



Date: July 30, 2024

To,

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: 974908 and 974909; Scrip Code for CPs: 726784

Dear Sir/ Madam,

Subject: Press Release and Earnings Presentation of Nexus Select Trust for the quarter ended June 30, 2024.

In continuation to our intimation dated July 24, 2024, regarding the outcome of the Board Meeting held in connection with the quarter ended June 30, 2024, of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust on July 30, 2024, please see enclosed the:

1. Press Release for the quarter ended June 30, 2024, of Nexus Select Trust as **Annexure I.**
2. Earnings Presentation for the quarter ended June 30, 2024, of Nexus Select Trust as **Annexure II.**

The Press Release and Earnings Presentation shall also be uploaded on the website of Nexus Select Trust at www.nexusselecttrust.com.

Kindly take the same on record.

Thanking you,

For and on behalf of **Nexus Select Trust** acting through its Manager, **Nexus Select Mall Management Private Limited** (*Previously known as “Nexus India Retail Management Services Private Limited”*)

Charu Patki
Company Secretary and Compliance Officer
Membership No. A18140

Encl: As above



Nexus Select Trust reports strong financial performance with 8% YoY Retail NOI growth; Five assets under acquisition and ongoing discussions for another 5 assets

Mumbai, India, 30 July 2024: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed Retail REIT, reported results today for the first quarter ended June 30, 2024.

Business Highlights

- Achieved Retail Net Operating Income of INR 3,719 million (8% YoY growth) in Q1 FY25; in-line with FY25 projections
- Declared distribution of INR 3,253 million or INR 2.147 per unit for Q1 FY25; in-line with FY25 projections. On track to achieve FY25 guidance
- Achieved tenant sales of ~INR 30 billion; witnessed sequential improvement in tenant sales and footfall growth in June
- Strong balance sheet with low LTV of 14%, attractive debt cost at 8.1%, AAA / Stable rating and no near-term large debt maturity
- Signed two term sheets for acquisition of 0.8 million square feet retail assets; commenced due diligence. Overall, 5 assets under acquisition including the acquisitions announced in the past

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

“We witnessed robust retail net operating income growth of 8% YoY in market conditions where macro consumption growth was soft due to one off reasons like uneven weather patterns and general elections. On the back of this performance, we are delighted to announce our fourth distribution of INR 3,253 million in-line with FY25 projections. With clear emphasis on capital spending to generate growth and a strong focus on employment along with some of the proposed tax amendments in Budget 2024, we expect strong recovery in consumption starting second half of FY25.

On the inorganic growth front, our strategy remains intact. With the vision to double our retail portfolio net operating income in the next 5 years, we have signed two term sheets to acquire 2 retail assets totalling ~0.8 million square feet in the quarter. These will be funded by debt and are expected to close in the next few months. Excluding these, our acquisition pipeline remains robust with ongoing discussions for another 5 assets”

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 Q1 FY25 distribution is August 07, 2024, and the distribution will be paid on or before August 14, 2024

Investor Materials and Quarterly Investor Call Details

Nexus Select Trust has released a package of information on the quarterly results and performance, that includes (i) condensed consolidated and condensed standalone financial statements for the quarter ended June 30, 2024, and (ii) an earnings presentation covering Q1 FY25 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, July 30, 2024 at 17:00 hours Indian Standard Time to discuss the Q1 FY25 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 17 best-in-class Grade-A urban consumption centres with a Gross Leasable Area of 9.9 million square feet spread across 14 cities in India, two complementary hotel assets (354 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 ~3,000 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

Head of Investor Relations and Strategy

Email: IR@nexusselecttrust.com

Phone: +91 22 6280 5000

ANNEXURE II

Nexus Select Trust

Q1 FY25 Earnings Update

July 30, 2024

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.

While the comparative business KPIs for FY24 included in the presentation are for the period 1st Apr’23 to 30th Jun’23, it is important to note that Initial Portfolio Acquisition Transaction, including acquisition of equity interest in the Holdcos, SPVs and Investment Entity, has been completed on 12th May’23. Accordingly, previous year comparatives included in the statutory financial statements are for the period 13th May’23 to 30th Jun’23. Further, in the previous year, Nexus Select Trust has opted to apply optional concentration test as per Ind AS 103 in respect of acquisition of these Holdcos, SPVs and Investment Entity. Accordingly, no Goodwill/ capital reserve is recognised in Initial Portfolio Acquisition Transaction

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

TABLE OF CONTENTS

I.	Growth Strategy	3
II.	Key Highlights (Q1 FY25)	8
III	Retail Leasing Update	12
IV	Marketing Update	16
V	Technology Initiative	20
VI.	Hospitality & Office	22
VII.	Financial Update	24
VIII.	ESG Initiatives	29
IX.	Appendix	32

(I). GROWTH STRATEGY



Nexus Shantiniketan, Bengaluru

Nexus Select Trust has a tried and tested approach for successful acquisition and integration of assets



Acquire the asset



Upgrade the asset
through strategic capex



Reposition the asset by
premiumizing brand offering



Increase rental yield and
improve overall profitability



Optimise cost
by implementing
best practices



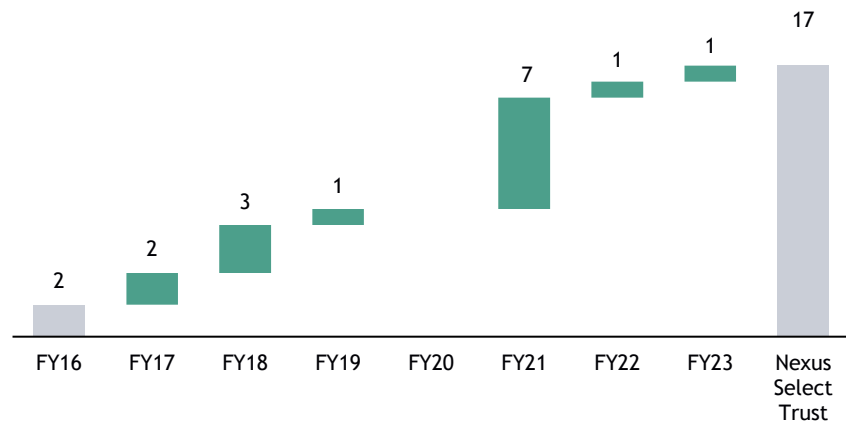
Focus on marketing
to attract shopper traffic

Demonstrated acquisition track record with a strong balance sheet

Low LTV of 14%⁽¹⁾⁽²⁾ provides headroom of ~\$1 Bn for future acquisitions

Consistent Acquisition Track Record

(# of assets)



Key parameters for inorganic growth

Focus Markets	<ul style="list-style-type: none"> Prominent cities with favorable demographics Tier I & Tier II Cities
Nexus Value Add	<ul style="list-style-type: none"> Potential to leverage strong management capabilities to enhance operating performance
Financial Attractiveness	<ul style="list-style-type: none"> Accretive to NAV and DPU (Distribution per unit) on a stabilized basis

Ability to structure complex acquisitions

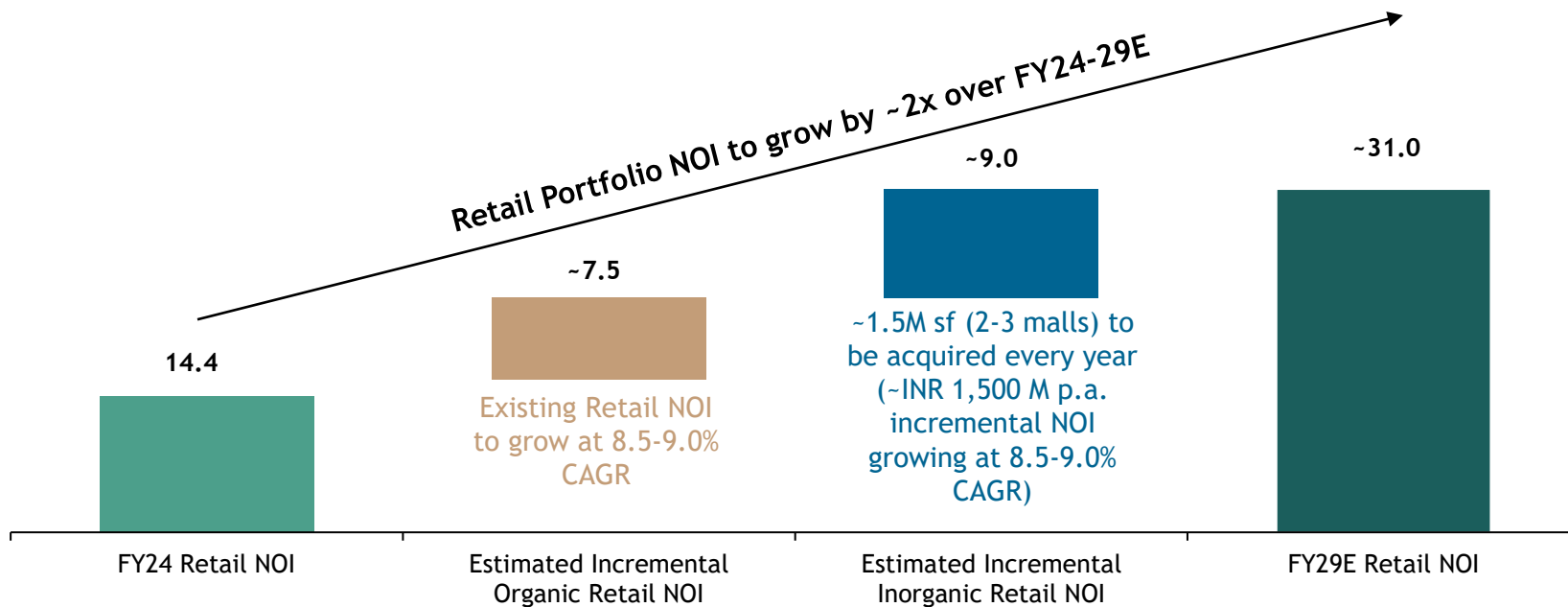
Tax Efficient	Liquidity	LTV
Transfer and recurring distribution for sellers	Part or full based on seller needs	Low LTV of 14% ⁽¹⁾⁽²⁾

(1) Computed based on GAV as per Mar'24 independent valuation.

(2) Excluding restricted cash.

Double our Retail portfolio NOI over the next 5 years through combination of organic and inorganic growth

(Amount in INR Bn)



Inorganic Growth Funding

- Majorly will be funded through debt
- LTV expected to be in the range of ~28-30% at end of 5 years

Notes: Above numbers are based on management estimate, and this is not a guidance.

Non-binding term sheets signed for 100% buyout of ~1.8M sf retail area; Acquisition pipeline remains robust with ongoing discussions for another 5 retail assets

	Portfolio Deal	Bolt-on Assets	
City (Tier I / II)	Tier I (South India)	Tier I (South India)	Tier II (North India)
Area	~1M sf Retail	0.8M sf Retail + Hotel	
Funding	100% Debt Funding	Debt Funding	
Deal Status	Due Diligence Completed; Awaiting Regulatory Approvals	Ongoing Due Diligence	

Notes: Above are based on management estimates.

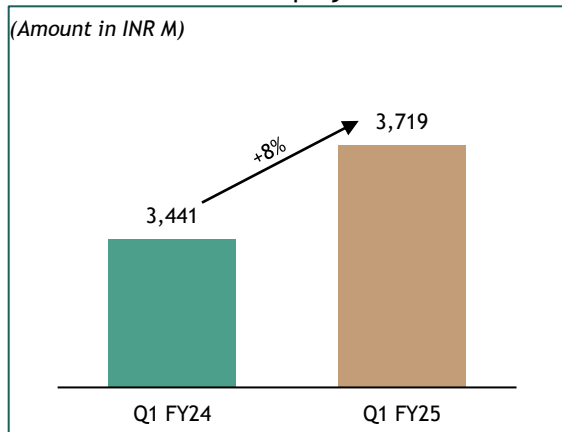


**(II). KEY
HIGHLIGHTS
(Q1 FY25)**

KEY HIGHLIGHTS

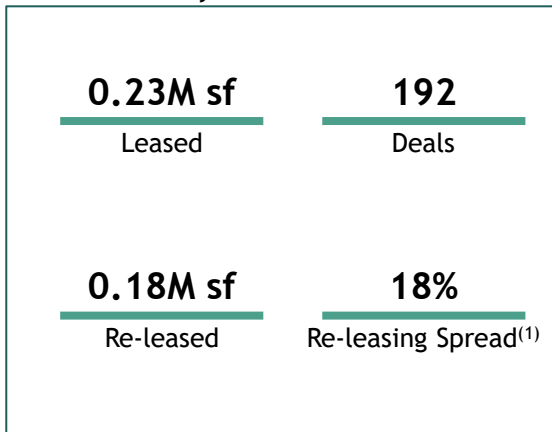
RETAIL NOI GROWTH

Achieved 8% YoY NOI growth in Q1 FY25;
in-line with projections



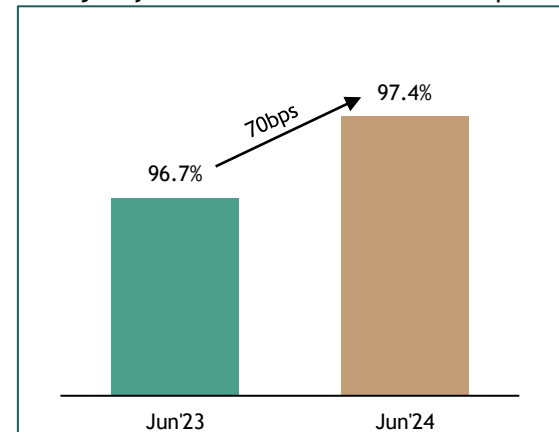
LEASING

Leased 0.23M sf in Q1 FY25;
heathy waitlist of tenants



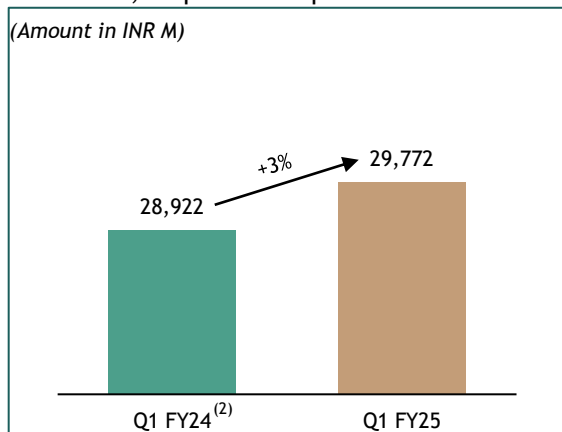
OCCUPANCY RAMP-UP

Occupancy increased by 70bps YoY;
majority malls are close to 100% occupied



CONSUMPTION GROWTH

Apr & May impacted due to elections and
heatwave; sequential improvement in Jun'24



FY25 PROJECTIONS

Q1 FY25 Performance

In-line with Projections

On Track

To Achieve FY25 Projections

UNIT PERFORMANCE SINCE LISTING

~60%

Total Returns to
Unitholders⁽³⁾

1.6x

Increase in
Unitholders⁽⁴⁾

2nd Largest REIT

By Market Cap Among
Listed REITs in India⁽⁵⁾

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

(2) Q1 FY24 numbers of Nexus Elante are adjusted for tax to enable like-for-like comparison.

(3) For the period from 19th May'23 to 25th Jul'24. (Source: Bloomberg)

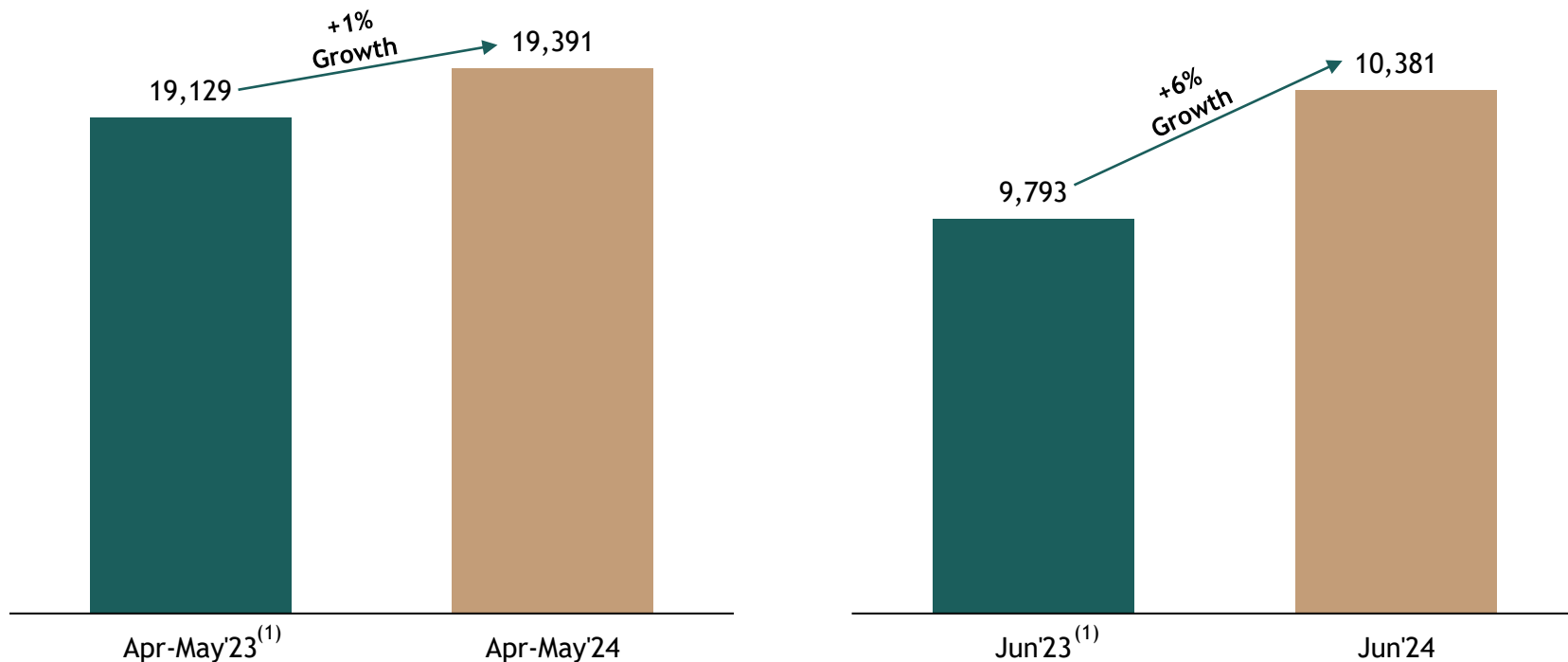
(4) For the period from Jun'23 to Jun'24.

(5) As per closing unit price as of 25th Jul'24. (Source: NSE)

Apr & May'24 consumption growth affected due to Elections and Heatwave; sequential improvement witnessed in consumption and footfall growth in Jun'24

Expecting stronger consumption with the onset of festive season

Consumption
(Amount in INR M)

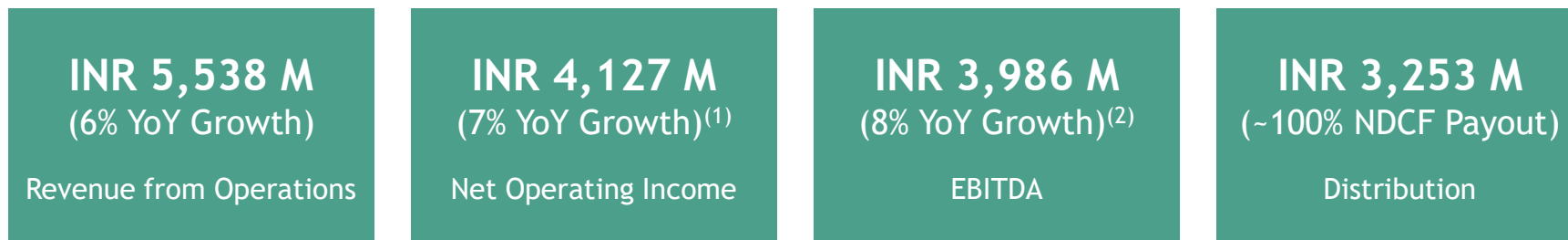


Notes: Above numbers are indicative unaudited numbers.

(1) Q1 FY24 numbers of Nexus Elante are adjusted for tax to enable like-for-like comparison.

Robust financial performance with 7% YoY NOI growth in Q1 FY25; on track to achieve FY25 projections

Financial Performance



Key Financial Highlights

- Growth in Revenue from Operations primarily attributable to minimum guaranteed rental escalations and increase in trading occupancy in retail portfolio
- EBITDA Margin expanded by ~135 bps YoY to 72% on account of lower repair & maintenance expenses
- Increased EBITDA and lower debt cost led to DPU growth

(1) NOI numbers for Q1 FY24 have been re-stated to INR 3,872 M on account of operating income re-classification on merger of NSMMPL into MSPL.

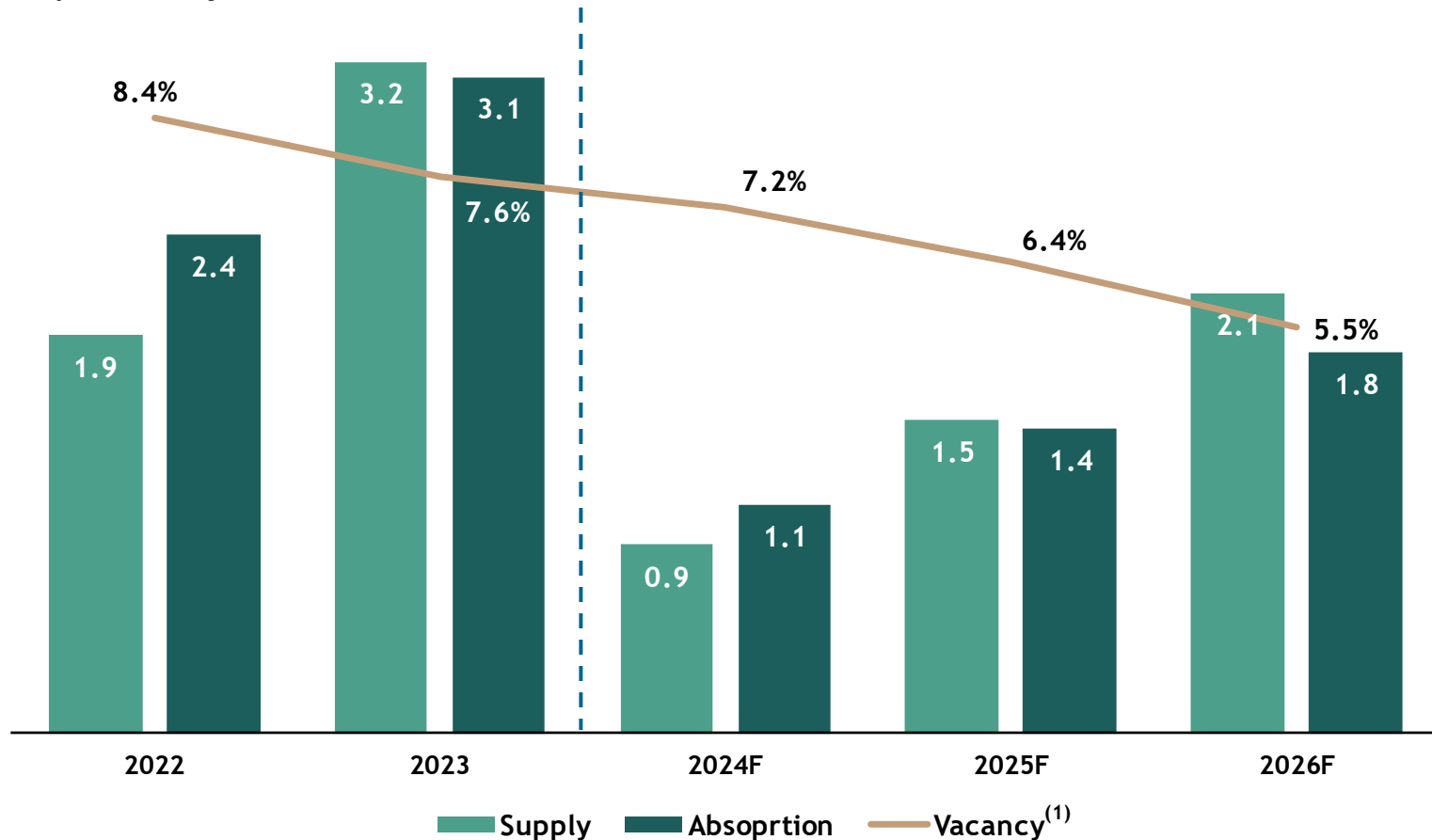
(2) Computed on Q1 FY24 Adjusted EBITDA.

(III). RETAIL LEASING UPDATE

Modest Grade-A supply expected to reduce vacancy⁽¹⁾ by ~210 bps over next 3 years in NXST portfolio cities

Grade-A 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.

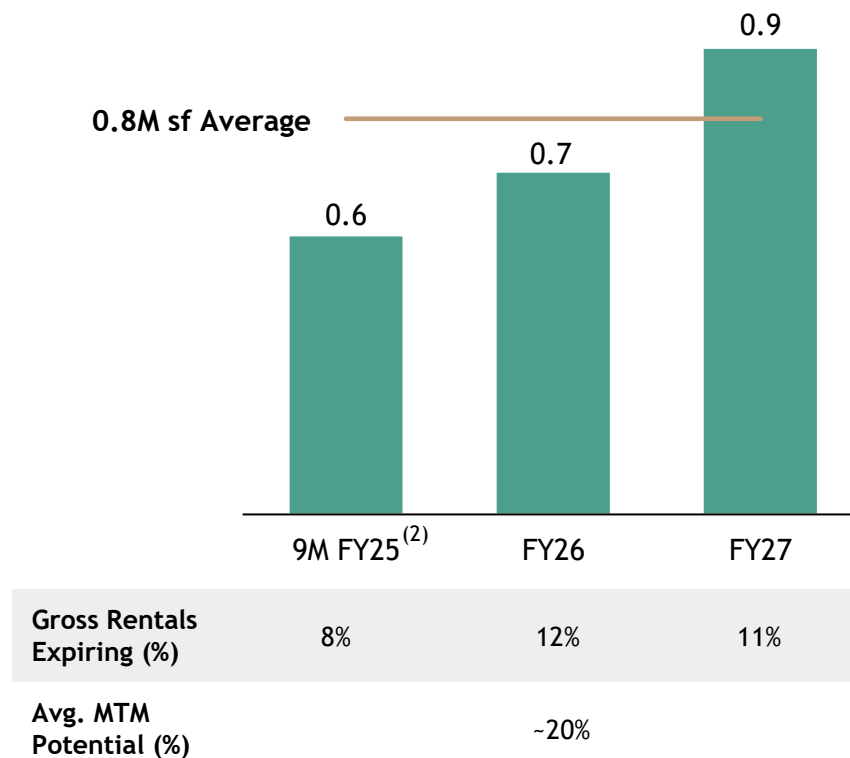
Leasing occupancy increased by ~70bps YoY; majority of our malls are close to 100% occupied with healthy waitlist of tenants

Stable lease expiry profile with ~20% MTM potential

Q1 FY25 Updates



Area Expiring (M sf)



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

(2) Represents period of Jul'24-Mar'25.

82 new stores⁽¹⁾ totaling 165k sf commenced trading in Q1 FY25

165k sf
Store Area⁽¹⁾

82
New Stores⁽¹⁾

10
New Tenants

72
Existing Tenants



(1) Include Kiosks.

A photograph of four clowns in vibrant, multi-colored suits (purple, pink, purple, and blue) and hats (black, red, yellow, and straw). They are all smiling and giving thumbs up. The background features a large, illuminated sign that says "Clown Town" in a cursive font, flanked by two large yellow hands. The setting is a brightly lit, festive area with colorful decorations and lights.

(IV). MARKETING UPDATE

9 unique ticketed summer experiences across malls like Clown Town, Dino Verse, Space Adventure, Army Boot Camp, etc.



Sneaker Fest - Curated category campaign to promote sneakers



Onboarded Ayushmann Khurrana as our new “Happyness Ambassador”

nexus AHMEDABAD ONE

✓ Shirt

MAKE YOUR WARDROBE VIBE WITH YOU

Grab upto 60% off on the latest fashion.*

— Sneakers ✓

THE VIBE CHECK SALE UP TO 60% OFF

SHOP & WIN | SHOP FOR ₹10,000 & GET A HOMEWARE PRODUCT* | SHOP FOR ₹30,000 & GET A KITCHENWARE PRODUCT* | SHOP FOR ₹50,000 & GET A BEDSHEET / CROCKERY* | SHOP FOR ₹1,00,000 & GET A LAPTOP BAG / DUFFLE BAG*

NEXUS AHMEDABAD ONE, NEAR VASTRAPUR LAKE, VASTRAPUR, AHMEDABAD - 380054 | 7940193672 | NEXUSAHMEDABAD.ONE | MALL TIMINGS: 10 AM to 10 PM

nexus ELANTE

✓

FLAT 50% VIBES 100%

SHOP FROM YOUR FAVORITE BRANDS AT NEXUS ELANTE MALL

— BOMBER JACKET ✓

— CARDS ✓

— LEVIN BOMBER DRESSING ✓

THE VIBE CHECK SALE

BRING YOUR KIDS FOR A FUN-FILLED DAY AT THE MAGICAL WORLD OF DINOVERSE & UNLEASH THEIR CREATIVITY AT LEGO PLAYGROUND THIS WEEKEND.

SHOP & WIN | SHOP FOR ₹10,000 & GET GIFT VOUCHERS FROM YOUR FAVOURITE BRANDS*

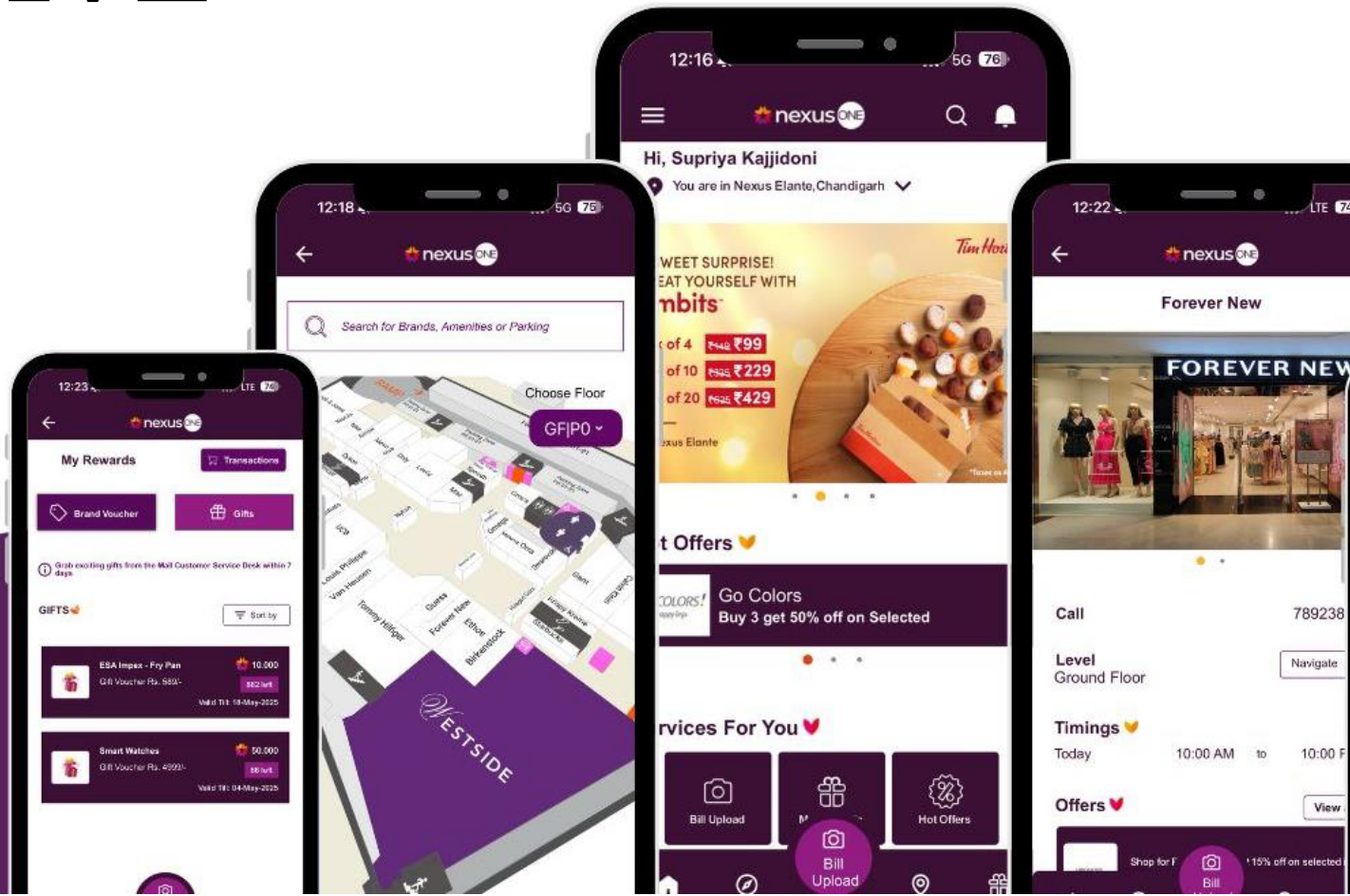
lifestyle | SHOPPERS STOP | TRENDS | GANT | AMERICAN EAGLE | JACK & JONES | NAUTICA | Levi's | PUMA | asics

Allen Solly | BLACKBERRYS | MOHANLAL SONS | THE RAYMOND SHOP | EDRIO | ONLY | VERO MODA | BIBA | W

aurelia | ALDO | ROSSO BRUNELLO | GEOX | ROCIA | SEPHORA | Bath&BodyWorks | THE BODY SHOP

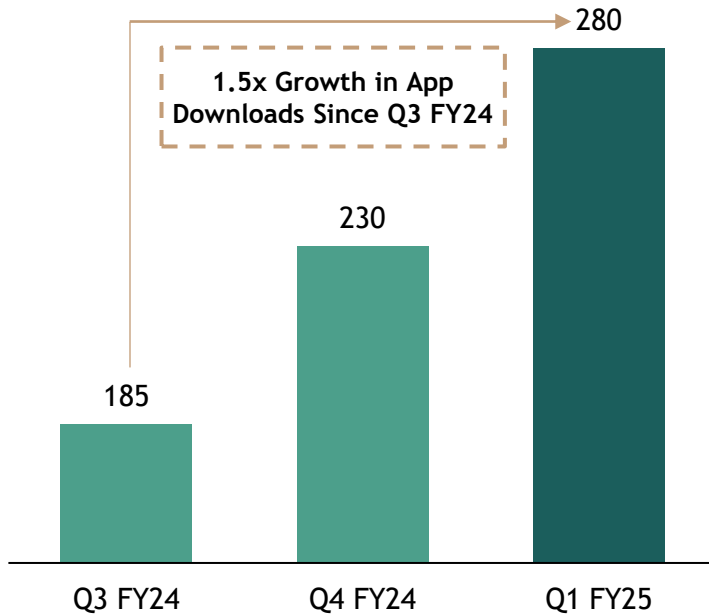
NEXUS ELANTE MALL, INDUSTRIAL & BUSINESS PARK PHASE - I, CHANDIGARH - 160002 | 0172 - 5005000 | NEXUS_ELANTE | MALL TIMINGS: 10 AM - 9:30 PM

(V). TECHNOLOGY INITIATIVE



Expanded Nexus One mobile application to 9 malls

App Downloads (in '000s)



App: Features and Benefits

- ✓ Loyalty Program
- ✓ Offers and Discounts
- ✓ Information on New Stores, Arrivals
- ✓ Information on Upcoming Events
- ✓ In Mall Navigation
- ✓ Mark Your Spot - Parking

Key Stats (Q1 FY25)

280k+

APP Downloads

210k+

Loyalty Program Registrations

~INR 1,400 M+

Sales Invoice Uploaded

7.4%

of Total Sales⁽¹⁾

(1) Sales for the relevant period and relevant malls for which the app was operational.



**(VI).
HOSPITALITY &
OFFICE**

Office witnessed robust performance; hospitality business performance impacted due to elections and fewer wedding days

HOSPITALITY (354 Keys / 2 Assets)



70%
Occupancy

INR 8,976
ADR

INR 312 M
Revenue from Operations
(3%) YoY Growth

INR 127 M
EBITDA
(9%) YoY Growth

OFFICE (1.3M sf / 3 Assets)



79%
Occupancy

3.3 Years
WALE

INR 303 M
Revenue from Operations
23% YoY Growth

INR 220 M
NOI
14% YoY Growth

(1) Based on Mar'24 independent valuation.



(VII). FINANCIAL UPDATE

Nexus Esplanade, Bhubaneswar

Q1 FY25 distribution of INR 3,253 M; in-line with projections

<i>(INR M)</i>		Q1 FY25	NOI	Distribution
Particulars				
Revenue from Operations		5,564 ⁽¹⁾		
Direct Operating Expenses		(1,313)		
Property Taxes and Insurance		(124)		
Net Operating Income		4,127		
Other Income		246		
Indirect Operating Expenses		(414)		
EBITDA		3,959⁽²⁾		
Working Capital Adjustments		530		
Cash Taxes		(256)		
External Debt (Interest and Principal)		(390)		
Other Non-Cash Adjustments		(193)		
Distribution from Treasure Island		80		
REIT Level Debt (Interest and Principal)		(458)		
Other Inflows/ (Outflows) at REIT Level		(16)		
NDCF		3,255		
Distribution		3,253		

(1) Post adjustment for inter-company elimination, revenue from operation would be INR 5,538 M for Q1 FY25.

(2) Post adjustment for trust level income and expenses will be INR 3,986 M for Q1 FY25.

Distributions of INR 3,253 M / INR 2.147 per unit represents ~100% payout ratio of NDCF

Distribution Highlights

Distribution Period 1st Apr'24 to 30th Jun'24

Distribution Amount (M) INR 3,253

Outstanding Units (M) 1,515

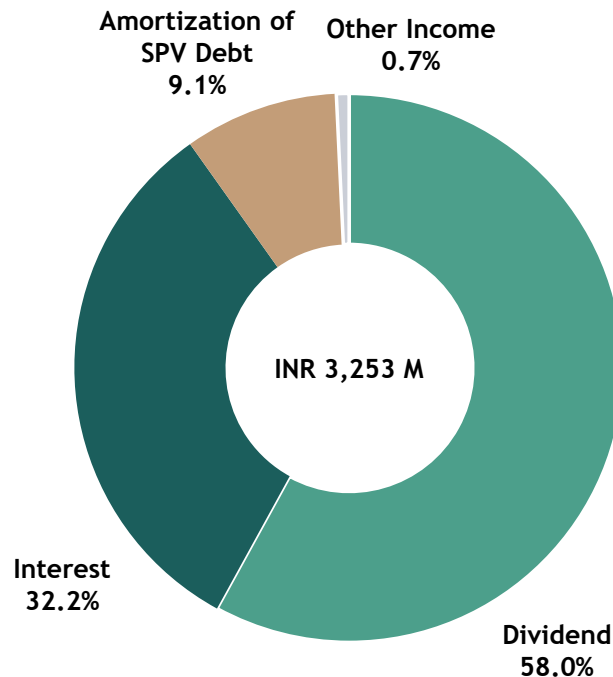
Distribution Per Unit (DPU) INR 2.147

Announcement Date July 30, 2024

Record Date August 07, 2024

Payment Date On or before August 14, 2024

Distribution Mix



Ability to raise ~\$1 Bn to fund future inorganic growth on back of lowly leveraged balance sheet with a stable credit rating

INR 36 Bn
Net Debt⁽¹⁾

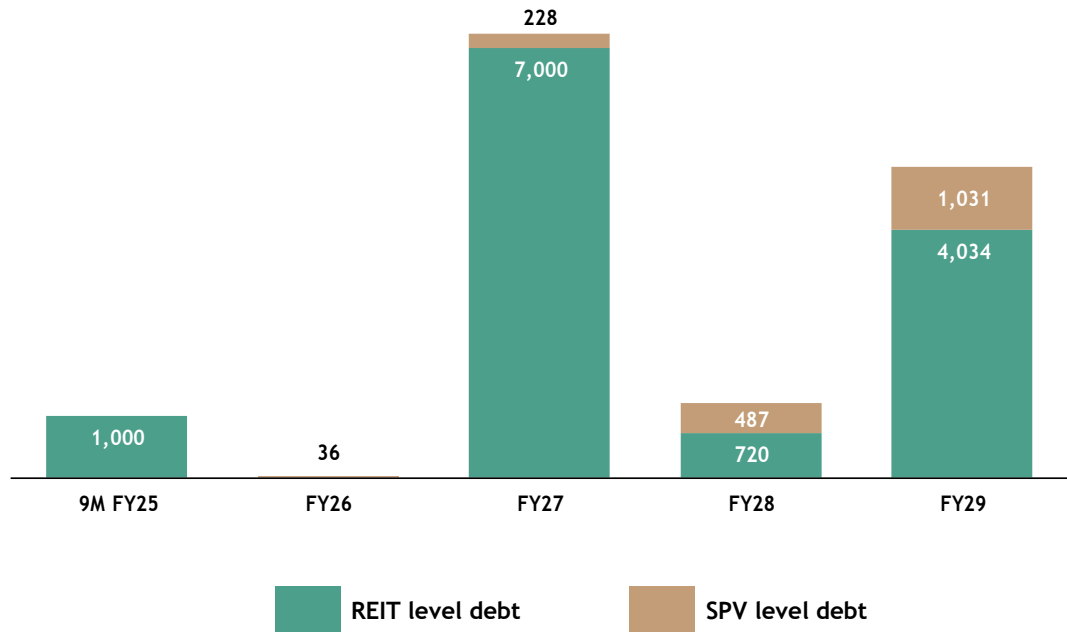
14%
LTV⁽¹⁾⁽²⁾

AAA / Stable
CRISIL / ICRA Rating

~\$1 Bn
Proforma Debt Headroom

Debt Maturity Profile

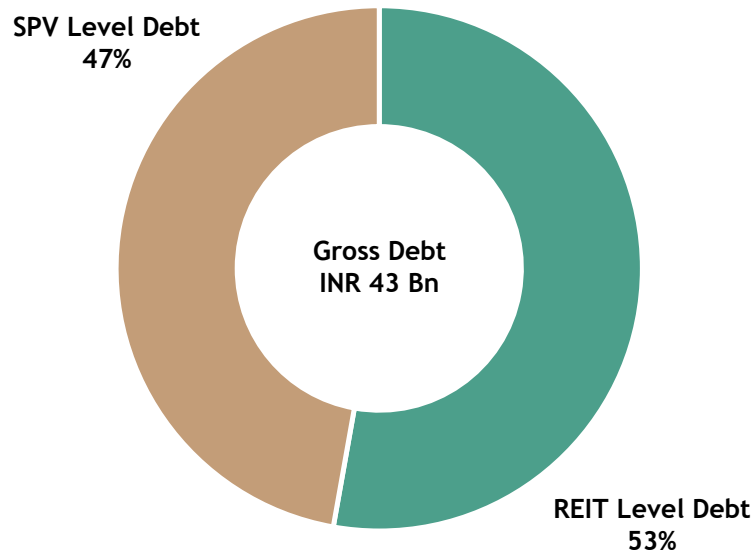
(Amount in INR M)



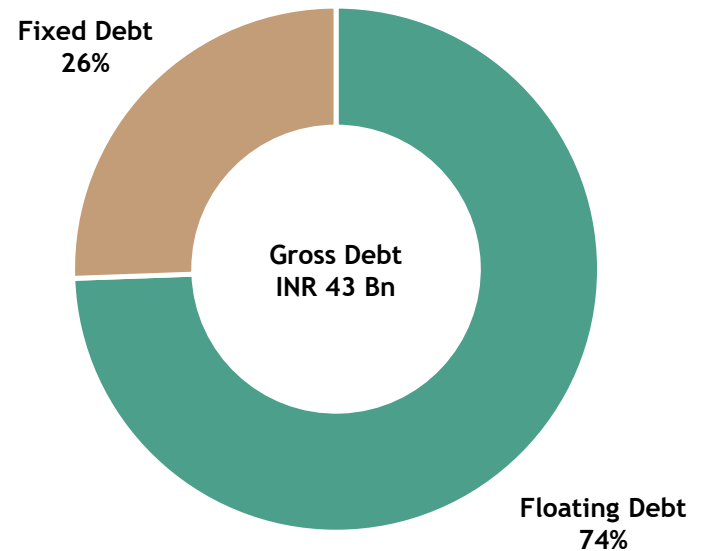
(1) Excluding restricted cash.
(2) Computed basis GAV as per Mar'24 independent valuation.

Diversified debt composition with 74% floating debt and 26% fixed debt

REIT/ SPV Debt Composition



Fixed/ Floating Debt Composition



2.7x
Gross Debt
To EBITDA⁽¹⁾

4.5x
Interest Coverage
Ratio

8.1%
Average Debt Cost

(1) EBITDA for FY25 annualized basis Q1 FY25 EBITDA.

An aerial photograph of a vast solar farm. The foreground and middle ground are filled with rows of blue solar panels. In the distance, a single wind turbine stands against a blue sky with scattered white clouds. The overall scene is bright and clear, suggesting a sunny day.

(VIII). ESG INITIATIVES

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

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

5-star BEE Certification



Signatories to Global Alliances



Key ESG Stats

43MW+

Renewable Energy

~40%

Renewable Energy Consumption⁽¹⁾

100%

Green Building Certified⁽²⁾

86 / 100

GRESB Score

99.6%

Waste Diverted from Landfills⁽³⁾

15 Malls

Achieved Zero Liquid Discharge

587k kl

Waste Water Recycled⁽³⁾

~30%

Diverse Workforce⁽⁴⁾⁽⁵⁾

(1) Consumption in common area and HVAC for Q1 FY25.
 (2) Represents retail portfolio only.
 (3) Data is for FY24.
 (4) Represents women employees, defense personnel, PwD's, etc. for retail portfolio only.
 (5) As of Jun'24.

LAKES OF HAPPYNESS



Vayallanur Lake 1, Chennai



Vayallanur Lake 2, Chennai



Bannerghata Lake, Bangalore

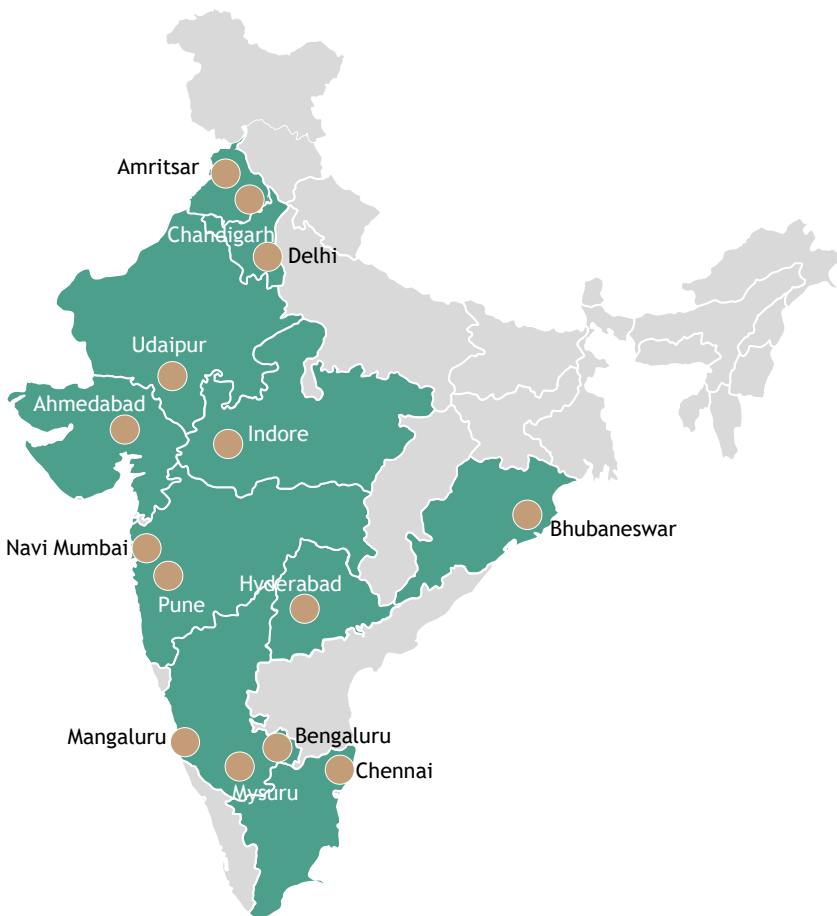


Kalmadu Lake, Pune



(IX). APPENDIX

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



17
Consumption Centres
Across 14 Cities

9.9M sf
Retail Portfolio

97.4%
Leased
Occupancy⁽¹⁾

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

12.1%
Q1 FY25
Rent to Sales

~130 M
LTM Footfalls

INR 1,609 psf pm
Q1 FY25
Trading Density

5.0 Years
Retail Portfolio
WALE

INR 145 p.u.
NAV⁽²⁾

14%
LTV⁽³⁾

(1) Represents data for consumption centres only.
 (2) As of Mar'24.
 (3) Computed basis GAV as per Mar'24 independent valuation and cash and bank balances (excluding restricted cash) as on June 30, 2024.

KEY ASSET SUMMARY

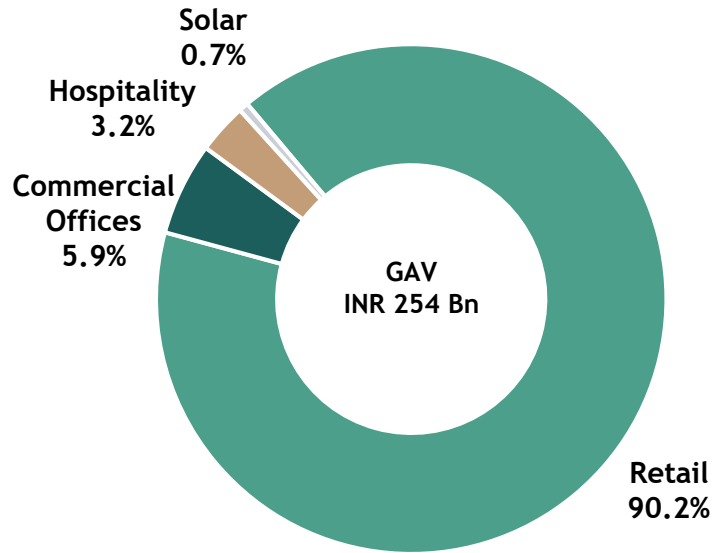
Particulars	Nexus Select Citywalk	Nexus Elante	Nexus Seawoods	Nexus Ahmedabad One	Nexus Hyderabad	Nexus Vijaya	Nexus Shantiniketan
Operational Metrics							
Leasable Area (M sf)	0.5	1.3	1.0	0.9	0.8	0.6	0.6
Leasing Occupancy (%)	99%	99%	97%	98%	99%	100%	97%
Trading Occupancy (%)	98%	98%	96%	98%	99%	100%	96%
In-place Rent (INR psf pm)	447	173	136	114	113	102	93
Q1 FY25 Tenant Sales (INR M)	4,258	4,127	3,395	2,177	2,749	2,026	1,850
YoY Growth (%)	7%	Flat ⁽¹⁾	10%	(5%)	(11%)	4%	4%
Area Expiring ('000 sf)							
9M FY25 ⁽²⁾	48	77	76	91	27	33	45
FY26	64	107	59	64	63	47	22
FY27	25	109	124	119	155	11	2

(1) Q1 FY24 numbers of Nexus Elante are adjusted for tax to enable like-for-like comparison.

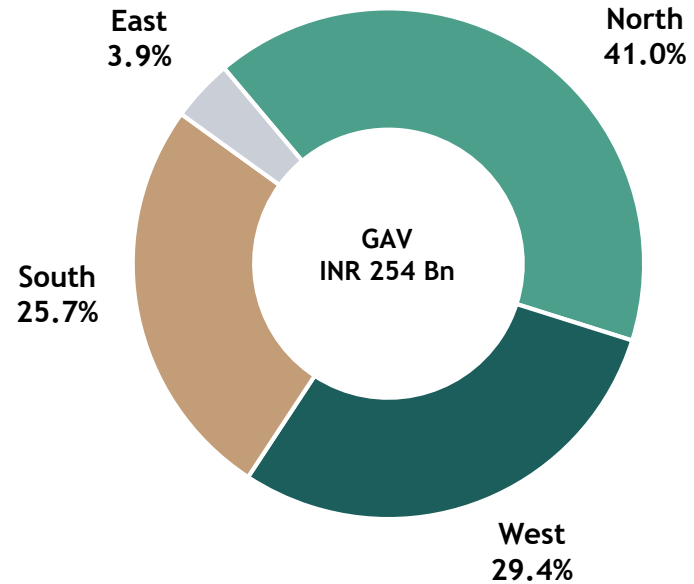
(2) Represents period of Jul'24-Mar'25.

100% completed portfolio with retail focus and geographic diversification

GAV Break-up by Segment⁽¹⁾



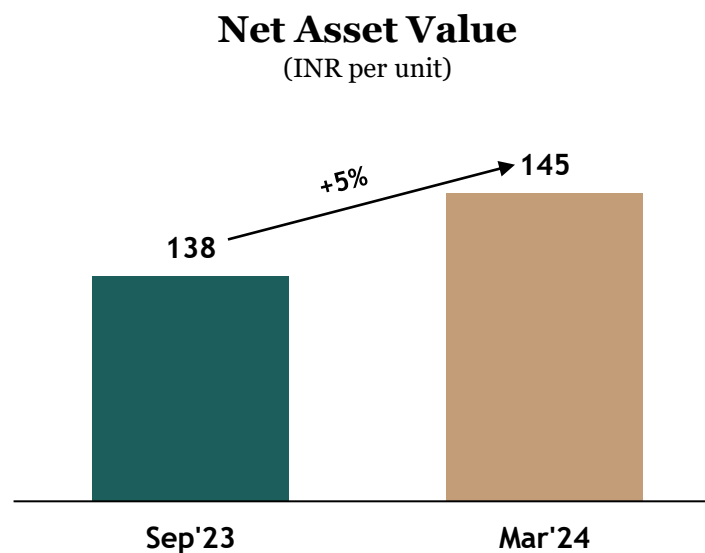
GAV Break-up by Region⁽¹⁾



(1) Based on Mar'24 independent valuation.

INDEPENDENT VALUATION (AS ON MARCH 31, 2024)

(INR M) Asset	Gross Asset Value As of Mar'24
Nexus Select Citywalk	45,586
Nexus Elante	43,978
Nexus Seawoods	24,537
Nexus Ahmedabad One	19,706
Nexus Hyderabad	18,282
Nexus Vijaya	13,540
Nexus Esplanade	9,960
Nexus Koramangala	9,437
Nexus Westend	8,954
Nexus Amritsar	7,565
Nexus Shantiniketan	7,221
Nexus Celebration	4,710
Nexus Whitefield	4,454
Fiza by Nexus	3,419
Nexus Centre City	3,014
Treasure Island ⁽¹⁾	2,788
Nexus Indore Central	2,000
Sub-total (Retail)	229,149
Commercial Offices	14,945
Hospitality	8,062
Solar	1,774
Total	253,929

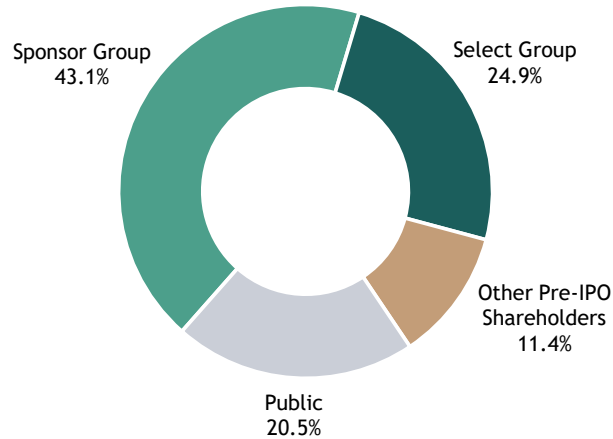


Note: Above numbers are based on Mar'24 independent valuation.

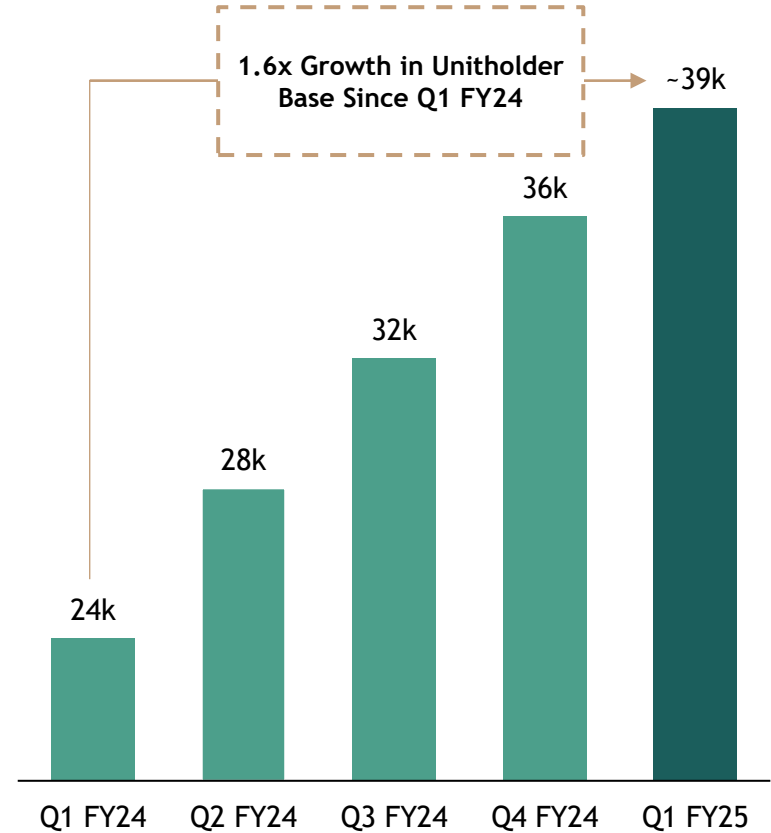
(1) Represents share of Nexus Select Trust only.

Unitholding Pattern

(% stake)

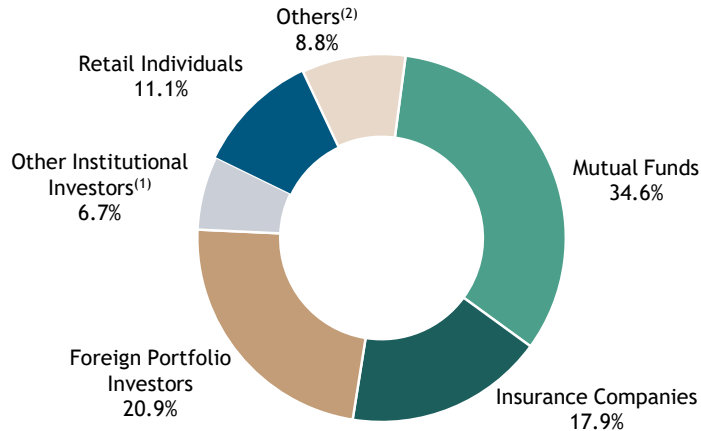


Increase in Unitholders Base



Diversified Public Unitholding Pattern

(% stake)



Data is as of June 30, 2024.

(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 June 30, 2024 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 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' and 'NXST' have been used interchangeably
 - Gross Asset Value (GAV) considered as per Mar'24 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. BEE - Bureau of Energy Efficiency
 4. Bn - Billions
 5. CAGR - Compound Annual Growth Rate
 6. Completed Area - The leasable area of a property for which occupancy certificate has been received
 7. DPU - Distribution per unit
 8. EBITDA - Earnings/ (loss) before finance costs, depreciation, amortization, impairment loss and income tax excluding share of profit of equity accounted investee
 9. Entities name
 - I. CPPL - Chitrali Properties Private Limited
 - II. CSJIPL - CSJ Infrastructure Private Limited
 - III. DIPL - Daksha Infrastructure Private Limited
 - IV. EDPL - Euthoria Developers Private Limited
 - V. ITIPL - Indore Treasure Island Private Limited
 - VI. MSPL - Mamadapur Solar Private Limited
 - VII. NHRPL - Nexus Hyderabad Retail Private Limited
 - VIII. NMMCPL - Naman Mall Management Company Private Limited
 - IX. NMRPL - Nexus Mangalore Retail Private Limited
 - X. NMRPL - Nexus Mysore Retail Private Limited
 - XI. NSMMPL - Nexus South Mall Management Private Limited
 - XII. NSRPL - Nexus Shantiniketan Retail Private Limited
 - XIII. NURPL - Nexus Udaipur Retail Private Limited
 - XIV. NWPL - Nexussmall Whitefield private Limited
 - XV. SIPL - Select Infrastructure Private limited
 - XVI. SRPL - Safari Retreats Private Limited
 - XVII. VPPL - Vijaya Productions Private Limited
 10. Footfalls or Shopper traffic - The number of people entering a shop or shopping area part of the consumption centre in a given time
 11. GAV - Gross Asset Value is the Market Value (as defined below) of the asset(s) in our Portfolio as of March 31, 2024 (unless otherwise specified)
 12. GRESB - Formerly known as Global Real Estate Sustainability Benchmark
 13. Gross Rentals - Rental income (the sum of Minimum Guaranteed Rentals (as defined below) and Turnover Rentals (as defined below))
 14. Initial Portfolio Acquisition Transaction - The transaction pursuant to which the Nexus Select Trust acquired the portfolio (SPVs) prior to listing.
 15. In-place Rent - Higher of i) Minimum guaranteed rent as of Jun'24 or ii) Revenue share
 16. KPIs - Key Performance Indicators
 17. Leasable Area - Total square footage that can be occupied by tenant for the purpose of determining a tenant's rental obligations
 18. LTV - Loan to Value
 19. M - Millions
 20. Minimum Guaranteed Rentals - Minimum guaranteed rental income as per terms contractually agreed with the tenant(s)
 21. Minimum Guaranteed Rent - Minimum guaranteed rental income (as defined above) / Occupied Area (as defined below) x Monthly factor
 22. MTM - Mark to Market
 23. MW - Mega-Watt
 24. NDCF - Net Distributable Cashflows
 25. NAV - Net Asset Value
 26. Net Debt - Gross Debt less short term treasury investments and cash and cash equivalents
 27. NOI - Net Operating Income
 28. Occupied Area - Completed Area (as defined above) for which lease agreements have been signed with the lessee(s)
 29. psf - Per square feet
 30. Psf pm - Per square feet per month
 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. Tenant Sales - Net sales generated by tenant(s) from sale of merchandise or provision of services from the stores located within the Portfolio
 35. Trading Density - Tenant Sales for respective period / Carpet Area x Monthly factor
 36. Trading Occupancy - Total operational area / Total leasable area
 37. Trustee - Axis Trustee Services Limited
 38. 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
 39. WALE - Weighted Average Lease Expiry
 40. Years - Refers to fiscal years unless specified otherwise
 41. YoY - Year on Year



THANK YOU

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