

Name of the issue: Nexus Select Trust IPO

16-Nov-25

1 Type of issue (IPO/ FPO)	IPO
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2 Issue size (Rs. in crore)	3,200.00
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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
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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 (June 30, 2023)	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) ⁽²⁾	Not available

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

(2) QIB Holding not disclosed as reporting for relevant period has not been completed.

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	1,916.4	2,282.9	Not Available
Net Profit for the period	598.6	482.8	Not Available
Paid-up equity share capital	15,095.0	15,095.0	Not Available
Reserves excluding revaluation reserves	(160.2)	(956.4)	Not Available

*Note: *Financials for the year ended March 31, 2026 shall be updated in due course*

7 Trading status in the scrip of the issuer

REIT'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) ⁽¹⁾	Not Available

(1) Unavailable as reporting for relevant period has not been completed

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	Not applicable	Not applicable
at the end of 2nd FY March 31, 2025	Not applicable	Not applicable
at the end of 3rd FY March 31, 2026 ⁽¹⁾	NA	NA

(1) Information shall be updated in due course

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
Acquisition of stake and redemption of debt securities in certain Asset SPVs	1,003.26	1,003.26
General purposes and REIT issue expense	146.74	146.74
Total	1,400.00	1,400.00

(ii) Actual utilization 1,400.00
 (iii) Reasons for deviation, if any NA

11 Comments of monitoring agency, if applicable

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

NA

NA

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	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
Index (Nifty REITs and InvITs)	1,010.28	981.56	991.43	1,065.90	1,081.80	957.67
Price parameters	As at the end of March 31, 2025			As at the end of March 31, 2026 ⁽¹⁾		
	Closing price	High	Low	Closing price	High	Low
Market Price	130.24	153.00	122.21	-	-	-
Nifty 50	23,519.35	26,216.05	21,884.50	-	-	-
Index (Nifty REITs and InvITs)	1,107.07	1,176.20	1,039.65	-	-	-

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) will be updated in due course

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

2. High and Low based on closing prices

3. Nexus Select Trust is a constituent of above mentioned index

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	At the end of 2nd	At the end of
			FY March 31, 2024	FY March 31, 2025	3rd FY March 31, 2026 ⁽²⁾
Price / NAV at Issue Price	Issuer: Peer Group:	0.78x	0.88x	0.86x	Not Available
		No listed peer as disclosed in the Final Offer Document			

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

(2) Information not provided as the relevant fiscal year has not completed / not disclosed in public domain

(3) There is no industry comparison available in relation to Nexus Select Trust

14 Any other material information

Particulars	Date
Listing of Unit of Nexus Select Trust	5/19/2023
Raised Non-Convertible Debentures of INR 1,000 crores at 7.90% per annum payable quarterly	6/16/2023
Change in designation of Mr. Arjun Sharma as Unitholder Nominee Director	4/17/2024
ICRA-assigned Issuer Rating of AAA to Nexus Select Trust	5/10/2024
Approved allotment of INR denominated commercial papers with an aggregate principal amount of INR 2,500 million	8/16/2024
ICRA assigned a AAA rating to proposed INR 1,200 Crore Non-Convertible Debentures	10/9/2024
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	10/16/2024
Redeemed Series II Tranche A Commercial Papers aggregating to INR 125 Crore	11/14/2024
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	1/9/2025
Board approved the appointment of Mr. Vijay Kumar Gupta (General Counsel) as the Company Secretary and Key Managerial Personnel of the Manager and Compliance Officer of the Trust with effect from February 4, 2025.	2/4/2025
Intimation of completion of acquisition of Vega City Mall by Nexus Select Trust on February 13, 2025	2/13/2025
Board approved the acquisition of MBD Neopolis, Ludhiana, including the Radisson Blu Hotel MBD, located at Ferozpur Road, Ludhiana from M/s. AKM Enterprises Private Limited ("Seller"), for total enterprise value of INR 4,900 Million	2/20/2025
Redeemed Series I Commercial Papers aggregating to INR 1,000 million	2/20/2025

Approved allotment of 2,000 INR denominated commercial papers with an aggregate principal amount of INR 1,000 million	2/20/2025
Intimation of receipt of administrative warning for failure to timely disclose the yearly compliance report on governance for FY 2023-24;	3/25/2025
ICRA assigned a AAA rating to proposed INR 350 Crore Non-Convertible Debentures and reaffirmed AAA for corporate credit, INR 2,200 Crore Non-Convertible Debentures	4/24/2025
Approved allotment of 55,000 INR denominated Series III NCDs for an aggregate principal amount of INR 5,500 million	5/2/2025
India Ratings & Research assigned IND A1+ rating for commercial papers to be issued	5/7/2025
Intimation of completion of acquisition of MBD Neopolis, Ludhiana, including the Radisson Blu Hotel MBD, located at Ferozpur Road, Ludhiana for total enterprise value of INR 4,900 Million	5/7/2025
Intimation of redemption of Series II (B) Tranche A, Series II (A) Tranche B, Series I (A) Commercial Papers aggregating to INR 3,500 million	5/9/2025
Approved allotment of 7,000 INR denominated commercial papers for an aggregate principal amount of INR 3,500 million	5/9/2025
Crisil has assigned the credit rating of AAA with respect to the Non-Convertible Debentures and Proposed Non-Convertible Debentures	6/26/2025
India Ratings and Research Private Limited has assigned the credit rating of IND A1+ for the Commercial Papers issued / proposed to be issued	7/18/2025
Redeemed Series II (B) – Tranche B, Series II (B)- Tranche C & Series II (A)- Tranche C and Series I (B) Commercial Paper aggregating to INR 3,500 million	8/8/2025
Approved allotment of 4,000 listed, rated, redeemable, rupee denominated commercial papers with a face value of INR 5,00,000/-, for an aggregate principal amount of INR 2,000 million	8/8/2025
Approved allotment of 3,000 listed, rated, redeemable, rupee denominated commercial papers with a face value of INR 5,00,000/-, for an aggregate principal amount of INR 1,500 million	8/11/2025
Redeemed Commercial Papers aggregating to INR 200 Crore	11/7/2025
Redeemed Commercial Paper aggregating to INR 150 Crore	11/10/2025

Source- Stock Exchange filings

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