

Name of the issue: Nexus Select Trust IPO

- 1 **Type of issue (IPO/ FPO)** IPO
- 2 **Issue size (Rs. crore)** 3,200.00
Source: Final Offer Document dated May 16, 2023
- 3 **Grade of issue alongwith name of the rating agency**

Name	Not Applicable
Grade	Not Applicable
- 4 **Subscription Level (Number of times)** 5.46
Source: Based on valid applications (excluding Anchor investors)
- 5 **QIB holding (as a %age of total 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 Rs. in crore)

Parameters	1st FY (March 31,2024)	2nd FY (March 31,2025)	3rd FY (March 31,2026)
Income from operations	1,916	2,283	2,568
Net Profit for the period	599	483	403
Equity capital	15,095	15,095	15,095
Reserves excluding revaluation reserves	(160)	(956)	(1,885)

7 Trading status in the scrip of the issuer

Nexus Select Trust's Units are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE")

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, if any, in directors of issuer from the disclosures in the offer document

Particulars	Name of Director	Appointed / Resigned
at the end of 1st FY March 31, 2024	No change	NA
at the end of 2nd FY March 31, 2025	No change	NA
at the end of 3rd FY March 31, 2026	No change	NA

9 Status of implementation of project/ commencement of commercial production

Particulars	Remarks
(i) as disclosed in the offer document	
(ii) Actual implementation	Not Applicable
(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	250.00	250.00
Acquisition of stake and redemption of debt securities in certain Asset SPVs	1,003.26	1,003.26
General corporate purposes and REIT issue expense	146.74	146.74
Total	1,400.00	1,400.00

(ii) Actual utilization	1400.00
(iii) Reasons for deviation, if any	NA

11 **Comments of monitoring agency, if applicable**

(a) Comments on use of funds	NA
(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	NA
(c) Any other reservations expressed by the monitoring agency about the end use of funds	NA

12 **Price-related data**

Designated SE	NSE					
Issue Price (Rs.)	100					
Listing Date	19-May-23					
Price parameters	At close of listing day May 19, 2023	At close of 30th calendar day from listing day (Jun 17, 2023)	At close of 90th calendar day from listing day (Aug 16, 2023)	As at the end of March 31, 2024		
				Closing price	High	Low
Market Price	104.29	105.88	119.20	127.73	139.50	103.00
Nifty 50	18,203.40	18,826.00	19,465.00	22,326.90	22,526.60	17,312.75
Sectoral Index	Not comparable to any of the available sectoral indices					
Price parameters	As at the end of March 31, 2025			As at the end of March 31, 2026		
	Closing price	High	Low	Closing price	High	Low
Market Price	130.24	153.00	122.21	150.8	168.4	125.0
Nifty 50	23,519.35	26,216.05	21,884.50	22,331.4	26,373.2	21,743.7
Sectoral Index	Not comparable to any of the available sectoral indices					

Source: 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

1. Market price on NSE taken, being the designated stock exchange

30th calendar day shall be taken as listing date plus 29 calendar days. 90th calendar day shall be taken as listing date plus 89 calendar days

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

Accounting ratio	Name of company	As disclosed in the final offer document ⁽¹⁾	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	0.92x
	Peer Group:	No listed peer as disclosed in the Final Offer Document			

(1)Sourced from Final Offer Document dated May 16, 2023

14 Any other material information

Particulars	Date
Listing of Unit of Nexus Select Trust	19 May 2023
Results of the Nexus Select Trust for the Financial Year ended March 31, 2023	26 May 2023
Raised Non-Convertible Debentures of INR 1,000 crores at 7.90% per annum payable quarterly. Nexus Select Trust will utilize the proceeds from this	16 Jun 2023
Results of the Nexus Select Trust for the Quarter ended June 30, 2023	11 Aug 2023
Results of the Nexus Select Trust for the Quarter ended September 30, 2023	08 Nov 2023
Results of the Nexus Select Trust for the Quarter ended December 31, 2023	06 Feb 2024
Change in designation of Mr. Arjun Sharma as Unitholder Nominee Director	17 Apr 2024
Results of the Nexus Select Trust for the Quarter ended March 31, 2024	09 May 2024
ICRA-assigned Issuer Rating of AAA to Nexus Select Trust	10 May 2024
Results of the Nexus Select Trust for the Quarter ended June 30, 2024	30 Jul 2024
Approved allotment of INR denominated commercial papers with an aggregate principal amount of INR 2,500 million	16 Aug 2024
ICRA assigned a AAA rating to proposed INR 1,200 Crore Non-Convertible Debentures	09 Oct 2024
Board 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 from Blue Horizon Hotels Private Limited	16 Oct 2024
Results of the Nexus Select Trust for the Quarter ended September 30, 2024	12 Nov 2024
Redeemed Series II Tranche A Commercial Papers aggregating to INR 125 Crore	14 Nov 2024
Resignation tendered by the company Secretary and Chief Compliance Officer	9 Jan 2025
India Rating and Research Private Limited assigned a IND A1+ for the Commercial paper to be issued by Nexus Select Trust	31 Jan 2025
Results of the Nexus Select Trust for the Quarter ended December 31, 2024	4 Feb 2025
Declared distributions of INR 3,326.9 mn (or INR 2.196 per unit) for the quarter ended Decmeber 31, 2024	4 Feb 2025
Redeemed Series II Tranche B Commercial Papers aggregating to INR 125 Crore	12 Feb 2025
Concluded acqusition of Vega City Mall by the Trust through its SPV - Vijaya Productions Pvt Ltd for a purchase price of INR 869.75 crores	13 Feb 2025
Board of Directors of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust ("Trust"), at its Meeting held on February 20,	20 Feb 2025
Approved allotment of 2,000 (Two Thousand) listed, rated, redeemable, rupee denominated commercial papers with a face value of INR 5,00,000 /-	20 Feb 2025
Securities & Exchange Board of India ("SEBI") has issued its letter dated March 24, 2025 ("Letter"), which inter alia provides for an administrative	25 Mar 2025
Manager to Nexus Select Trust ("Trust"), at its Meeting held on Thursday, April 24, 2025, has inter-alia approved the raising of funds by Nexus Select	24 Apr 2025
Borrowing Committee of the Company, Manager to the Trust, through resolution by circulation on Friday, May 02, 2025, has approved the allotment of	2 May 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	7 May 2025
Completed the acquisition of MBD Neopolis situated in Ludhiana by the Trust through its SPV i.e. Select Infrastructure Private Limited	7 May 2025
Redeemed Series II (B) Tranche A, Series II (A) Tranche B, Series I (A) Commercial Papers aggregating to INR 3,500 million (Indian Rupees Three	9 May 2025
Board of Directors of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust ("Trust"), at its Meeting held on Tuesday, May	13 May 2025
Nexus Select Mall Management Private Limited, the Manager to Nexus Select Trust ("Trust") has received a notice dated June 11, 2025 from the	12 Jun 2025
Board of Directors of Nexus Select Mall Management Private Limited ("NSMMPL"), Manager to Nexus Select Trust ("Trust"), at its Meeting held on	19 Jun 2025
Obtained the below mentioned credit ratings from CRISIL Ratings Limited with respect to the Non-Convertible Debentures and Proposed	26 Jun 2025
India Ratings and Research Private Limited has assigned the credit rating of IND A1+ for the Commercial Papers issued / proposed to be issued by	18 Jul 2025
Submission of Compliance Report on Corporate Governance for the quarter ended June 30, 2025.	21 Jul 2025

Nexus Select Trust has informed the Exchange regarding the disclosure of Unaudited Condensed Standalone Financial Results and Unaudited	22 Jul 2025
Nexus Select Trust has informed the Exchange regarding Outcome of Annual General Meeting held on 29/07/2025	30 Jul 2025
Announced Q1 FY26 results	30 Jul 2025
Nexus Select Trust has informed the Exchange regarding the Voting Results and Scrutinizer's Report of the Third Annual Meeting of Unitholders, held	31 Jul 2025
Borrowings Committee of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust through resolution by circulation on Friday,	8 Aug 2025
Borrowings Committee of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust through resolution by circulation on	11 Aug 2025
Informed the Exchange regarding an amended facility agreement for NXST ML (NQ) Limited, which extends the pledge on 109,513,706 units (7.23%	29 Sep 2025
Nexus Select Trust has informed the Exchange that India Ratings and Research Private Limited has assigned the credit rating of IND A1+ for the	07 Oct 2025
Informed the Exchange about quarterly statement of investor complaints for the quarter ended September 30, 2025	15 Oct 2025
Nexus Select Trust has informed the Exchange regarding the disclosure of Unaudited Condensed Standalone Financial Results and Unaudited	4 Nov 2025
Approved appointment of Mr. Siddarth Nawal as additional Non-Executive Non-Independent Director with effect from November 4, 2025	4 Nov 2025
Nexus Select Trust has informed the Exchange regarding the submission of Summary valuation Report for the quarter and half year ended September	4 Nov 2025
Announced appointment of Mr. Siddarth Nawal as additional Non-Executive Non-Independent Director with effect from November 4, 2025 and the	4 Nov 2025
Nexus Select Trust has informed the Exchange regarding the redemption of commercial paper aggregating upto INR 200 crores	7 Nov 2025
Nexus Select Trust has informed the Exchange regarding the redemption of commercial paper aggregating upto INR 150 crores	10 Nov 2025
Borrowings Committee of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust through resolution by circulation on	10 Nov 2025
Nexus Select Trust has submitted the half-yearly report for the half year ended September 30, 2025 to the exchange	14 Nov 2025
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investors held on November 17, 2025'.	18-Nov-25
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investors held on November 20, 2025'.	20-Nov-25
Nexus Select Trust has informed regarding Credit rating obtained on November 26, 2025	26-Nov-25
Nexus Select Trust has informed the Exchange regarding Outcome of Board Meeting held on December 01, 2025.	01-Dec-25
Nexus Select Trust has informed regarding valuation report issued by iVAS Partners represented by Mr. Arvindkumar C, the independent valuer of the	01-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Outcome of the Board Meeting of Nexus Select Mall Management Private Limited, Manager	01-Dec-25
Nexus Select Trust has informed regarding Credit rating obtained on 02 December, 2025.	02-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Outcome of resolution passed through circulation by the Borrowing Committee of Nexus	03-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investors held on December 03, 2025.	03-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Intimation of completion of acquisition of approximately 60,000 sq. ft. of Gross Leasable	05-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investors held on December 05, 2025'.	05-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investors held on December 08, 2025'.	09-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Intimation of the exercise of Call Option by Nexus Select Trust (Trust) and issue of Call	10-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Outcome of resolution passed through circulation by the Borrowing Committee of Nexus	15-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Submission of report under regulation 15(9) of the SEBI (Issue and Listing of Non-	16-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investor held on December 22, 2025'.	22-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Intimation of completion of acquisition of the balance 0.55% equity shareholding in SPV -	26-Dec-25
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investor held on December 31, 2025'.	31-Dec-25
Nexus Select Trust has informed the Exchange regarding the Trading Window closure pursuant to SEBI (Prohibition of Insider Trading) Regulations,	31-Dec-25

Nexus Select Trust has informed regarding Unitholding pattern for Q3 FY 2025-26	12-Jan-26
Nexus Select Trust has informed regarding Investor grievance report for Q3 FY 2025-26	19-Jan-26
Nexus Select Trust has informed regarding Submission of the Compliance Report on Corporate Governance for the Q3 FY 2025-26	20-Jan-26
Nexus Select Trust has informed regarding Credit rating obtained on 20-01-2026	21-Jan-26
Nexus Select Trust has informed the Exchange regarding 'Earnings Conference Call for Q3 FY2026'.	21-Jan-26
Nexus Select Trust has informed the Exchange regarding Board meeting held on February 02, 2026.	02-Feb-26
Nexus Select Trust has informed the Exchange that Record date for the purpose of Distribution is 05-Feb-2026.	02-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Press Release and Earnings Presentation of Nexus Select Trust for the quarter ended	02-Feb-26
Nexus Select Trust has submitted to the Exchange, the financial results for the period ended December 31, 2025.	02-Feb-26
Nexus Select Trust has informed the Exchange about Copy of Newspaper Publication	03-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Intimation under Regulation 23 of Securities and Exchange Board of India (Real Estate	04-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Intimation of redemption of Commercial Paper issued by Nexus Select Trust'.	05-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Outcome of resolution passed through circulation by the Borrowing Committee of Nexus	05-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Meeting with Investors held on February 05, 2026 and February 06, 2026'.	06-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Intimation of redemption of Commercial Paper issued by Nexus Select Trust'.	06-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Outcome of resolution passed through circulation by the Borrowing Committee of Nexus	06-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Meeting with Investors held on February 09, 2026'.	09-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Meetings with Institutional Investors held on February 10, 2026'.	12-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Meetings with Institutional Investors Meetings with Institutional Investors held on February	12-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Meetings with Institutional Investor held on February 11, 2026'.	12-Feb-26
Nexus Select Trust has informed the Exchange regarding Outcome of Board Meeting held on February 23, 2026.	23-Feb-26
Nexus Select Trust has informed regarding Valuation report for assets for FY ended 2025-26	25-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Meetings with Institutional Investors held on February 25, 2026'.	25-Feb-26
Nexus Select Trust has informed the Exchange regarding 'meeting with Institutional '.	27-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investor'.	27-Feb-26
Nexus Select Trust has informed the Exchange regarding 'Intimation of redemption of Commercial Paper issued by Nexus Select Trust'.	02-Mar-26
Nexus Select Trust has informed the Exchange regarding 'Intimation under Regulation 23 of Securities and Exchange Board of India (Real Estate	04-Mar-26
Nexus Select Trust has informed the Exchange regarding 'Notice for convening Meeting of Debenture Holders of Nexus Select Trust (Trust)'.	11-Mar-26
Nexus Select Trust has informed the Exchange regarding 'Intimation of Adjourned Meeting of the Debenture Holders of Nexus Select Trust scheduled	16-Mar-26
Nexus Select Trust has informed the Exchange regarding 'Intimation of redemption of Commercial Paper issued by Nexus Select Trust'.	23-Mar-26
Nexus Select Trust has informed the Exchange regarding Outcome of Board Meeting held on March 25, 2026.	25-Mar-26
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investor held on March 26, 2026'.	26-Mar-26
Nexus Select Trust has informed the Exchange regarding the Trading Window closure pursuant to SEBI (Prohibition of Insider Trading) Regulations,	30-Mar-26
Nexus Select Trust has informed the Exchange regarding 'Meeting with Institutional Investors held on March 30, 2026'.	31-Mar-26
Nexus Select Trust has informed the Exchange regarding Subscription to NCDs	02-Apr-26
Nexus Select Trust has informed the Exchange regarding 'Outcome of resolution passed through circulation by the Borrowing Committee of Nexus Select Mall Management Private Limited Manager to Nexus Select Trust on May 07, 2026	27-Apr-26
Nexus Select Trust has informed the Exchange that Record date for the purpose of DS is 15-May-2026.	12-May-26
Nexus Select Trust has informed the Exchange regarding Annual Full Valuation report for assets for FY ended 2025-26	12-May-26

Source- Stock Exchange filings

For further updates and information, please refer stock exchange websites i.e. www.bseindia.com and www.nseindia.com

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