Mall Management Private Limited (previously known as Nexus India Retail Management Services Private Limited), the Manager to Nexus Select Trust ("Trust"), at its meeting held today, i.e., on June 16, 2023, has approved the allotment of listed, rated, secured, transferable, redeemable, rupee denominated, non-convertible debentures (the "NCDs") by the Trust with a face value of INR 1,00,000/-(Indian Rupees One Lakh Only) each on a private placement basis to be listed on BSE Limited, as per the details below and as per the terms and conditions, inter alia, including the updated objects/ purpose of the issue for which the funds shall be utilized, mentioned in the Information Memorandum/ Placement Memorandum dated June 15, 2023, issued in respect of the NCDs.	6-16-2023
Received disclosures from a designated person, Mr. Arjun Sharma, in connection with the purchase of units by and on behalf of Select World Tours (India) Private Limited, where Mr Arjun Sharma holds 99.99% shares.	6-23-2023
Pursuant to clause 4.16.4 of Chapter 4 of Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated July 06, 2023 issued by the Securities and Exchange Board of India, please note that the proceeds of the initial public offer of units of Nexus Select Trust have been utilized in line with the objectives stated in the Final Offer Document dated May 16, 2023, without any deviations or variations from the stated use of proceeds.	1-19-2024
Approved amendments to the Trust Deed and Investment Management Agreement of the Trust, where the amendments to the Trust Deed will be effective subject to the approval of the Unitholders of the Trust.	2-06-2024
Board Meeting outcome - approved the issuance of listed, rated, redeemable, commercial papers, for an aggregate principal amount of up to INR 1,000 Million (Indian Rupees One Thousand Million only) on a private placement basis	3-18-2024
BREP Asia SG Red Fort Holding (NQ) Pte Ltd and BREP Asia II Indian Holding Co IX (NQ) Pte Ltd (forming part of the sponsor and sponsor group of the Nexus Select Trust) have sold and transferred 31,55,58,589 Units (aggregating 20.83 % of the total outstanding Units of the Nexus Select Trust) ("Transferred Units"), currently traded on the BSE Limited and the National Stock Exchange of India Limited, pursuant to a bulk trade undertaken on the stock exchange platforms (the "Trade") on August 9, 2024.	8-09-2024
Approved the acquisition of Vega City Mall situated in Bengaluru, consisting of a fully functional Mall having a total area of approx. 0.45 Million Sq ft ("Mall") from Blue Horizon Hotels Private Limited and land on which the Mall is constructed ("Mall Land") which is presently owned by A.S. Muniswamy Raju H.U.F for a total purchase consideration not exceeding INR 8,770 Million or for a consideration as may be mutually agreed by the parties to the transaction.	10-16-2024
Ms. Charu Patki (ACS No 18140) has submitted her resignation dated January 9, 2025, as Dy General Counsel, Company Secretary & Compliance Officer (Key Managerial Personnel) of Nexus Select Mall Management Private Limited (acting as Manager to Nexus Select Trust) with effect from the close of business hours on Thursday, January 23, 2025	1-09-2025
the transaction has been concluded in relation to acquisition of Vega City Mall situated in Bengaluru by the Trust through its SPV i.e. Vijaya Productions Private Limited, for a total purchase consideration aggregating to Rs. 869.75 crores	2-13-2025
Securities & Exchange Board of India ("SEBI") has issued its letter dated March 24, 2025 ("Letter"), which inter alia provides for an administrative warning to Nexus Select Trust ('Trust') for failure to timely disclose the yearly compliance report on governance for the Financial Year 2023-24; and requires the Trust to avoid recurrence of such instances.	3-25-2025

Securities & Exchange Board of India ("SEBI") has issued its letter dated March 24, 2025 ("Letter"), which inter alia provides for an administrative warning to Nexus Select Trust ('Trust') for failure to timely disclose the yearly compliance report on governance for the Financial Year 2023-24; and requires the Trust to avoid recurrence of such instances.	3-25-2025
Nexus Select Trust has successfully completed the acquisition of the MBD Complex in Ludhiana.	5-07-2025
Has received a notice dated June 11, 2025 from the Securities and Exchange Board of India ("SEBI"), requiring the Manager to show cause with respect to the alleged non-compliance under Regulation 4(2) read with Regulations 7(b) and 7(c) of the REIT Regulations [i.e. failure to maintain the minimum net worth by the Manager as on March 31, 2024 and intimate the same to SEBI]	6-12-2025
India Ratings and Research Private Limited has assigned the credit rating of IND A1+ for the Commercial Papers to be issued by Nexus Select Trust.	10-07-2025
Appointment of Mr. Siddharth Nawal (DIN: 07916449) as Additional Non-Executive Non-Independent Director on the Company w.e.f. November 04, 2025. and Cessation of Mr. Tuhin Parikh (DIN: 00544890) as a Non-Executive Non-Independent Director and Chairperson of the Company from closure of business hours on November 04, 2025 due to preoccupation.	11-04-2025
The Board of Directors of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust ("Trust") at its meeting, held on December 1, 2025, to the proposed acquisition of approximately 60,000 sq. ft. of Gross Leasable Area located on the ground and first floors of the building ("Premises") adjacent to Nexus Elante Mall and forming part of the Nexus Elante Complex, Chandigarh, by the Trust through its SPV, CSJ Infrastructure Private Limited.	12-05-2026

Source- Stock Exchange filings

For updates and material information please visit stock exchanges website www.bseindia.com and www.nseindia.com

All the above information is updated till September 30, 2026 unless indicated otherwise

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