Nexus Select Trust

June 19, 2024

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: 974908 and 974909, Scrip Code for CPs: 726784

Dear Sir/ Madam,

Subject: Submission of Detailed Valuation Report under Regulation 21 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014.

Pursuant to Regulation 21 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, please find enclosed the Detailed Valuation Report of Nexus Select Trust for the financial year ended March 31, 2024 (*attached as Annexure 1*) issued by iVAS Partners, Valuer represented by Vijay Arvindkumar C, Partner.

The Detailed Valuation Report referred to above has also been uploaded on our website at

https://www.nexusselecttrust.com/regulatory-filings#

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 NIMISH PATKI

Digitally signed by CHARU NIMISH PATKI
Date: 2024.06.19 16:06:54 +05'30'

Charu Patki
Company Secretary and Compliance Officer
Membership No. A18140

Encl: As above

ANNEXURE 1

FINAL DETAILED VALUATION REPORT

Issued to:

Nexus Select Mall Management Private Limited in its capacity as manager of Nexus Select Trust

1. SELECT CITYWALK
2. NEXUS ELANTE COMPLEX
3. NEXUS SEAWOODS
4. NEXUS AHMEDABAD ONE
5. NEXUS HYDERABAD
6. NEXUS KORAMANGALA
7. NEXUS VIJAYA COMPLEX
8. NEXUS WESTEND COMPLEX
9. NEXUS ESPLANADE
10. NEXUS AMRITSAR
11. NEXUS SHANTINIKETAN
12. NEXUS WHITEFIELD COMPLEX
13. NEXUS CELEBRATION
14. FIZA BY NEXUS
15. NEXUS CENTRE CITY
16. NEXUS INDORE CENTRAL
17. KARNATAKA SOLAR PARK
18. TREASURE ISLAND

DATE OF VALUATION: MARCH 31, 2024

DATE OF REPORT: JUNE 18, 2024

Industry Assessment Service Provider

Valuer under Securities and Exchange Board of India (Real Estate Investment Trust) Regulations, 2014

Contents

DEFINITIONS AND ABBREVIATIONS

This Valuation report uses the definitions and abbreviations set forth below which you should consider when reading the information contained herein

Definitions

Term	Description
Absorption	Represents the total urban consumption centre space known to have been let out to tenants or owner-occupiers during the survey period. A property is deemed to be taken-up only when contracts are signed or a binding agreement exists.
AC	Alternating current
ADR or ARR	Average Daily Rate or Average Room Rate is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period.
ADSR	Automated daily sales reporting is a software that automates daily sales reporting to capture sales data with all billing and revenue information from tenants across urban consumption centres
Anchor stores	The category of stores with Leasable Area (as defined below) equal to or more than 7,500 sq. ft. excluding entertainment area, food court and F&B
Anchor tenant	A tenant type in an urban consumption centre with a larger space requirement, typically at or over 7,500 sq. ft. of Leasable Area (as defined below). It acts as a major footfall driver for an urban consumption centre
APAC	Asia Pacific
Bare shell	Space delivered to the tenant with a simple, plain cement structure with water lines and common electric connection. The tenant (or the developer, at additional cost) will be required to carry out interior fit-outs, electrical and plumbing work
Base rent	$\dfrac{\text{Base Rentals (as defined below) for the specified period}}{\text{(Occupied Area (as defined below) x Monthly factor)}}$
Base Rentals	Rental income (as defined below) contracted from the leasing of Completed Area (as defined below); does not include fit-out and car parking income
Bps	Basis points
Bn	Billion
CAGR	Compounded Annual Growth Rate
Cap rate	Cap rate is a real estate industry metric. Cap rate for office, urban consumption centre space or hotels refers to the ratio of the NOI from rentals from the office or urban consumption centre space (or EBITDA for hotels) to their Gross Asset Value
Capital values	Quoted capital values measured in Rs. per sq ft representing the average asking (quoted) sale price for all available space in existing buildings at the end of the period
Carpet Area or Covered Area	Means the net leasable area, excluding the area covered by external walls, areas under service shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls, shaft, columns inside the store
Cash flows from operating activities	Cash flows from operating activities is computed in accordance with the requirements of Ind-AS 7—Statement of Cash Flow
Catchment	The influence area from which an urban consumption centre is likely to attract its visitors
CBD	Central business district
Churn	The percentage share of area of tenants that have left the development over a certain period of time
Commercial (Non-IT)	Refers to a development type; includes all non-IT buildings, inclusive of those for corporate office space
Committed Occupancy (%)	$\dfrac{\text{Sum of Occupied Area and Leasable Area for which letters of intent have been signed with the lessee of the urban consumption centre(s)}}{\text{Completed Area (as defined below)}}$
Completed Area	Leasable Area (as defined below) for which occupancy certificate has been received and includes area for which construction has been completed and occupancy certificate is awaited
Consumption	Personal spending on goods and services by the households
CPI	Consumer price index
Current account deficit	Country's total imports of goods, services and transfers less its total export of goods, services and transfers
Customer stickiness	Customer stickiness is an industry related term, which refers to customer loyalty and the tendency of customers to renew their relationship with their landlord, supplier or service provider
CXO	Executive in the C-suite of the organization, includes but not limited to Chief Executive Officer ("CEO")
CY	Calendar year
NCR	National Capital Region

Term	Description
Developable Area	The total area which is developed on each property, and includes Carpet Area (as defined above), common area, service and storage area, as well as other open area, including car parking
DIPP	Department of Industrial Policy and Promotion
Disposable income	Income less income tax
EBITDA	Earnings before finance costs, depreciation, amortization, share of net profit/(loss) of investment accounted for using equity method, exceptional items and tax
EBITDA Margin (%)	$\frac{\text{EBITDA (as defined above)}}{\text{Revenue from operations}}$
E-commerce	Commercial transaction conducted electronically on the Internet by businesses and consumers is called e-commerce. E-commerce is divided into business to business (B2B), business to consumer ("B2C") and consumer to consumer (C2C)
Effective Rents	$\frac{\text{Lease rentals (as defined below)}}{\text{Occupied Area (as defined below) x Monthly factor}}$
ERP	Enterprise resource planning refers to business management software that takes care of all aspects of a business such as manufacturing, accounting, sales, marketing, among others
ESG	Environment, social and governance
EV	Electric vehicle
F&B	Food and beverage
FAR or FSI	Floor area ratio or floor space index is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on
FDI	Foreign direct investments, i.e. investments made by an individual or an organisation, into a business located in a foreign country
Fit-outs	The process of making a retail space ready with respect to furnishings/interiors for occupation by a retailer
Footfalls or Shopper traffic	The number of people entering a shop or shopping area part of the urban consumption centre in a given time
Fully furnished/fitted	A "plug-and-play" facility ready for tenant to move in
Gross Asset Value or 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)
Gross Portfolio Market Value or GPMV	Gross Portfolio Market Value is the Market Value (as defined below) of the Portfolio as of March 31, 2024 (unless otherwise specified)
GDP	Gross domestic product is the nominal real PPP total value of the goods and services produced by economic resources located in a country in a year regardless of their ownership (compare gross national product)
Grade A	An urban consumption centre type where the disposition model observed is lease only (owned and operated by a single developer/operator) and the building Leasable Area (excluding city centric locations) is usually not less than 0.3 mn sq. ft. Further, the Occupancy observed across Grade A urban consumption centres is typically above 70%.
Grade B	An urban consumption centre type where the disposition model observed is full/part strata sale regardless of the building leasable area. Further, any urban consumption centre with a Leasable Area (excluding city centric locations) of less than 0.3 mn sq. ft is also typically classified as Grade B.
Gross Rentals	Rental income (the sum of Minimum Guaranteed Rentals (as defined below) and Turnover Rentals (as defined below)). Gross rentals for the month ended March 31, 2024 are computed basis average monthly Tenant Sales for 2024
High frequency indicators	Time series data collected at an extremely fine scale such as on daily or weekly basis to provide information about economic activity, reducing the lags in yearly publication
Hotel Occupancy	Represents the total number of room nights sold for a given period divided by the total number of room nights available for the same period
HVAC	Heating, ventilation and air-conditioning
Hypermarket	A subcategory of Anchor Tenant (as defined above) primarily catering to daily needs and groceries
IGBC certification	Indian Green Building Council certification is a rating system which aims to enable a sustainably built environment
IMF	International Monetary Fund
Inflation	A sustained rise in the general price level. The inflation rate is the percentage rate of change in the price level
Information technology or IT	Refers to a development type; includes buildings developed for occupiers involved in IT/ITeS operations (as defined in the National and State Level IT Policies)
In-fill	Refers to geographic areas that are typified by significant population densities and low availability of land suitable for being developed into competitive properties, resulting in limited opportunities for new construction
In-line stores	The category of stores with Leasable Area of less than 7,500 sq. ft. excluding F&B, food court and kiosk area. Also referred to as "vanilla stores"
In-line tenant	The tenants occupying space in in-line stores. Also referred to as "vanilla store tenant"

Term	Description
In-place Rent	Gross Rentals (as defined above) for the month of March 31, 2024 (unless otherwise specified) / Occupied Area (as defined below) x Monthly factor
IT services	IT services involve a full range of engagement types that include consulting, system integration, IT outsourcing/ managed services/ hosting services, training and support/maintenance
KMP	Key Managerial Personnel
ksf	1,000 square feet
kWH	Kilowatt hour
Last three fiscal years	Period covering financial years 2024, 2023 and 2022 (i.e., April 1, 2022 to March 31, 2024)
Last three fiscal years and three months	Period covering financial years 2024, 2023 and 2022 and the three months ended March 31, 2024 (i.e., April 1, 2022 to March 31, 2024)
Leasable Area	Total area of a property that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. As of March 31, 2024 for Nexus Select Trust, Leasable Area is same as Completed Area
Letter of intent	Non-binding agreements with tenants to lease space in urban consumption centres (defined above) or offices units
Marginal Rent	Industry expert estimate of the market rent for the Portfolio assets, Portfolio Markets and cities in which the Portfolio is located. Marginal Rents data for the Portfolio as disclosed in the Offer Document is representative only of Marginal Rents for the urban consumption centres in our Portfolio that are operational on or prior to December 31, 2016 (unless otherwise stated).
Market Rental	Market Rent multiplied by the applicable Leasable Area assumed to be occupied by, or assigned to tenants pursuant to the relevant lease(s)
Mark-to-market or MTM	Growth potential between Market Rent (as defined below) over Effective Rent
Marketing income	Income generated through marketing, promotional activities, leasing of signages, space on hire, collaborative marketing charges and marketing vouchers received from tenants
Market Rent	Manager's estimate of Effective Rent (as defined above) for each category of stores that can be expected from leasing of the store to a tenant
Market Value	Market Value is not a recognized measure under Ind AS or IFRS and does not reconcile with the carrying amounts of property, plant and equipment, investment properties, goodwill and intangibles assets appearing in our combined balance sheet as of March 31, 2024.
MEP	Mechanical, electrical and plumbing refers to planning and design in the areas of mechanical, electrical, and plumbing systems including, but not limited to, developing polices, standards, inspection procedures, and performance and cost-estimating and construction planning
Middle class	In the context of domestic consumption in India, middle class is defined as households earning a total annual income of US$5,000 to US$50,000
Minimum Guaranteed Rentals	Minimum guaranteed rental income as per terms contractually agreed with the tenant(s)
Minimum Guaranteed Rent	Minimum Guaranteed Rentals (as defined above) / Occupied Area (as defined below) x Monthly factor
Mn or mm	Million
MRTS	Mass Rapid Transit System
msf	Million square feet
Multiplex	A movie theatre comprising of multiple screens within a single facility
MW	Megawatt
NDCF	Net distributable cash flow for the Nexus Select Group proposed to be calculated by the Manager in the manner laid out in the "Distribution" section on page 483
Net Absorption	Absorption net of exits witnessed in the Total Stock during the specified period
NOI	Net Operating Income calculated by subtracting other operating expenses from revenue from operations excluding any IndAS adjustments. For further details on calculation of NOI, refer to "Management's Discussion and Analysis of Factors Affecting Financial Condition and Results of Operations—Non-GAAP Measures—Net Operating Income ("NOI") and NOI Margin" on page 440
NOI Margin (%)	NOI (as defined above) / Revenue from operations
Noida	New Okhla Industrial Development Authority
Occupancy (%)	Occupied Area (as defined below) / Completed Area (as defined above)

Term	Description
Occupied Area	Completed Area (as defined above) for which lease agreements have been signed with the lessee(s)
OECD	Organisation for Economic Cooperation and Development
Office Occupancy	Refers to the sum of Occupied Area (as defined above) of an office and committed area under letters of intent with tenants of an office divided by the Completed Area (as defined above) of the office
Omni-channel	Multichannel approach integrating different channels of retailing to reach consumers (e.g. online, physical store, social commerce etc.)
Organized retail	Signifies formal retail channels, including but not limited to, Exclusive Brand Outlets (EBOs), Multi Brand Outlets (MBOs), Large Format Stores (LFS) and E-commerce.
Outsourcing	A type of engagement, such as consulting and integration that can be sourced from any of the lower-cost regions
Per capita income	Average income earned per person
PLF	Plant load factor
Portfolio Markets	The submarkets in the which the 17 urban consumption centres in our Portfolio are located
PPA	Power purchase agreement
psf	Per square feet
psf pm	Per square feet per month
Re-leasing Spread	Refers to mark-up in rental achieved on the Minimum Guaranteed Rental (as defined above), by re-leasing during the respective period
Rent free period	Represents the typical number of months of rent free period offered to tenants by landlords as an incentive, which is typically used by tenants to cover fit-outs. The variable can be expressed as a range
Rent-to-Sales Ratio (%)	Rent payable to the lessor as a percentage of tenant sales (as defined below)
Rental income or Lease rentals	Sum of Minimum Guaranteed Rentals (as defined above) and Turnover Rentals (as defined below) for relevant period.
Rental values	Quoted rental values; measured in Rs. per sq. ft. per month representing the average asking (quoted) rental rate for all available space in existing buildings at the end of a period. This rate indicates an average of what landlords would charge to lease space in that market, with operating costs covered by the tenant. Rental values provided in this database are exclusive of property taxes
Same-store Committed Occupancy	Refers to Occupancy for the urban consumption centres that were operational on or prior to December 31, 2016 (unless otherwise stated).
SBD	Secondary business district
Site area	The total extent of the land over which the Developable Area (as defined above) is situated
Stabilized Occupancy	Estimated Occupancy once a hotel achieves stabilization of operations
Sq. ft. or sf	Square feet
Submarket	Areas within the city, where real estate activity has emerged over time at different intervals with varied market dynamics. Since positioning, pricing and development may differ in different parts of the city, hence, these parts are considered as submarkets for ease of analysis
Supply	In the context of asset space, represents the total area of new floor space that has reached practical completion and is occupied, ready for occupation or an occupancy permit, where required, has been issued during the survey period. The status of the building will have been changed from space 'under construction' to 'completed' during the quarter. Development completions are also known as 'new supply' in some markets
Tenant improvement or TI or TI capex	Refers to capital expenditure spent by us towards fit-outs. For some of our tenants, we provide built-to-suit premises, wherein we provide "fit-outs", i.e., interior permanent furnishings or spacings as per the tenants' requirements (as opposed to warm shell premises that contain only minimally furnished interiors). For such properties, we recover the value of the fit-outs provided through fit-out rentals
Tenant sales	Net sales generated by tenant(s) from sale of merchandise or provision of services from the stores located within the Portfolio
Tenant Sales Per Square Foot or Trading Desnsity	$\frac{\text{Tenant sales (as defined above) for respective period}}{\text{Carpet Area (as defined above) x Monthly factor}}$
Total Stock	Represents the total completed space (occupied and vacant) in the market at the end of the quarter or year
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
Urban consumption centre or consumption centre	Any retail mall/centre irrespective of their Grade. Also referred to as "UCC"
Vacancy allowance	Provision made to account for unforeseen exits, any unanticipated delays in lease-up of existing area, re-leasing or leasing of area pursuant to new developments
Vacancy rate (%)	Vacant Area expressed as a percentage of Total Stock

Term	Description
Vacant area	The Completed Area (as defined above) of a property less Occupied Area less Leasable Areas for which Letters of Intent have been signed with the lessee. Also referred to as "Vacant space"
WALE	Weighted average lease expiry (weighted according to Gross Rentals (as defined above)) assuming tenants exercise their renewal options after the end of their initial commitment period.
Warm shell	The space delivered to the tenant in air and watertight condition, including centralized AC infrastructure, elevators, common area electrical wiring, utility and backup power and plumbing. In a warm shell lease, the client may decide to do the fit-out or ask the developer to undertake the same
Working age population	The working age population is typically defined as those aged 15 to 64, unless otherwise specified. The basic indicator for employment is the proportion of the working age population who are employed
Yield-on-cost	Return represented as an annual percentage (%) of the total investment

Abbreviations

Term	Description
BBMP	Bruhat Bengaluru Mahanagara Palike
BSE	BSE Limited
Category III AIF	AIFs who are registered as "Category III Alternative Investment Funds" under the SEBI AIF Regulations
CCD	Compulsorily Convertible Debentures
CCI	Competition Commission of India
CDSL	Central Depository Services (India) Limited
CEO	Chief Executive Officer
CFO	Chief Financial Officer
CIDCO	City and Industrial Development Corporation of Maharashtra Limited
CMRL	Chennai Metro Rail Limited
CSR	Corporate social responsibility
Companies Act or Companies Act, 2013	Companies Act, 2013, along with the relevant rules made thereunder
Companies Act, 1956	Companies Act, 1956, along with the relevant rules made thereunder
Competition Act	Competition Act, 2002, as amended
DDA	Delhi Development Authority
Depository	A depository registered with SEBI under the Securities and Exchange Board of India (Depositories and Participant) Regulations, 2018
DIN	Director Identification Number
DRT	Debt Recovery Tribunal
FDI Policy	Consolidated Foreign Direct Investment Policy notified by the DPIIT through notification dated October 28, 2020 effective from October 15, 2020, issued by the DPIIT
FEMA Rules	Foreign Exchange Management (Non-debt Instruments) Rules, 2019
Financial year or Fiscal year or Fiscal or FY	Period of 12 months ended March 31 of that particular year, unless otherwise stated
GAAR	General Anti Avoidance Rules
GF	Ground floor
GHMC	Greater Hyderabad Municipal Corporation
Godrej	Godrej Hershey Foods & Beverages Limited and Godrej Hershey Limited
GoI or Government	Government of India
GST	Goods and Service Tax
GST Act	Central Goods and Services Tax Act, 2017, as amended
ICD	Inter corporate deposit
Ind AS	Indian Accounting Standards notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015, as amended
Indian GAAP	Generally Accepted Accounting Principles in India notified under Section 133 of the Companies Act, 2013 and read together with paragraph 7 of the Companies (Accounts) Rules, 2014 and Companies (Accounting Standards) Amendment Rules, 2016
Indian GAAS	Generally Accepted Auditing Standards in India
Insolvency and Bankruptcy Code	The Insolvency and Bankruptcy Code, 2016
IRDAI	Insurance Regulatory and Development Authority of India
JV	Joint venture
KERC	Karnataka Electricity Regulatory Commission
LGF	Lower ground floor
MCA	Ministry of Corporate Affairs
MCGM	Municipal Corporation of Greater Mumbai
MoEF	Ministry of Environment and Forests
MSEDCL	Maharashtra State Electricity Distribution Company Limited
NCD	Non-convertible debentures
NCLT	National Company Law Tribunal
NDI Rules	Foreign Exchange Management (Non-debt Instruments) Rules, 2019, as amended
NEFT	National Electronic Funds Transfer
NOI	Net Operating Income
NOI Margin (%)	$\frac{\text{NOI}}{\text{Revenue from operations}}$
NPCI	National Payments Corporation of India
NSDL	National Securities Depository Limited
NSE	The National Stock Exchange of India Limited
OCD	Optionally convertible debentures

Term	Description
PAN	Permanent Account Number
PSPCL	Punjab State Power Corporation Limited
Q4 FY24	Three month period ended March 31, 2024
RBI	Reserve Bank of India
Regulation S	Regulation S under the Securities Act
REIT	Real Estate Investment Trust
REIT Master Circular	SEBI Master Circular for Real Estate Investment Trusts dated April 26, 2022
REIT Regulations	Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended
RPS	Redeemable preference shares
Rs. or Rupees or INR or₹	Indian Rupees
Rule 144A	Rule 144A under the Securities Act
SARFAESI Act	Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
SEBI	Securities and Exchange Board of India
SEBI Act	The Securities and Exchange Board of India Act, 1992, as amended
SEBI AIF Regulations	Securities and Exchange Board of India (Alternative Investments Funds) Regulations, 2012
SEBI FPI Regulations	Securities and Exchange Board of India (Foreign Portfolio Investors) Regulations, 2019
SEBI Guidelines	SEBI circular dated December 19, 2016 on Guidelines for public issue of units of REITs, SEBI circular dated December 26, 2016 on Disclosure of Financial Information in Offer Document for REITs, SEBI circular dated December 29, 2016 on Continuous Disclosures and Compliances by REITs, SEBI circular dated January 18, 2018 on participation by Strategic Investor(s) in InvITs and REITs, SEBI circular dated April 23, 2019 on Guidelines for determination of allotment and trading lot size for REITs and InvITs and any other circulars, guidelines and clarifications issued by SEBI under the REIT Regulations, from time to time
SEBI VCF Regulations	The erstwhile Securities and Exchange Board of India (Venture Capital Fund)
SEBI ICDR Regulations	Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended
Securities Act	U.S. Securities Act of 1933, as amended
SEZ	Special economic zone
Stock Exchanges	Together, BSE and NSE
THB	Telangana Housing Board
Trust Act	Indian Trusts Act, 1882
U.S. or U.S.A or United States	United States of America
USD or US$	United States Dollars

1 Instruction

iVAS Partners (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by its partner Mr. Vijay Arvindkumar C is a registered valuer under the Companies Act 2013 with IBBI (Valuer Registration Number: IBBI/RV/02/2022/14584), has been instructed by **Nexus Select Mall Management Private Limited** (the 'Management') in its capacity as **manager of the Nexus Select Trust** to advise upon the Market Value (MV) of properties comprising of urban consumption centres located across northern region (Delhi, Amritsar, Udaipur, Chandigarh), western region (Pune, Navi Mumbai, Ahmedabad), southern region (Hyderabad, Bengaluru, Chennai, Mysuru & Mangaluru), central region (Indore), eastern region (Bhubaneswar) as well as affiliated facilities including office spaces, hotels, solar operations (together herein referred as the '**subject properties**' across the report).

CBRE has been instructed by the Management to be the '**Industry Assessment Service Provider**' for providing market intelligence to the 'Valuer' (iVAS Partners). The Valuer has utilized the market intelligence provided by CBRE to arrive at the Market Value of the respective assets as per the Securities and Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 ("SEBI (REIT) Regulations 2014").

iVAS Partners and CBRE are collectively referred to as the **'Consultants'** for the purpose of this report.

The details of the subject properties under the purview of this valuation exercise are tabulated below:

Sr No.	Development Name	City
1	Nexus Select Citywalk	Delhi
2	Nexus Elante Complex	Chandigarh
3	Nexus Seawoods	Navi Mumbai
4	Nexus Ahmedabad One	Ahmedabad
5	Nexus Hyderabad	Hyderabad
6	Nexus Koramangala	Bengaluru
7	Nexus Vijaya Complex	Chennai
8	Nexus Westend Complex	Pune
9	Nexus Esplanade	Bhubaneswar
10	Nexus Amritsar	Amritsar
11	Nexus Shantiniketan	Bengaluru
12	Nexus Whitefield Complex	Bengaluru
13	Nexus Celebration	Udaipur
14	Fiza by Nexus	Mangaluru
15	Nexus Centre City	Mysuru
16	Nexus Indore Central	Indore
17	Karnataka Solar Park	Karnataka
18	Treasure Island	Indore

1.1 Purpose

We understand that the valuation is required by the Management for financial and investor reporting purposes to comply with the requirements of Regulation 21 of the SEBI (REIT) Regulations, 2014.

1.2 Reliant Party

The Reliant Parties to the valuation report will be the Management, the Nexus Select Trust, Unitholders of the Nexus Select Trust for the purpose of the valuation as highlighted in this report.

The valuation has been prepared strictly and only for the use of the parties as stated above (**Reliant Parties**) and for the Purpose specifically stated.

1.3 Limitation of Liability

- The Consultants provide the Services exercising due care and skill, but the 'Consultants' do not accept any legal liability arising from negligence or otherwise to any person in relation to possible environmental site contamination or any failure to comply with environmental legislation which may affect the value of the properties. Further, the 'Consultants' shall not accept liability for any errors, misstatements, omissions in the Report caused due to false, misleading or incomplete information or documentation provided to the 'Consultants' by the Management.

- In the event that any of the Sponsor, Manager, Trustee, Nexus Select Trust in connection with the report be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Valuation Report, the Claim Parties will be entitled to require the 'Consultants' to be a necessary party/ respondent to such claim and the 'Consultants' shall not object to their inclusion as a necessary party/ respondent. If the 'Consultants' do not co-operate to be named as a necessary party/ respondent to such claims or co-operate in providing adequate/ successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against the 'Consultants' in this regard and the Consultants' liability shall extend to the value of the claims, losses, penalties, costs and liabilities incurred by the Claim Parties.

- The Consultants maximum aggregate liability for claims arising out of or in connection with this valuation report shall not exceed INR 30 million.

- The Consultants will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls, etc.

- Valuer is not operating under any financial services license when providing the full valuation report or the summary valuation report and those documents do not constitute financial product advice. Investors should consider obtaining independent advice from their financial advisor before making any decision to invest in Nexus Select Trust.

- The valuation report is strictly limited to the matters contained within those documents, and are not to be read as extending, by implication or otherwise, to any other matter in the offer/ placement document. Without limitation to the above, no liability is accepted for any loss, harm, cost or damage (including special, consequential or economic harm or loss) suffered as a consequence of fluctuations in the real estate market subsequent to the date of valuation.

- Our compensation as a valuer and industry assessment service provider is not contingent upon reporting of a predetermined value or direction in value that favors the Management.

- The valuation report does not purport to contain all the information that a potential investor or any other interested party may require. They do not consider the individual circumstances, financial situation, investment objectives or requirements. They are intended to be used as guide and for information purposes only and do not constitute advice including without any limitation, investment, tax, legal or any other type of advice. The valuations stated are only best estimates and are not to be construed as a guarantee. Potential investors should not rely on any material contained in the valuation report or Summary valuation report as a statement or representation of fact but should satisfy themselves as to its correctness by an independent analysis.

1.4 Scope of Services

Services will be provided solely for the benefit and use of the Reliant Party(ies) by our qualified valuer(s). The report(s) and valuation(s) may not be used for any other purpose other than the expressly intended purpose as mentioned in the report(s). They are not to be used, circulated, quoted or otherwise referred to for any other purpose, nor are they to be filed with or referred to in whole or in part in any document without the prior written consent of the Consultants where such consent shall be given at the absolute, exclusive discretion of the Consultants. Where they are to be used with the Consultant's written consent, they shall be used only in their entirety and no part shall be used without making reference to the whole report unless otherwise expressly agreed in writing by the Consultants.

Any reliance by any party other than the Reliant Party on the valuation report will be on their own accord. The Consultants do not purport to provide a site or structural survey in respect of the property(ies) to be valued. The Consultants do not purport to be suitably qualified to provide professional advice in respect of building or site contamination. The Reliant Party(ies) should seek independent advice on these issues. The Services are provided on the basis that the Management has disclosed to the Consultants all information which may affect the Services. All opinions expressed by the Consultants, or its employees are subject to the statement of valuation policies and any conditions contained in written valuation report. The Letter of Engagement (LOE) along with amendments sets out the full scope of services that shall be covered by the valuation report.

1.5 Valuation Capability

Valuer under SEBI (REIT) Regulations, 2014: iVAS Partners, represented by Mr. Vijay Arvindkumar C

iVAS Partners, (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by its partner Mr. Vijay Arvindkumar C (Valuer Registration Number: IBBI/RV/02/2022/14584) delivers reliable and independent valuation (across categories viz. land & building and plant & machinery), advisory and technical due diligence services, that combine professional expertise with comprehensive databases, analytics and market intelligence across various asset classes and locations in India.

Vijay Arvindkumar, Partner at iVAS Partners is a Civil Engineer with close to 10 years of experience in the valuation of real estate. Vijay has experience in providing real estate valuation services to a wide spectrum of clients including financial institutions, private equity funds, developers, NBFCs, corporate houses, banks, resolution professionals, landowners, etc. Vijay has worked on a variety of valuation and technical due-diligence assignments for various purposes including investment related due diligence, mortgage/collateral appraisals, financial reporting, etc. across a range of asset classes such as commercial (office and retail) projects, residential projects, integrated township developments, hospitality assets, warehouses, etc. for both national as well as international clients.

Vijay, has in the past been associated with CBRE South Asia Pvt. Ltd., where he was a valuer for close to three years followed by over four years' experience across ICICI Home Finance and IndusInd Bank in the technical team responsible for real estate appraisals.

<u>Industry Assessment Service Provider: CBRE South Asia Pvt. Ltd.</u>

CBRE Advisory Services India is an integral part of CBRE Global Valuation & Advisory Services team. The Global VAS team comprises of over 1,500 professionals across approximately 280 offices globally and India Advisory Services team comprises of more than 300 professionals.

CBRE Advisory Services India have completed over 100,000 assignments across varied asset classes spread across 21 states and 300+ cities. CBRE provides risk advisory and consulting services across a range of property types including residential, hospitality, retail, commercial, institutional, Special Economic Zone (SEZ), industrial, etc. CBRE derives global best practices while maintaining the complexities of Indian real estate markets and are ideally positioned to help solve any real estate challenge, ranging from single asset to multi-market and multi-property portfolios.

CBRE's dedicated and experienced professionals provide quality services from 12 offices across India (Delhi, Mumbai, Bengaluru, Chennai, Kolkata, Gurgaon, Hyderabad, Pune, Kochi, Jaipur, Coimbatore and Ahmedabad). Our professionals have a varied qualification base such as Royal Institute of Chartered Surveyors (RICS) or IOV certified professionals, master planners, Architects, MBA, CA, CFA, etc. and this entire multi-faceted experience helps us in achieving our commitment to provide the highest level of professional expertise to our clients.

CBRE Advisory Services India team has substantial experience with several institutional clients including financial institutions, real estate funds, private equity funds, developers, corporates, banks, NBFCs, etc.

1.6 Scope of Appraisal

The appraisal has been undertaken to ascertain the Market Value of the subject properties given the prevalent market conditions. In consideration of the same, a detailed assessment of the site and surroundings has been undertaken with respect to the prevalent activities, change in dynamics impacting the values and the optimal use of the subject property vis-à-vis the surrounding submarket, etc.

Portfolio comprises of prominent urban consumption centres in various Tier I & II cities located across different submarkets across north, central, west & southern region of India (prominent cities being Bengaluru, Hyderabad, Amritsar, Chennai, Pune, Delhi, Navi Mumbai, etc.).

The location, submarket and catchment area for the individual urban consumption centres have been tabulated below:

Development Name	Location	Submarket	Catchment Area for the Valuation Exercise
Nexus Select Citywalk	Delhi	South Delhi	Saket District Centre, Pushp Vihar
Nexus Elante Complex	Chandigarh	Chandigarh	Sectors 31, 29, 30, 28, 47, Industrial Area Phase 1
Nexus Seawoods	Navi Mumbai	Navi Mumbai	Nerul, Navi Mumbai
Nexus Ahmedabad One	Ahmedabad	Ahmedabad	Vastrapur, Gurukul, SG Highway, Satellite, Thaltej, Prahladnagar
Nexus Hyderabad	Hyderabad	West Hyderabad	Kukatpally, Kondapur, Madhapur
Nexus Koramangala	Bengaluru	Central Bengaluru	Koramangala
Nexus Vijaya Complex	Chennai	West Chennai	Vadapalani
Nexus Westend Complex	Pune	West Pune	Aundh, Baner, Hinjewadi, Wakad, Senapati Bapat Marg
Nexus Esplanade	Bhubaneswar	Bhubaneswar	Saheed Nagar, MI Colony, Bhouma Nagar, TTI Colony, Rasulgarh
Nexus Amritsar	Amritsar	Amritsar	Rajinder Nagar, Pratap Nagar, Sant Nagar, G.T Road
Nexus Shantiniketan	Bengaluru	East Bengaluru (Whitefield)	Whitefield
Nexus Whitefield Complex	Bengaluru	East Bengaluru (Whitefield)	Whitefield
Nexus Celebration	Udaipur	Udaipur	Bhuwana
Fiza by Nexus	Mangaluru	Mangaluru	Pandeshwar
Nexus Centre City	Mysuru	Mysuru	Nazarbad Mohalla
Nexus Indore Central	Indore	Indore	South Tukoganj
Karnataka Solar Park	Karnataka	Babaleshwar Taluk	Babaleshwar Taluk
Treasure Island	Indore	Indore	South Tukoganj

A detailed assessment of the site and surroundings has been undertaken with respect to the prevalent activities, change in dynamics impacting the values and the optimal use of the respective properties vis-à-vis their surrounding submarket, etc. A primary and secondary research exercise has been carried out in the aforementioned catchment areas to ascertain the transaction / leasing activity of urban consumption centres. This has been achieved through interactions with various market players such as developers, real estate brokers, key retail tenants, etc.

Scope of Services for Industry Assessment Service Provider

CBRE has been engaged by the Management to provide industry assessment services and accordingly, would be responsible for the below scope as part of this exercise.

- Provide market intelligence to the Valuer on the following aspects:
    - Economic and Investment Overview
    - India Real Estate Overview
        - Urban consumption centre Industry Dynamics
        - Key Organised Urban consumption centre Markets
        - Outlook
    - For cities housing Nexus Select Trust Assets
        - Key Urban consumption centres
        - General market practices
        - Demand Supply, Vacancy, Retail Trends for relevant Retail Markets
        - Outlook

The aforesaid intelligence has been utilized by the Valuer for the purpose of undertaking the valuation exercise.

1.7 Valuer's Interest

The Valuer certify that; he/they do not have a pecuniary interest, financial or otherwise, that could conflict with the proper valuation of the property (including the parties with whom our client is dealing, including the lender or selling agent, if any; accepts instructions to value the property only from the Management.

1.8 Qualifications

This valuation is prepared in accordance with the International Valuation Standards (IVS) 2020.

The team involved in this engagement comprises of IBBI and RICS members with significant experience of valuations in Indian real estate market. The detailed professional profiles of key personnel in the team have been annexed as part of this report.

1.9 Disclosures

- iVAS Partners (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by its Partner Mr. Vijay Arvindkumar C (Valuer Registration Number: IBBI/RV/02/2022/14584) hereinafter referred to as the 'Valuer, is eligible to be appointed as a valuer in terms of Regulation 2(1)(zz) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended and that the valuation report has been prepared in accordance with the REIT Regulations.
- Neither iVAS Partners (represented by Mr. Vijay Arvindkumar C - Partner, iVAS Partners) nor CBRE are an associate of instructing party.
- The valuer through its representative signatory and partner (Mr. Vijay Arvindkumar C) has a minimum of five years of experience in the valuation of real estate
- The Valuer has not been involved with the acquisition or disposal within the last twelve months of any of the properties valued under this valuation report
- The Valuer has adequate and robust internal controls to ensure the integrity of the valuation reports
- The Valuer has sufficient key personnel with adequate experience and qualification to perform services related to property valuation at all times
- The Valuer has sufficient financial resources to enable them to conduct their business effectively and meet their liabilities
- The Valuer has acquainted itself with all laws or regulations relevant to such valuation
- The valuation of assets undertaken is impartial, true and fair and in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

- The Valuer and any of its employees/ consultants involved in valuation of the REIT assets are not invested in and shall not invest in units of the REIT or in the assets being valued till the time such entity/person is designated as valuer of such REIT and not less than 6 months after ceasing to be valuer of the REIT

- The Valuer has conducted the valuation of the REIT assets with transparency and fairness and has rendered and shall render, at all times, high standards of service, exercise due diligence, ensure proper care and exercise professional judgement

- The Valuer has acted with independence, objectivity and impartiality in performing the valuation

- The Valuer has discharged its duties towards the Nexus Select Trust in an efficient and competent manner, utilizing its knowledge, skills and experience in best possible way to complete the said assignment

- The Valuer has not and shall not accept remuneration, in any form, for performing a valuation of the REIT assets from any person or entity other than the Nexus Select Trust or its authorized representatives.

- The Valuer has no present or planned future interest in the Management, Trustee, Nexus Select Trust, the Sponsor to the Nexus Select Trust and its sponsor group or the Special Purpose Vehicles (SPVs), holdcos, investment entity and the fee for this Report and the valuation exercise is not contingent upon the values reported herein. Our valuation analysis should not be construed as investment advice; specifically, we do not express any opinion on the suitability or otherwise of entering into any financial or other transaction with the Management or the SPVs/ holdcos/ investment entity

- The Valuer shall before accepting any assignment from any related party to the Nexus Select Trust, disclose to the Nexus Select Trust, any direct or indirect consideration which the Valuer may have in respect of such assignment

- The Valuer shall disclose to the trustee of the Nexus Select Trust, any pending business transactions, contracts under negotiation and other arrangements with the Management or any other party whom the Nexus Select Trust is contracting with and any other factors which may interfere with the Valuer's ability to give an independent and professional valuation of the property; as on date of valuation, there are no impediments for Valuer to give an independent professional value opinion of the property

- The Valuer has not made false, misleading or exaggerated claims in order to secure assignments

- The Valuer has not and shall not provide misleading valuation, either by providing incorrect information or by withholding relevant information

- The Valuer has not accepted and shall not accept an assignment that includes reporting of the outcome based on predetermined opinions and conclusions required by the Nexus Select Trust
- The Valuer is competent to undertake the valuation, is independent and has prepared the report on a fair and unbiased basis and has valued the subject properties based on the valuation standards as specified under regulation 21 of SEBI (REIT) Regulations 2014 and the Companies (Registration of Valuers and Valuation) Rules, 2017.
- The valuation undertaken by the Valuer abides by international valuation standards for valuation of real estate assets as stipulated by the REIT Regulations

1.10 Heightened Market Volatility

We draw your attention to a combination of global inflationary pressures (leading to higher interest rates) and the recent failures/stress in banking systems which have significantly increased the potential for constrained credit markets, negative capital value movements and enhanced volatility in property markets over the short -to – medium term.

Experience has shown that consumer and investor behaviour can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and the potential for deteriorating market conditions. Lending and investment caution is advised in this regard.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored , as we continue to track how market respond to evolving events.

1.11 Assumptions, Disclaimers, Limitations & Qualifications to Valuation

Valuation Subject to Change:	The subject valuation exercise is based on prevailing market dynamics as on the date of valuation and does not take into account any unforeseeable developments which could impact the same in the future
Our Investigations:	The Consultants are not engaged to carry out all possible investigations in relation to the subject properties. Where in our report the Consultants identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where the Consultants recommend as necessary prior to reliance. The Consultants are not liable for any loss occasioned by a decision not to conduct further investigations
Assumptions:	Assumptions are a necessary part of undertaking valuations. The Valuer adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of the Valuer's expertise, or the instructions. The reliant parties accept that the valuation contains certain specific assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation
Information Supplied by Others:	The valuations are based on the information provided by the Management (Nexus Select Mall Management Private Limited). The same has been assumed to be correct and has been used for valuation exercise. Where it is stated in the report that another party has supplied information to the 'Consultants', this information is believed to be reliable but the 'Consultants' can accept no responsibility if this should prove not to be so
Future Matters:	To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to the 'Consultants' at the date of this document. The 'Consultants' do not warrant that such statements are accurate or correct
Map and Plans:	Any sketch, plan or map in this report is included to assist reader while visualizing the properties and the Consultants assume no responsibility in connection with such matters
Site Details:	Based on title due-diligence information provided by the Management, the Valuer understands that the subject properties are free from any encroachments and are available as on the date of the valuation
Property Title:	For the purpose of this valuation exercise, the Valuer has relied on the Title Reports prepared by the Legal Counsels for each of the properties and has made no further enquiries with the relevant local authorities in this regard. The Valuer understands that the subject properties may have encumbrances, disputes and claims. The Valuer does not

	have the expertise or the preview to verify the veracity or quantify these encumbrances, disputes or claims. For the purpose of this valuation, the Valuer has assumed that the respective assets have title deeds that are clear and marketable
Environmental Conditions:	The Valuer has assumed that the subject properties are not contaminated and are not adversely affected by any existing or proposed environmental law and any processes which are carried out on the properties are regulated by environmental legislation and are properly licensed by the appropriate authorities
Town Planning:	The current zoning of the subject properties has been adopted on the basis of review of various documents (title deeds & approval documents) provided by the Management and the current land use maps for the subject region. The same has been considered for the purpose of this valuation exercise. Further, it has been assumed that the development on the subject properties adheres/ would adhere to the development regulations as prescribed by the relevant authorities. The Valuer has not made any enquiries with the relevant development authorities to validate the legality of the same
Area:	The total leasable area considered for the purpose of this valuation exercise is based on the rent roll/ architect's certificate provided by the Management. It must be noted that the above information has been provided by the Management and has been verified based on the approvals/ layout plans/building plans provided by the Management. However, the Valuer has not undertaken additional verification and physical measurement for the purpose of this valuation exercise
Condition & Repair:	In the absence of any information to the contrary, the Valuer has assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property; the property is free from rot, infestation, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alterations or additions to the property and comments made in the property details do not purport to express an opinion about, or advice upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts
Not a Structural Survey:	The Valuer states that this is a valuation report and not a structural survey
Legal:	Unless specifically disclosed in the report, the Valuer has not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property

Others:	Considering the unorganized nature of real estate markets in India, all comparable evidence (if any) provided in the valuation report has been limited to the basic details such as the area of asset, rate at which transacted, broad location, etc. other specific details would be provided only if the information is available in public domain
Other Assumptions:	Please note that all the factual information such as tenant's leasable area, lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the subject properties are based on the rent roll provided by the Management and the same has been adopted for the purpose of this valuation exercise. The rent roll have been cross-checked with the lease deeds on a sample basis to verify the authenticity. Additionally, wherever possible, Valuer has independently revalidated the information by reviewing the originals as provided by the Management. Any change in the above information will have an impact on the assessed value and in that case the Valuer will have to relook at the assessed value. The relevant information sources are represented in section 2.5 ▪ All measurements, areas and ages quoted in our report are approximate ▪ We are not advisors with respect to legal, tax and regulatory matters for the transaction. No investigation of the respective Special Purpose Vehicles (SPVs) holding the assets' claim to title of assets has been made for the purpose of this report and the SPVs' claim to such rights have been assumed to be valid. No consideration has been given to liens or encumbrances against the assets. Therefore, no responsibility is assumed for matters of a legal nature ▪ Kindly note that the Valuer has undertaken a quarterly assessment of cash flows for the purpose of the valuations

2 Valuation Approach & Methodology

2.1 Scope of Valuation

The valuation exercise is aimed at the assessment of the Market Value (MV) of the subject properties. In considering the value of the subject properties, the Valuer has considered the guidelines laid out in the Appraisal and Valuation Manual published by the International Valuation Standards.

2.2 Basis of Valuation

The valuations have been conducted in accordance with the IVSC International Valuation Standards effective from 31 January 2022) and is in compliance with the International Valuation Standards (IVS). The valuation exercise has been undertaken by appropriately qualified Valuer and would be aimed at assessing the Market Value of subject properties.

As per the Valuation and Guidance Notes issued by the IVS, the market value is defined as:

'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion'.

2.3 Approach and Methodology

The purpose of this valuation exercise is to estimate the Market Value (MV) of the subject properties. Market Value is derived through the following Methodologies:

TYPICAL VALUATION METHODOLOGY ADOPTED		
DIRECT COMPARISON APPROACH	INCOME APPROACH	
Depreciated Replacement Cost	Direct Capitalization Methodology	Discounted Cashflow Methodology

2.3.1 Direct Comparison Approach

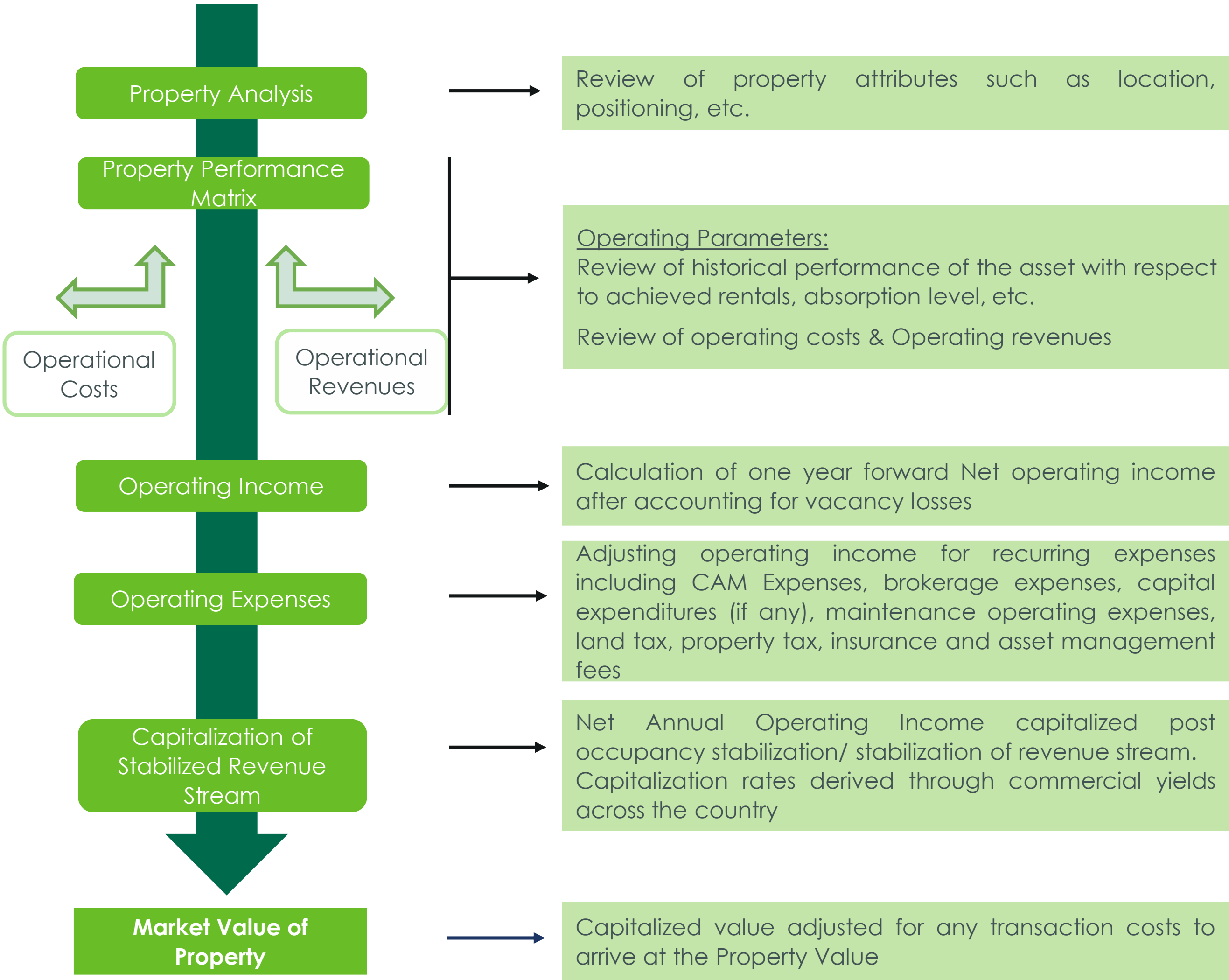
In **'Direct Comparison Approach'**, the property is compared to similar properties that have actually been sold in an arms-length transaction or are offered for sale (after deducting for value of built-up structure located thereon). The comparable evidence gathered during research is adjusted for premiums and discounts based on property specific attributes to reflect the underlying value of the property.

2.3.2 Income Approach

The income approach is based on the premise that value of an income - producing asset is a function of future benefits and income derived from that asset. There are two commonly used methods of the income approach in real estate valuation namely, direct capitalization and discounted cash flow (DCF).

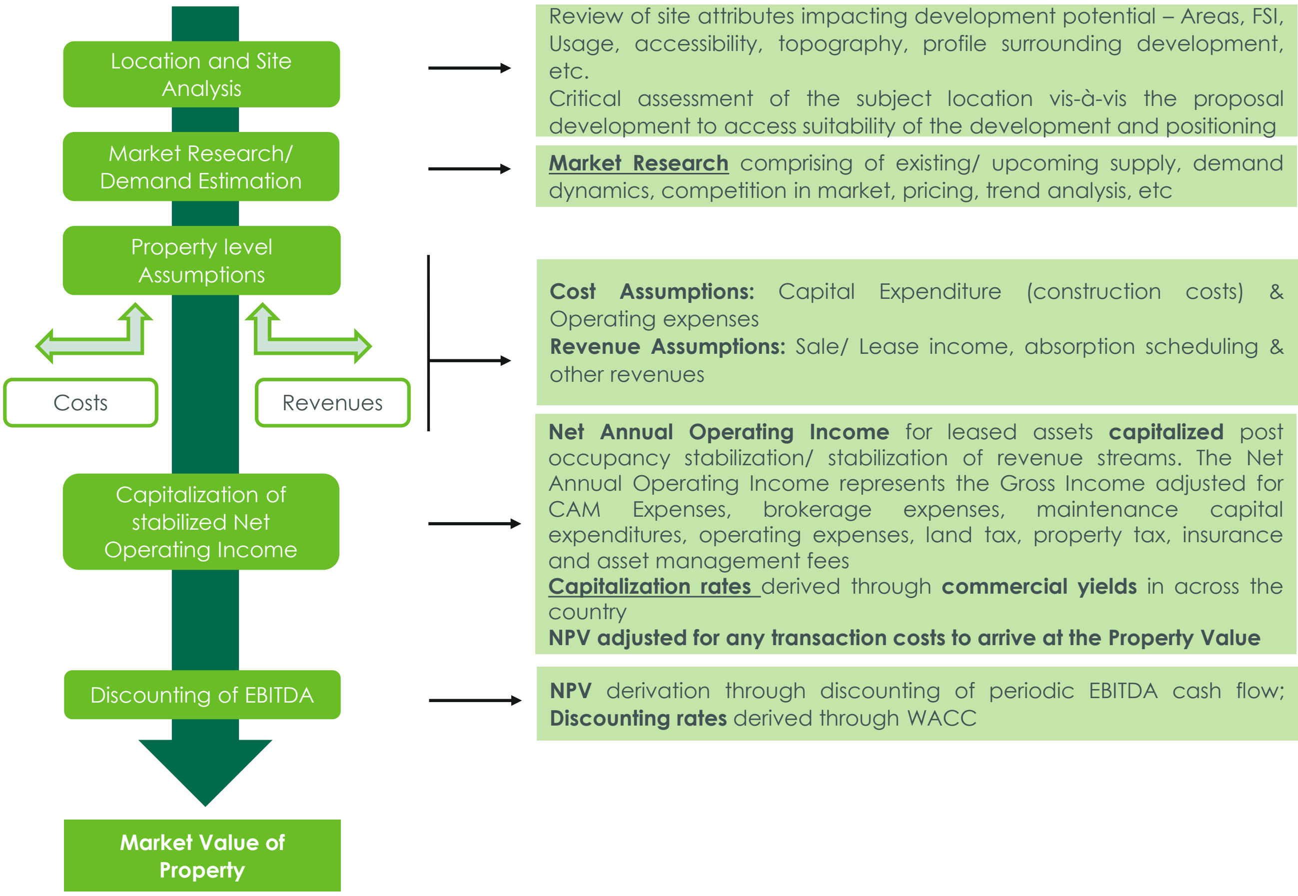
A. Direct Capitalization Method

Direct capitalization involves capitalizing a 'normalized' single - year net income estimated by an appropriate yield. This approach is best utilized with stable revenue producing assets, whereby there is little volatility in the net annual income.



B. Discounted Cash Flow Method

Using this valuation method, future cash flows from the property are forecasted using precisely stated assumptions. This method allows for the explicit modelling of income associated with the property. The future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate.

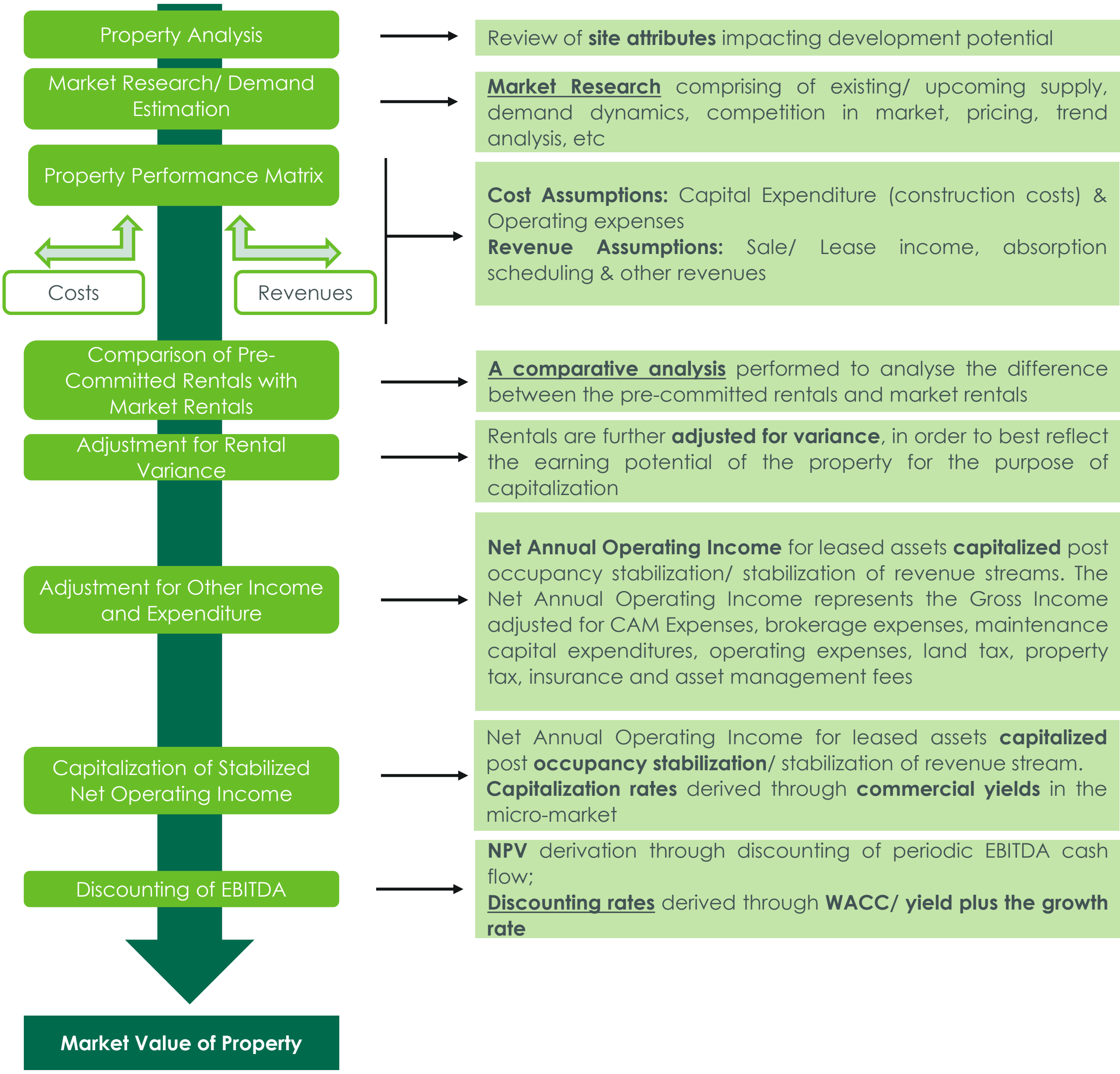


A variation of the Discounted Cash Flow Method is illustrated below:

B.1. Discounted Cash Flow Method using Rent Reversion

The market practice in most urban consumption centres (including commercial/ IT developments) involves contracting tenants in the form of pre-commitments at submarket rent to increase attractiveness of the property to prospective tenants – typically extended to anchor tenants along with an option to pay turnover rental, whichever is higher. Additionally, there are instances of tenants paying above-market rent (or turnover rental whichever is higher) for certain properties as well primarily owing to market conditions at the time of contracting the lease. In order to arrive at a unit value for these tenancies, the Valuer has considered the impact of such sub/ above market leases on the valuation of the subject property.

The valuation process and the assumptions for valuation adopted while undertaking the valuation under this approach are detailed below:



2.4 Approach and Methodology Adopted

A large number of leases at the subject properties were executed at rentals prevalent at the time of signing of such leases or at a discount to prevailing market rental (for a few anchor tenants). Since the real estate industry is dynamic and is influenced by various factors (such as existing supply, tenants looking at spaces, quality of spaces available in the market, overall health of the economy, existing rentals, future growth plans, etc.) at a particular point in time, contracted rentals may tend to move away from the prevalent market rents over a period of time. It has also been witnessed that the market rents for some properties or submarkets increase or decrease at a rate significantly different from those agreed to in initial leases.

These factors reinforce the need to review each of these leases in isolation to assess the intrinsic value of the property under review.

Considering the objective of this exercise and the nature of assets involved, the value of the office and urban consumption centre in the subject properties has been assessed through the **Discounted Cash Flow Method using Rental Reversion**. Further, the value of solar park (Karnataka Solar Park) and hotel component at the respective properties (i.e. Hyatt Regency Chandigarh & Oakwood Residence Whitefield Bangalore) have been valued using the **Discounted Cash Flow Method**.

Asset-specific Review:

1. As the first step to the valuation of the asset, the rent roll were reviewed to identify tenancy characteristics for the asset. In order to arrive at a unit value for these tenancies, we have considered the impact of sub/ above market leases based on varying tenant categories, store sizes, location / floor of the store within the development. lease terms, etc. on the valuation of the subject property. For anchor tenants, discounts on marginal rent or additional lease-up timeframe have been adopted upon lease reversion.
2. Title documents and architect certificates were reviewed for validation of area details, ownership of the asset
3. The Valuer has undertaken physical site inspections to assess the current status of the subject properties.

Submarket Review:

1. For the purpose of the valuation exercise, reliance has been placed on the market report prepared by CBRE, who has been appointed by the Management as an independent consultant to carry out industry and market research. Accordingly, the review was carried out in the following manner:-

   A detailed assessment of the site and surroundings has been undertaken with respect to the prevalent activities, change in dynamics impacting the values and the optimal use of the respective properties vis-à-vis their surrounding submarket, etc.

   Further, a primary and secondary research exercise has been carried out in the catchment areas for the respective assets to ascertain the transaction activity of commercial, retail and hospitality developments. This has been achieved through interactions with various market players such as developers, real estate brokers, key office tenants, hospitality occupiers, etc. Peers to the assets were identified in terms of potential competition (both completed and under-construction/planned assets), comparable recent lease transactions witnessed in the micro-market were analysed along with the historical leasing and re-leasing history within the asset over the last 3 – 4 years.

   In addition, detailed review of rent roll has been undertaken to assess the store categories, prevailing lease terms, sizes and location within the development of individual leases. This was undertaken to assess the applicable market rent (applicable rental for the micro-market where the asset is located) and applicable marginal rental (the Valuer's view on rental for the asset – used for leasing existing vacant spaces as well as upon releasing).

Cash Flow Projections

1. The cash flows for the operational and under-construction/proposed area (if applicable) were projected separately to arrive at their respective value conclusion.

2. The Valuer has utilized the EBIDTA to arrive at the value of the subject properties. The following steps were undertaken to arrive at the value for operational and under-construction/proposed area respectively:

   The Valuer has projected future cash flows from the property based on existing lease terms for the operational area till the expiry of the leases or re-negotiation (using the variance analysis), whichever is earlier. Post which, the lease terms have been aligned with marginal rentals along with turnover rental as applicable. For vacant area and under-construction/proposed area, the Valuer has projected the marginal rent led cash flows factoring appropriate lease-up time frame for vacant/under-construction/proposed area. These cash flows have been projected for 10-year duration from the date of valuation and for 11th year (for assessment of terminal value). These future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate.

   For each lease, the following steps have been undertaken to assess the rent over a 10-year time horizon:

   - Step 1: Project the rentals for identified tenancies up to the period of lease expiry, lock-in expiry, first escalation, second escalation, etc. whichever is applicable. In the event of vacant/ to be leased spaces, market-led rentals to be adopted with suitable lease-up time.

     We have reviewed key parameters for each tenant such as in-place rentals, tenant sales performance (for last 3-4 years), rent to sales ratio along with the prevailing benchmarks of key transactions both in the subject development and similar grade developments in the submarket to arrive at the market rental opinion for respective tenancy in the subject development including the vacant spaces. Subsequently, the weighted average marginal rental is arrived for the overall development.

   - Step 2: Generating a comparable marginal rental stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step based on appropriate rental and tenant sales growth rate adopted for the respective assets.

- Step 3: Turnover Rental Assessment

  We have analyzed historic tenant sales and market rent growth for the last 3-4 years for the respective assets and combined with the recovery post COVID-19, and have formulated the baseline growth rate for tenant sales on an implied basis, the market rents. We have additionally kept in consideration the evolution of the mall (launch phase, growth phase, stabilization phase), characteristics of the asset, tenant mix and submarket, competing assets (current and future) including infrastructure improvements proposed in the submarket. These factors have been utilized in drawing the growth rates over the next 2-3 years, post which we have adopted a stable inflationary led growth rate.

  Further, we have baselined FY23 & FY24 tenant sales (considering FY 21 being a COVID year & FY22 being a recovery period) and adopted a growth factor based on the aforementioned analysis to arrive at the tenant sales psf as of Mar'24.

  Based on the above approach and the contractual turnover rent percentage of respective tenants and average tenant sales psf per month (for respective categories), turnover rent is estimated for each tenant and is compared with the minimum guaranteed rentals in line with the tenant contracts. The higher of the two is adopted for the purposed of estimating cash flows (based on the contract).

- Step 4: Kiosk Income - Based on the rent roll, in-place kiosk income has been considered for FY25 projections. The same been escalated at suitable growth rate from FY26 onwards.

  Step 5: In the event the escalated contracted rental is significantly above the marginal rent (viz. by 100%), the contracted terms are discarded, and the terms are reverted to marginal rent as on the date of expiry / lock-in whichever is earlier. In the event the escalated contracted rent is below the marginal rent by the threshold highlighted above, the contracted terms are adopted going forward until the next lease review/ renewal. Intent of this step is to project the rental for respective leases until lease expiry as well as post expiry.

- Step 6: Computing the monthly income based on rentals projected as part of Step 3 and translating the same to a quarterly income (for the next 10 years and 11th year – considered for calculation of terminal value

Adjustments for other revenues and recurring operational expenses:

For the respective assets, the Valuer has looked at historical operational revenues and expenses as well as budgets for FY 25 as provided by the Management. Further, the Valuer has taken into account the cost savings on account of renewable energy sources and other measures adopted in the respective. The inputs for the same has been provided by the Management and independently reviewed by the Valuer.

The valuer has accordingly modelled the income and operational expenses for the respective assets as highlighted below:

- **Marketing Income & Expenses** – adopted based on current performance and inputs provided by the Management for respective assets and escalated as per suitable growth rates for future years
- **Margin on Maintenance Services** – For all assets, we have looked at the operational revenues and expenses of the respective assets to understand the recurring, non-recurring, recoverable and non-recoverable expenses and accordingly modelled the maintenance services income and operational expenses for the asset adjusted for occupancy
- **Parking Income & Expenses** – adopted based on current performance and inputs provided by the Management for respective assets and escalated as per suitable growth rates for future years
- **Other Income & Expenses** – adopted based on current performance and inputs provided by the Management for respective assets and escalated as per suitable growth rates for future years
- **Security Deposit** – adopted based on inputs received from the Management for the leased spaces and market assumption taken for future leases.
- **Annual Recurring Expense**:
    - **Insurance** – adopted based on the actual insurance outflow (if any) provided by the Management and escalated as per the stabilized growth rates
    - **Annual Lease Rental / Property Taxes** – adopted based on annual lease rental / property tax assessed for the property as provided by the Management
    - **Opex Projects and Admin Expenses** – adopted as a recurring expense as a percentage of the lease rental income as a provision for future repairs & maintenance based on market assumptions
- **Vacancy Allowance** ~ based on the prevailing market benchmarks, Vacancy Allowance is considered as percentage of revenues from operations on annual basis and upon exit while determining the terminal value
- **Revenue escalation** ~ as explained in the earlier section we have analysed historic sales turnover and market rent growth for the last 3-4 years for the respective assets and combined with the recovery post COVID-19, we have formulated the baseline growth rate for tenant sales and on an implied basis, the market rents. We have additionally kept in consideration the evolution of the mall (launch phase, growth phase, stabilization phase), characteristics of the asset, tenant mix and submarket, competing assets (current and future) including infrastructure improvements

proposed in the submarket. These factors have been utilized in drawing the growth rates over the next 3-4 years, post which we have adopted a stable inflationary led growth rate.

- **Sales growth escalation** ~ based on the above approach, a market led annual escalation on the Tenant Sales psf pm growth has been adopted with higher rate for the initial years and stabilized growth rate for subsequent years depending upon the respective assets performance in the submarket

- **Rent – free period** ~ based on the trend prevalent in the subject submarket, we consider appropriate rent-free periods for the value assessment of the subject property from lease commencement date (for future / new leases)

- **Brokerage** ~ based on prevalent market dynamics, we have considered brokerage for future / new leases

The other revenues and recurring operational expenses highlighted above have been capitalized at market-led capitalization rates.

<u>Additional Adjustments (Below NOI):</u>

- **Fit-out Income** ~ adopted based on fit-out rent (if any) provided by the management till lease expiry of applicable leases (same is not capitalized)

- **Transaction Cost on Exit** ~ adopted as a percentage of the terminal value after aforesaid adjustments

- **Property Management Fee** - adopted as a recurring expense as a percentage of the revenues from operations (not capitalized)

- **R&M reserve provision** – adopted as a recurring expense as a percentage of the revenues from operations (not capitalized)

2.5 Information Sources for Valuation

Table below highlights various data points referred throughout the course of this valuation exercise and the data sources for the same. Property related documents referred to in the table below have been provided to the Consultants by the Management unless otherwise mentioned. The Consultants have assumed the documents to be a true copy of the original. The rent roll have been assumed to be correct as it has been verified by the auditor based on the inputs from the Management.

Particulars	Details	Units	Source
Area Details	Land Area	Acres	Title report prepared by Legal Counsels / Architect Certificate
	FSI Area	Sf	Architect Certificate
	Carpet Area (Covered)	Sf	Architect Certificate
	Leasable Area	Sf	Architect Certificate
	Leasable Area – Future Development (if applicable)	Sf	Architect Certificate
	No. of Floors	No.	Architect Certificate
	Stacking Plan	NA	Management
	No. of Basements	No.	Architect Certificate/ Sanctioned Plan/ Occupancy Certificate
	Number of car parks	No.	Architect Certificate
Documents/ Approvals	Land Use / Zoning	NA	Title report/Zoning Plan
	Title Deeds	NA	Title report
	Approved Sanction Plan	NA	Copy as applicable
	Building Plan / Site Plan	NA	Copy as applicable
	Floor Plans	NA	Copy as applicable
	Height Clearance Approvals (AAI)	NA	Copy as applicable
	Fire NOC	NA	Copy as applicable
	Environment Clearance	NA	Copy as applicable
	Commencement Certificate	NA	Copy as applicable
	Occupancy Certificate	NA	Block-wise occupancy certificate
	Building Certification	NA	Management (as applicable)
	Lease Agreements with Tenants	NA	Rent roll
	Sample Maintenance Services Agreements	NA	NA

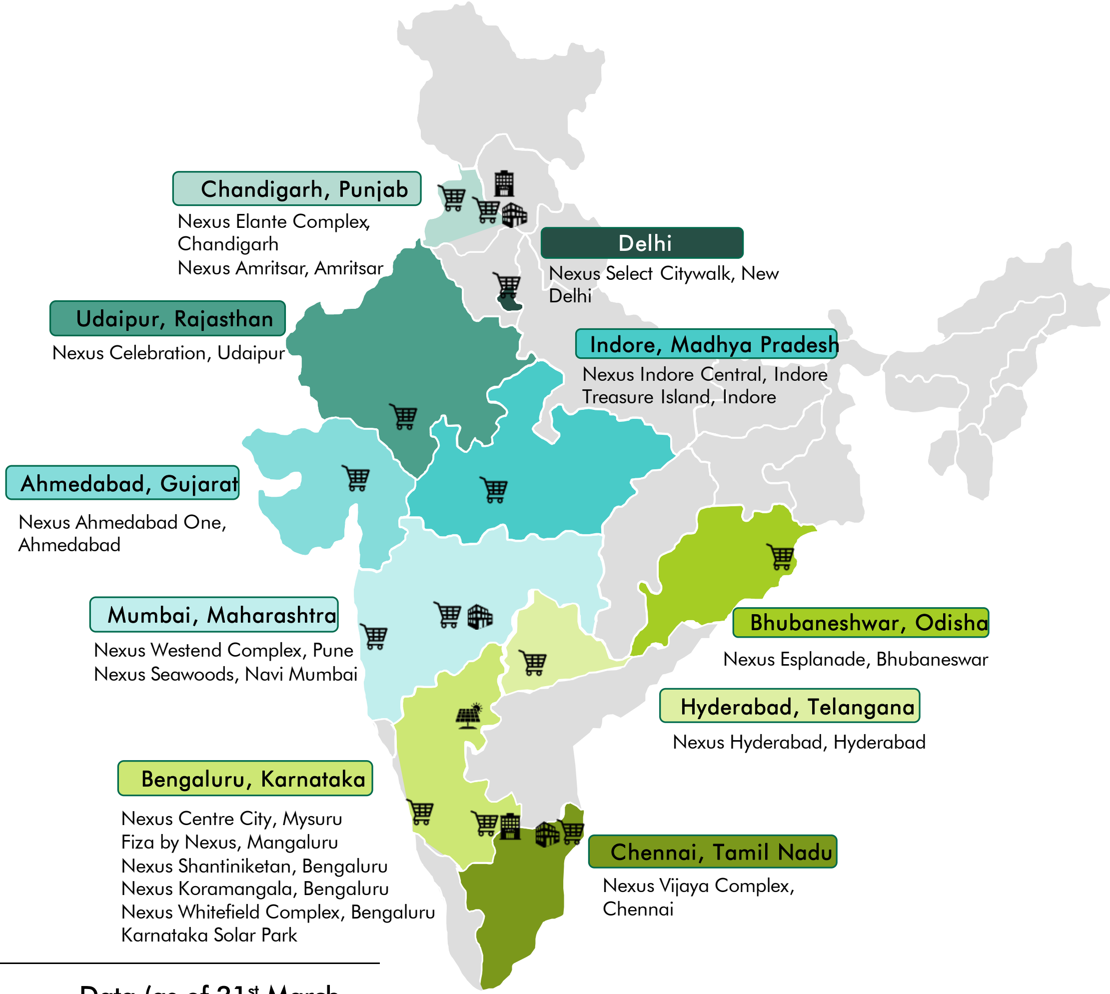
Particulars	Details	Units	Source
Services Offered	HVAC (Tonnage)	TR	Management
	Power Back-up	KVA	Management
	No. of Lifts with capacity	No.	Management
	No. of staircase	No.	Management
Cost Assumptions	Pending Construction Cost (if any)	INR Mn	Management
	Total Budgeted Cost – Land Stage Block (if applicable)	INR Mn	Management
	Total Budgeted Cost – Under Construction Block (if applicable)	INR Mn	Management
	Cost Already Incurred – Under Construction Block (if applicable)	INR Mn	Management
	Cost towards fit outs (if any)	INR psf pm / INR Mn	Management
	Cost provisioned towards refurbishment / renovation	INR Mn	Management
	Maintenance Service Charges	INR Mn	Management
	Insurance Cost	INR Mn	Management
	Property Tax	INR Mn	Management
	Margin on Maintenance	% of Maintenance Services Charges	Valuer's assessment
	Property Management Fee	% of revenues from operations	Agreement between Management and SPVs holding subject properties
	Repair & Maintenance Reserve	% of revenues from operations	Valuer's assessment
Exit Assumptions	Capitalization Rate	%	Valuer's assessment
	Quarter of Capitalization	Quarter, Year	Valuer's assessment
	Discount Rate	%	Valuer's assessment
	Transaction cost on Exit	%	Valuer's assessment
Operational Assumptions	Leased Area	Sf	Rent roll
	Vacant Area	Sf	Rent roll
	Pre- Committed Area	Sf	Rent roll
	Lease Dates (Start, End, Lock in, Escalation etc.) for existing leases	MM/DD/YYYY	Rent roll

Particulars	Details	Units	Source
	Rent Achieved	INR psf pm	Rent roll
	Pre-Committed Rent	INR psf pm	Rent roll
	Security Deposit	No. of months/ INR Mn	Rent roll
	Parking income & expenses	INR Mn	Management / Valuer's assessment
	Marketing income & expenses	INR Mn	Management / Valuer's assessment
	Other Income & expenses	INR Mn	Management / Valuer's assessment
	Interest on Security Deposit	NA	Valuer's assessment
	Marginal Rent	INR psf pm	Valuer's assessment
	Reversion Threshold	%	Valuer's assessment
	Escalation in Rent / Maintenance Services / Sales growth	%	Valuer's assessment
	Lease Dates (Start, End, Lock in, Escalation etc.) for vacant area	MM/DD/YYYY	Valuer's assessment
	Lease escalation on Renewal for New/Future Leases	%	Valuer's assessment
	Security Deposit for New/Future Leases	No. of months	Valuer's assessment
	CAM Under-recoveries	INR psf pm	Valuer's assessment
	Rent Free Period	No. of Months	Valuer's assessment
	Brokerage	No. of months	Valuer's assessment
	Vacancy Allowance	% of revenues from operations	Valuer's assessment
Construction Timelines	Construction Commencement	Quarter, Year	Management / Valuer's assessment
	Construction Completion	Quarter, Year	Management / Valuer's assessment
Absorption Timelines (for vacant space)	Respective spaces in each development	Quarter, Year	Valuer's assessment
Market assessment and key portfolio characteristics	Opinions expressed on the scale of portfolio, relative performance of submarkets, asset quality and characteristics of assets, etc.	Not applicable	Consultants' Assessment

3 Nexus Select Trust Assets at a Glance

3.1 Key Characteristics

Seventeen prime Urban Consumption Centres located across 14 cities including three office spaces, one Solar Park and two hotel developments



Nexus Select Trust Assets	Data (as of 31st March 2024)
Urban consumption centre -	
Total Leasable Area (msf)	9.89[1]
Committed Occupancy (%)	97.6%
No of brands	1,058
Office Component	
Total Leasable Area (msf)	1.25
Committed Occupancy (%)	78.3%
Total Portfolio	
Completed Area (msf)	10.47
No of assets	18
Number of Hotel Keys	354
Solar Park	15 MW

'Properties under the Nexus Select Trust platform are amongst some of the highest quality urban consumptions centre assets in India due to their scale, best-in-class asset quality and industry-leading asset management

[1] *The total Leasable Area of the assets comprising our Portfolio (including 100% interest in Nexus Shantiniketan, Fiza by Nexus and Treasure Island) is 9.89 msf, and when adjusted for share of economic interest in Nexus Shantiniketan, Fiza by Nexus and Treasure Island the Leasable Area is 9.22 msf.*

Tenants Category Mix at the Portfolio Level – Urban consumption centre

Data as of 31st March 2024

Tenant Category Mix	Leased Area (sf)	% of area leased	% of gross rental
Anchor	4,200,398	44.3%	29.9%
In-line	2,438,190	25.7%	45.5%
Entertainment	1,533,457	16.2%	8.7%
F&B	682,709	7.2%	7.4%
Food Court	466,996	4.9%	3.9%
Others*	163,064	1.7%	4.7%
Total	**9,484,814**	**100.0%**	**100.0%**

*Source: Rent roll provided by the Management, *includes Kiosk, Quasi Office Space and Storage Space*

Sector Mix at the Portfolio Level – Based on gross rentals

Data as of 31st March 2024

Sector Mix	% of gross rental
Apparel & Accessories	40.3%
F&B	12.7%
Entertainment	8.9%
Footwear & Fitness	10.1%
Departmental Store	6.7%
Beauty & Personal care	6.5%
Electronics	4.4%
Hyper Market	3.1%
Homeware	2.2%
Jewellery	1.6%
Others	3.4%
Total	**100.0%**

Source: Rent roll provided by the Management

Data as of 31st March 2024

Top 10 Tenants by Gross Rental	Area (sf)	% of area leased	WALE (based on gross rental)
Tenant 1	714,463	7.5%	6.9 years
Tenant 2	442,663	4.7%	7.9 years
Tenant 3	362,349	3.8%	16.3 years
Tenant 4	298,900	3.2%	8.6 years
Tenant 5	308,898	3.3%	13.5 years
Tenant 6	119,823	1.3%	6.1 years
Tenant 7	233,583	2.5%	5.5 years
Tenant 8	310,030	3.3%	9.6 years
Tenant 9	230,739	2.4%	5.4 years
Tenant 10	253,378	2.7%	18.9 years
Total	**3,274,825**	**34.5%**	**9.7 years**

Source: Rent roll provided by the Management

3.2 Nature of the Interest of the Nexus Select Trust

The table below highlights the nature of interest of the Nexus Select Trust:

Property	SPV Name	Interest Valued	% stake held in SPV by Nexus Select Trust	Remainder of term in case of land on Leasehold basis (approx.)
Nexus Select Citywalk, Delhi	Select Infrastructure Private Limited ("SIPL")	Freehold	100.00%	NA
Nexus Elante Complex, Chandigarh	CSJ Infrastructure Private Limited ("CSJIPL")	Freehold	100.00%	NA
Nexus Seawoods, Navi Mumbai	Westerly Retail Private Limited ("WRPL")	Leasehold	100.00%	44 years[2]
Nexus Ahmedabad One, Ahmedabad	Euthoria Developers Private Limited ("EDPL")	Leasehold	99.45%	82 years[2]
Nexus Hyderabad, Hyderabad	Nexus Hyderabad Retail Private Limited ("NHRPL")	Freehold	100.00%	NA
Nexus Koramangala, Bengaluru	Nexus Hyderabad Retail Private Limited ("NHRPL")	Freehold	100.00%[3]	NA
Nexus Vijaya Complex, Chennai	Vijaya Productions Private Limited ("VPPL")	Freehold	100.00%	NA
Nexus Westend Complex, Pune	Chitrali Properties Private Limited ("CPPL") Daksha Infrastructure Private Limited ("DIPL")	Freehold	100.00%	NA
Nexus Esplanade, Bhubaneswar	Safari Retreats Private Limited ("SRPL")	Part Freehold / Part Leasehold	100.00%	46 years[2]
Nexus Amritsar, Amritsar	Euthoria Developers Private Limited ("EDPL")	Freehold	99.45%	NA
Nexus Shantiniketan, Bengaluru	Nexus Shantiniketan Retail Private Limited ("NSRPL")	Freehold	100.00%[4]	NA
Nexus Whitefield Complex, Bengaluru	Nexusmalls Whitefield Private Limited ("NWPL")	Freehold	100.00%	NA

[2] For finite lease tenures excluding Karnataka Solar Park, we have assumed perpetuity irrespective of the fixed tenure as the asset value would not be materially different from the finite term value

[3] Operational data presented represents NHRPL's economic interest as of March 31, 2024 in Nexus Koramangala (viz. 303,232 sq. ft.) arising out of its (i) ownership interest over 260,753 sq. ft. of Leasable Area; (ii) short term leasehold rights over 13,656 sq. ft. of Leasable Area valid until March 31, 2028; and (iii) revenue share entitlements with respect to 28,823 sq. ft. of Leasable Area valid until March 31, 2028.

[4] Operational data presented above Represents 100% interest in Nexus Shantiniketan. However, please note that NSRPL is entitled to only 64.90% identified share of the total Leasable Area of 625,091 sq. ft. in Nexus Shantiniketan, and a corresponding 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan.

Property	SPV Name	Interest Valued	% stake held in SPV by Nexus Select Trust	Remainder of term in case of land on Leasehold basis (approx.)
Nexus Celebration, Udaipur	Nexus Udaipur Retail Private Limited ("NURPL")	Leasehold	100.00%	79 years[2]
Fiza by Nexus, Mangaluru	Nexus Mangalore Retail Private Limited ("NMRPL (Mangalore)")	Freehold	100.00%[5]	NA
Nexus Centre City, Mysuru	Nexus Mysore Retail Private Limited ("NMRPL (Mysore)")	Freehold	100.00%	NA
Nexus Indore Central, Indore	Naman Mall Management Company Private Limited ("NMMCPL")	Freehold	100.00%	NA
Karnataka Solar Park	Mamadapur Solar Private Limited ("MSPL")	Leasehold	100.00%	22 years
Treasure Island, Indore	Indore Treasure Island Private Limited ("ITIPL")	Leasehold	50.00%	Deemed perpetual[6]

[5] Operational data presented above Represents 100% interest in Fiza by Nexus. However, please note that NMRPL (Mangalore) is entitled to only 68% identified share of the total Leasable Area of 723,474 sq. ft. in Fiza by Nexus and a corresponding 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus.

[6] Based on review of the title report, we understand that the land lease is renewable after every 4 years & 11 months. The current lease expires on 31st March 2025. Based on inputs from the Management, we understand that the land is leased from wholly owned subsidiaries of ITIPL and accordingly, the lease may be duly renewed upon expiry

3.3 Capitalization Rate Adopted

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Historical entry yields (going in cap rates) for yield/ core retail asset transactions across various key markets in India have steadily shown a downward trend over last 7 - 8 years from 10.5-11.5% to about 7.5% - 8.5% in last 3 years
- Hotel assets have been observed to transact between an EV/ EBITDA multiple of approximately 11 – 13 historically and over the past few years has improved to approximately 12 – 14 multiples
- The increased appetite for income producing assets and availability of various modes of finance (real estate credit flows) backing such acquisitions
- The demand supply situation in the respective city and expected dynamics of demand leading supply - given the barriers to entry such as land availability, higher initial cost outlays, etc. Developers are expected to focus on other emerging locations with positioning of neighbourhood urban consumption centres
- Inflation – inflation (and interest rates) expected to be maintained in check with interventions from regulators in case of severe swings
- Liquidity associated with REIT listed/ public listings (multiplicity of buyers and relatively lower budgets per buyer)
- Valuer has adopted an exit cap rate of 8-8.5% with lower end of cap rate adopted for relatively better assets within the portfolio from an overall performance dynamics perspective
- However, there are few marquee / best performing assets in the portfolio vis-à-vis the submarket such as Nexus Select Citywalk which has been capitalized 50bps lower at cap rate of 7.50% and Nexus Elante Complex, Nexus Seawoods, Nexus Koramangala has been capitalized at cap rate of 7.75% considering the above market performance, premium in rentals than the submarket, limited competition, tenant mix, asset quality, etc.

Based on the above highlighted attributes, the following cap rates have been adopted for respective assets for the purpose of our valuation:

Asset/ Property Name	Details
Nexus Select Citywalk	7.50%
Nexus Elante Complex	7.75% 8.25% (Office) 14x EV / EBITDA (Hotel)
Nexus Seawoods	7.75%
Nexus Ahmedabad One	8.00%
Nexus Hyderabad	8.00%
Nexus Koramangala	7.75%
Nexus Vijaya Complex	8.00%

Asset/ Property Name	Details
	8.25% (Office)
Nexus Westend Complex	8.25% 8.25%(Office)
Nexus Esplanade	8.00%
Nexus Amritsar	8.00%
Nexus Shantiniketan	8.00%
Nexus Whitefield Complex	8.25% 14x EV / EBITDA (Hotel)
Nexus Celebration	8.25%
Fiza by Nexus	8.50%
Nexus Centre City	8.50%
Nexus Indore Central	8.50%
Karnataka Solar Park	-
Treasure Island	8.50%

3.4 Discount Rate Adopted

For discounting the cash flows, an appropriate discount rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC).

3.4.1 Cost of Equity

The Valuer has computed the cost of equity as per the Capital Asset Pricing Model (CAPM), which is derived as follows:

Cost of equity = Risk Free Rate (Rf) + Beta (β) * (Market Return (Rm) – Risk Free Rate (Rf))

As mentioned above, the cost of equity computed using CAPM constitutes of the following components:

- Risk free rate (Rf) i.e., long term (10-year) treasury bond rate in India
- Market return (Rm) based on the returns of Broad-Based BSE 500 stock index for the past 10 to 15 years
- Computation of 'Beta (β)' of key listed realty stocks in India with respect to the Broad-Based BSE 500 stock index

The cost of equity adopted for specific projects has been adjusted for market/ project specific risk pertaining to a real estate project such as execution risk (construction status), approval risk, marketing risk, etc. and adjusted for taxation. While the assumptions regarding the quantum of these risks have no quantitative basis, we have adopted them based on our understanding of the market and our opinion on the project performance.

3.4.2 Cost of Debt

Completed Blocks

The cost of debt for competed urban consumption centres has been considered based on prevalent Lease Rental Discounting (LRD) rates for Grade A office / urban consumption centres across the Nexus Select Trust submarkets which are in the range of 7.5% – 9.0% depending upon the location, asset quality, occupancy, etc.

3.4.3 Weighted Average Cost of Capital (WACC)

Completed Blocks / Urban consumption centres

As highlighted earlier, the cost of debt has been assumed based on the prevalent LRD rates while the cost of equity assumed has been adjusted for asset and market specific attributes to reflect the market expectations from an operational Grade A urban consumption centre. Further, the proportion of debt and equity has been derived considering the prevalent LRD tenures and its contribution in the overall asset value.

Based on above, the following WACC rate has been assumed for completed urban consumption centres at various Nexus Select Trust assets forming part of the REIT portfolio:

Asset / Property Name	Particular	Proportion	Cost	WACC
Nexus Select Citywalk	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Elante	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Seawoods	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Ahmedabad One	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Hyderabad	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Koramangala	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Vijaya	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Westend	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Esplanade	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Amritsar	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	
Nexus Shantiniketan	Debt	50.00%	8.25%	11.50%
	Equity	50.00%	14.75%	

Asset / Property Name	Particular	Proportion	Cost	WACC
Nexus Whitefield	Debt	50.00%	8.25%	**11.50%**
	Equity	50.00%	14.75%	
Nexus Celebration	Debt	50.00%	8.25%	**11.50%**
	Equity	50.00%	14.75%	
Fiza by Nexus	Debt	50.00%	8.25%	**11.50%**
	Equity	50.00%	14.75%	
Nexus Centre City	Debt	50.00%	8.25%	**11.50%**
	Equity	50.00%	14.75%	
Nexus Indore Central	Debt	50.00%	8.25%	**11.50%**
	Equity	50.00%	14.75%	
Treasure Island	Debt	50.00%	8.25%	**11.50%**
	Equity	50.00%	14.75%	

Office

For the office component located in three locations i.e. Nexus Elante Complex, Nexus Vijaya Complex & Nexus Westend Complex, the following WACC rates have been considered:

Asset / Property Name	Particular	Proportion	Cost	WACC
Elante Office	Debt	47.50%	9.00%	**12.00%**
	Equity	52.50%	14.70%	
Vijaya Office	Debt	47.50%	9.00%	**12.00%**
	Equity	52.50%	14.70%	
Westend Icon Offices	Debt	47.50%	9.00%	**12.00%**
	Equity	52.50%	14.70%	

Solar

For the Solar project in Karnataka, the following WACC has been considered:

Asset / Property Name	Particular	Proportion	Cost	WACC
Karnataka Solar Park	Debt	50.00%	8.25%	**11.50%**
	Equity	50.00%	14.75%	

Hotel

For the hotel component at various properties located in Bengaluru & Chandigarh city, the cost of debt has been considered based on the prevalent lending rates for hospitality assets. Further, the cost of equity has been assessed keeping in purview the historical returns of listed hospitality stocks, duly factoring in the risk premium for the status of development and impact of seasonality in sustaining a stable ARR (Average Room Rate) and occupancy. Additionally, the proportion of debt and equity has been derived considering the leverage extended for hospitality developments based on industry benchmarks and feedback received from financial institutions.

Based on above, the following WACC rate has been assumed for hotel component at various Nexus Select Trust assets forming part of the REIT portfolio:

Asset / Property Name	Particular	Proportion	Cost	WACC
Hyatt Regency Chandigarh	Debt	50.00%	9.60%	**12.18%**
	Equity	50.00%	14.75%	
Oakwood Residence Whitefield Bangalore	Debt	50.00%	9.60%	**12.18%**
	Equity	50.00%	14.75%	

The cash flows are assumed to realize evenly during the course of every quarter; hence a mid-quarter discounting convention has been adopted for the purpose of this valuation. Additionally, we have not factored any cash flows attributable to working capital requirement/expenses for valuation as the same is immaterial.

4 Valuation Certificate

4.1 Nexus Select Citywalk

Property Name:	Nexus Select Citywalk
Property Address:	Plot No. P-1B, District Centre, Saket, Delhi, India
Interest Valued:	Freehold
Basis of Valuation:	Market Value
Land Area:	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 4.8 acres.
Brief Description:	The subject property is one of the prominent urban consumption centres located in affluent catchment of South Delhi launched in 2007 and with a leasable area of approx. 0.5 msf, the subject property is located towards the southern part of Delhi viz. Saket, which is an established commercial and residential vector of Delhi, including Pushp Vihar, Greater Kailash, Kailash Colony, Nehru Place, Lajpat Nagar, Vasant Kunj etc. The property enjoys dual accessibility via an approx. 30m wide Press Enclave Marg and approx. 20m wide internal service road on the northern and southern side respectively. Subject property is an LGF+GF+6 storied structure and has over 210 brands. Further, it is situated at a distance of approx. 12 Km from Indira Gandhi International Airport, 15 - 16 Km from Connaught Place (CBD of Delhi) and approx. 15 Km from Delhi Railway Station.
Statement of Assets (sf):	Based on review of various documents such as rent roll and architect's certificate, the subject property is an urban consumption centre with approximately 0.5 msf leasable area. Committed occupancy is approximately 99.7% as on the date of valuation. The table below highlights land area and leasable area of the subject property:

Particulars	Completed Area (sf)
Nexus Select Citywalk	510,266

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation:	31st March 2024
Date of Inspection:	20th January 2024
Purchase Price for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023
Ready Reckoner Rate (as per documents	Land Rate: INR 383,616 per sqm of land area Built-up Rate: INR 12,768 per sqm of covered area

published by State Government):

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Select Citywalk	45,586
Total Value of the property	**45,586**

Assumptions, Disclaimers, Limitations & Qualifications

This valuation report is provided subject to assumptions, disclaimers, limitations and qualifications detailed throughout this report which are made in conjunction with those included within the Assumptions, Disclaimers, Limitations & Qualifications section located within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements. This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.

4.2 Nexus Elante Complex

Property Name: Nexus Elante Complex

Property Address: Plot No. 178 – 178A, Industrial Area Phase I, Chandigarh, India

Interest Valued: Freehold

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 20.16 acres.

Brief Description: Nexus Elante is one of the prominent urban consumption centres in Chandigarh having a leasable area of approx. 1.2 msf and is operational since 2013. Nexus Elante Complex also includes a 211 key Hyatt Regency Chandigarh hotel operational since 2016 and a 0.1 msf of office area with GF+6 storied structure occupied by prominent tenants. The urban consumption centre is a LGF+GF+3 storied structure with retail, F&B, multiplex, restaurants and In-line stores.

The subject property is located towards the south – eastern periphery of Chandigarh city in Industrial Area Phase I, which is an established industrial vector of Chandigarh, and lies in close proximity of several prominent residential sectors including Sectors 31, 29, 30, 28, 47, etc.

Further, the subject property is located at a distance of approx. 3 Km from Chandigarh Railway Station, approx. 5 Km from ISBT Sector – 17, Chandigarh, approx. 6 Km from the established retail hub/ CBD of Chandigarh viz. Sector-17, and approx. 17 Km from Chandigarh International Airport.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 1.2 msf leasable area, 211 key Hyatt Regency Chandigarh a 0.1 msf of office area. Committed occupancy for Nexus Elante is approximately 99.0%, 86.2% for Elante Office and 69.9% for Hyatt Regency Chandigarh hotel as on the date of valuation.

The table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Elante	1,252,762
Elante Office	84,692
Hyatt Regency Chandigarh	211 Keys

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)
Office Component	Discounted Cash Flow Method (using rent reversion approach)
Hotel Component	Discounted Cash Flow Method

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government): Land Rate: INR 142,500 per sqm of land area

The table below highlights the rate applicable across floors:

Commercial Building	Built up Rate (INR psf)
Ground Floor	15,593
First Floor	13,860
Second Floor and above	12,994

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Elante	43,978
Elante Office	1,119
Hyatt Regency Chandigarh	5,801
Total Value of the property	**50,898**

Assumptions, Disclaimers, Limitations & Qualifications

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4.3 Nexus Seawoods

Property Name: Nexus Seawoods

Property Address: Plot No. R1, Sector 40 situated at Nerul Node, Navi Mumbai, District Thane, Maharashtra, India

Interest Valued: Leasehold

Lease Details - It is understood that City and Industrial Development Corporation of Maharashtra Limited (CIDCO) is the owner / lessor of the subject land plot having a total area of 16.20 hectares and had allotted the same to M/s. L&T Seawoods Limited ("LTSL") via a letter of allotment dated 19th March 2008, to develop an integrated complex comprising of commercial, retail and office space, hospitality service and a modern Seawoods Railway Station. Further, CIDCO had granted its development rights to LTSL for developing both commercial and railway facilities via a development agreement dated 21st April 2008 against lease premium of INR 18,090 Mn. Later, CIDCO executed a lease deed in the favour of LTSL on 28th March 2019 for a lease term of 60 years effective from 21st April 2008 for a for a yearly rent of INR 100.

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total site area of the subject property is approx. 40.03 acres of leasehold land.

Brief Description: The subject property is one of the prominent urban consumption centres in Navi Mumbai having a leasable area of approx. 1.0 msf and is operational since 2017. Further, it has the distinction of being the largest transit-oriented development in India, enjoying direct access to Seawoods railway station, a prominent Mumbai suburban train station with eight million daily commuters. Nexus Seawoods also benefits from a captive patronage hailing from numerous affluent residential complexes located within a five-kilometer radius as well as two commercial towers situated above the asset.

Nexus Seawoods is a holistic shopping and entertainment destination with a wide range of over 290 brands, a 1,200-seater food court and a dedicated 0.2 msf F&B and entertainment zone called "AIRSPACE", comprising of Mumbai's largest indoor amusement park, 15 restaurants and a multiplex. AIRSPACE has made Nexus Seawoods the leading entertainment hub of the region with high consumer engagement and the highest footfalls in the entire Mumbai metropolitan region. The subject property is a LGF+ GF + 2 storied structure and is situated along the Seawoods station road which also acts as the primary access to the property.

Further, it is situated at a distance of 2 – 3 Km from Belapur which is an epicenter of IT/ITES activity in Navi Mumbai, less than 1 Km from Seawoods Bridge Road connecting the subject property with Palm Beach Road and Mumbai Highway, approx. 29 Km from Chhatrapati Shivaji International Airport and 7 - 8 Km from the proposed Navi Mumbai International Airport.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approx. 1.0 msf leasable area. Committed occupancy of the subject property is at approx. 97.6% as on the date of valuation.

The table below highlights land area and leasable area of the subject property:

Particulars	Leasable Area (sf)
Nexus Seawoods	977,406

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government): Land Rate: INR per 55,200 sqm of land area

Built-up Rate: INR 153,500 per sqm of covered area

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Seawoods	24,537
Total Value of the property	**24,537**

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4.4 Nexus Ahmedabad One

Property Name: Nexus Ahmedabad One

Property Address: Final Plot No. 216, Moje Vastrapur, Taluka Vejalpur, District Ahmedabad and Sub-District of Ahmedabad – 3 (Memnagar), India

Interest Valued: Leasehold - Interest valued is 99.45%

Lease Details - The subject property is developed on a AUDA leasehold land parcel, leased by Ahmedabad Urban Development Authority (Lessor) to Euthoria Developers Private Limited ("EDPL") (Lessee) for a period of 99 years commencing from 22nd December 2006.

Basis of Valuation: Market Value

Land Area: Based on the review of title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 7.04 acres.

Brief Description: The subject property has been developed across two phases viz. Ahmedabad One Phase I and Ahmedabad One Phase II. Based on the review of architect certificate, Phase I comprises of a total leasable area of approx. 0.7 msf and commenced operations in the year 2011. The Phase II of the subject property commenced operations in August 2021, having a total leasable area of approx. 0.2 msf. With a total leasable area of 0.9 msf, Nexus Ahmedabad One is the largest Grade A urban consumption centre in Gujarat.

Nexus Ahmedabad One is centrally located amongst wealthy residential catchment and in close proximity to prominent educational institutes like the Indian Institute of Management, Ahmedabad. It is close to physical infrastructures such as Ring Road, MEGA (Metro-Link Express) and Bus Rapid Transit System to connect to prominent activity hubs within the city. These factors have led to Nexus Ahmedabad One emerging as the preferred shopping and entertainment destination in a catchment of over 75 kilometers extending to the entire city, as well as satellite towns. The urban consumption centre is a LGF+ GF + 4 storied structure housing over 210 international and domestic brands.

Further, the subject property is situated at a distance of 1 – 2 Km from IIM Ahmedabad, approx. 2 Km from Gujarat University, 1 – 2 Km from NH 64, approx. 8 Km from Ahmedabad Railway Station and approx. 13 Km from Sardar Vallabhbhai Patel International Airport.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, we understand that the subject property is an operational urban consumption centre with approximately 0.9 msf of leasable area. Committed occupancy is approximately 98.1% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Ahmedabad One	880,099*

*Source: Rent roll, Lease deeds; *Inclusive of Ahmedabad One (Phase II) area*

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government): Land Rate: INR 55,000 per sqm of land area

Built-up Rate: INR 103,000 per sqm of covered area

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)[7]
Nexus Ahmedabad One	19,706
Total Value of the property	**19,706**

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[7] *Interest valued is 99.45%*

4.5 Nexus Hyderabad

Property Name: Nexus Hyderabad

Property Address: Sy. No.1009, Kukatpally Village, Kukatpally Mandal, Medchal Malkajgiri District, Hyderabad, India

Interest Valued: Freehold

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 5.72 acres.

Brief Description: The subject property is one of the prominent urban consumption centres in Hyderabad having a leasable area of approx. 0.8 msf and is operational since 2014. The subject property is located in Kukatpally, an established residential and education hub located towards the West of Hyderabad City. The development is a corner plot and accessible through a primary access road via approx. 100 ft. wide KPHB Road which connects JNTU (Jawaharlal Nehru Technical University) to Madhapur. Further, the urban consumption centre also falls within five kilometers from Hi-Tech City, which is the epicenter of the IT industry in Hyderabad with offices of prominent global IT companies. Subject property is a LGF+GF + 4 storied structure with retail, F&B, multiplex, entertainment & gaming, restaurants and in-line stores with over 190 brands.

Further, it is situated at a distance of approx. 2 Km from JNTU Metro Station, 5 – 6 Km from HITEC City (Mindspace Junction) which is the epicentre of IT/ITES activity in the city, approx. 8 Km from Gachibowli Flyover (ORR exit), approx. 17 Km from Secunderabad Railway Station and approx. 37 Km from Rajiv Gandhi International Airport.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.8 msf of leasable area. Committed occupancy is approximately 99.5% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Hyderabad	833,938

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government):

Land Rate: INR 32,200 per sq yard

The table below highlights the rate applicable across floors in the subject development:

Commercial Building	Built up Rate (INR psf)
Ground Floor	7,300
First Floor and above	6,600

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Hyderabad	18,282
Total Value of the property	**18,282**

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4.6 Nexus Koramangala

Property Name: Nexus Koramangala

Property Address: Municipal No. 21, situated on Hosur Road, Lakkasandra Ward No. 63, Bengaluru, India

Interest Valued: Freehold - Represents NHRPL's(Nexus Hyderabad Retail Private Limited) economic interest as of March 31, 2024 in Nexus Koramangala (viz. 303,232 sq. ft.) arising out of its (i) ownership interest over 260,753 sq. ft. of Leasable Area; (ii) short term leasehold rights over 13,656 sq. ft. of Leasable Area valid until March 31, 2028; and (iii) revenue share entitlements with respect to 28,823 sq. ft. of Leasable Area valid until March 31, 2028.

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 4.37 acres.

Brief Description: The subject property is one of the oldest and prominent urban consumption centres in Bengaluru having a leasable area of approx. 0.3 msf and is operational since 2004. The subject property is located towards the south-eastern part of Bengaluru city viz. Koramangala, an established residential neighbourhood of Bengaluru, and is in proximity to several prominent commercial vectors. Some of the prominent residential vectors in close proximity to the subject property include Electronics City, HSR Layout, Jayanagar, J.P Nagar, Begur, Banashankari and Hulimavu, etc. The property enjoys superior accessibility via an approx. 80 ft wide Hosur Main Road on the southern side of the property. Subject property is a GF + 4 storied structure with retail, F&B, multiplex, entertainment, restaurants and in-line stores with over 110 brands.

Further, it is situated at a distance of about 38 Km from Kempegowda International Airport, 2 - 3 Km from Koramangala Bus Depot and approx. 9 Km from Baiyappanahalli Railway Station.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.3 msf of leasable area. Committed occupancy is approximately 96.2% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Koramangala	303,232

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government):

Land Rate: INR 194,700 per sqm of land area

The table below highlights the rate applicable across floors:

Commercial Building	Built up Rate (INR per sqm)
Basement	12,000
Ground Floor	18,183
First Floor and above	16,298

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Koramangala	9,437
Total Value of the property	**9,437[8]**

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[8] *Represents NHRPL's economic interest as of March 31, 2024 in Nexus Koramangala (viz. 303,232 sq. ft.) arising out of its (i) ownership interest over 260,753 sq. ft. of Leasable Area; (ii) short term leasehold rights over 13,656 sq. ft. of Leasable Area valid until March 31, 2028; and (iii) revenue share entitlements with respect to 28,823 sq. ft. of Leasable Area valid until March 31, 2028.*

4.7 Nexus Vijaya Complex

Property Name: Nexus Vijaya Complex

Property Address: Survey Nos. 5/1, 5/3, 5/7, and 5/5, situated at Arcot Road, within the corporation limits of the city of Chennai, India

Interest Valued: Freehold

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 6.031 acres.

Brief Description: The Nexus Vijaya is one of the oldest and largest urban consumption centres in Chennai having a leasable area of approx. 0.7 msf and is operational since 2013. Nexus Vijaya Complex also includes an office area of approx. 0.2 msf. Nexus Vijaya is located in the central part of Chennai which is an established residential catchment predominantly comprised of independent dwelling units catering to the needs of working populace of entertainment industry. The property enjoys dual accessibility via an approx. 70ft wide Arcot Road and an internal road from Vadapalani Metro Rail Station on the southern and eastern side respectively. Nexus Vijaya is a LGF+GF+4 storied structure with retail, F&B, multiplex, entertainment, restaurants and in-line stores with over 140 brands.

Further, it is situated at a distance of about 14 Km from Chennai International Airport, 0.5 - 1 Km from Vadapalani Bus Depot and approx. 2 Km from Kodambakkam Railway Station.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.7 msf of leasable area and approx. 0.2 msf of office space. Committed occupancy for Nexus Vijaya is approximately 99.8% and 100.0% for Vijaya Office as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Vijaya	648,918
Vijaya Office	190,446

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)
Office Component	Discounted Cash Flow Method (using rent reversion approach

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property:	The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023
Ready Reckoner Rate (as per documents published by State Government):	Land Rate: INR 129,170 per sqm of land area

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Vijaya	13,540
Vijaya Office	1,902
Total Value of the property	**15,442**

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4.8 Nexus Westend Complex

Property Name: Nexus Westend Complex

Property Address: Survey No. 169/1 corresponding to CTS No. 2495 of Village Aundh, Taluka Haveli, District Pune, Maharashtra, India

Interest Valued: Freehold

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 13.53 acres.

Brief Description: Nexus Westend is a prominent urban consumption centre located in the micro market of Aundh which is situated towards the north-west part of Pune city having a leasable area of approx. 0.4 msf and is operational since 2016. The urban consumption centre forms part of a larger development consisting of 4 standalone commercial towers namely Westend Icon Offices with a leasable area of approx. 1.0 msf. Further, the subject micro market of Aundh can be characterized as an established residential locality of Pune with sporadic high street retail developments. The existing urban consumption centre is a LGF + GF + 3 storied structure with over 130 international and domestic brands across anchor, F&B, multiplex, entertainment & gaming, restaurants and in-line stores.

The subject property is situated across Mahadji Shinde Road which also acts as the primary access road to the property. Further, it is situated at a distance of 9 – 10 Km from Peth Areas (Pune CBD), approx. 10 Km from Pune Railway station, approx. 14 Km from Pune International Airport and approx. 16 Km from Mumbai Pune Expressway. Nexus Westend's proximity to the Mumbai-Pune Express way makes it the destination-of-choice for retailers as well as consumers.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.4 msf of leasable area & 1.0 msf of office space. Committed occupancy for Nexus Westend is approximately 99.2% and 73.4% for Westend Icon Offices as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Westend	429,921
Westend Icon Offices	977,435

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)
Office Component	Discounted Cash Flow Method (using rent reversion approach

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government):

Land Rate: INR per 34,040 sqm of land area

Built-up Rate: INR 154,270 per sqm of covered area

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Westend	8,954
Westend Icon Offices	11,924
Total Value of the property	**20,878**

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4.9 Nexus Esplanade

Property Name: Nexus Esplanade

Property Address: Hal Plot No. 7, 29, 30 and 6/3925 under Khata No. 1071/386 in Mouza Govind Prasad and Hal Plot No. 417, 418, 426/1104 and 356/1646 under Khata No. 426 in Mouza Bomikhal situated at Tehsil Bhubaneswar, District Khurda, Odisha, India – Leasehold

Hal Plot No. 416/ 1574 under Khata No. 407/490, Hal Plot No. 359 under Khata No. 407/543 and Hal Plot No. 421 under Khata No. 407/488 in Mouza Bomikhal and Hal Plot No. 31/3808 under Khata No. 1057/1574, Hal Plot No. 32/1870/3823 under Khata No. 1057/1580 and Hal Plot No. 33 under Khata No. 291 in Mouza Govind Prasad situated at Tehsil Bhubaneswar, District Khurda, Odisha, India – Freehold

Interest Valued: Part Freehold/ Part Leasehold

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property is approximately 5.056 acres (aggregate of leasehold and freehold entitlements)

Brief Description: The subject property is one of the prominent and largest urban consumption centres in Bhubaneswar having a leasable area of approx. 0.4 msf and is operational since 2018. The subject property is located towards the eastern part of Bhubaneswar City viz. Rasulgarh Industrial Estate, an established industrial vector of Bhubaneswar and lies in close proximity to several prominent residential vectors namely Saheed Nagar, MI Colony, Bhouma Nagar, TTI Colony, Jagannath Nagar, etc. The property enjoys dual accessibility via an approx. 30m wide Cuttack Road and approx. 12m wide Rasulgarh industrial estate road on the eastern and northern side respectively. Additionally, located in the Rasulgarh Area, which is well connected to the NH 5, the subject property is also well connected by road to the tri-city region of Cuttack, Bhubaneswar & Puri. The subject property is a LGF+GF+3 storied structure with retail, F&B, multiplex, restaurants and in-line stores with over 110 brands.

Further, it is situated at a distance of approx. 3 Km from Bhubaneswar Railway Station, approx. 7 Km from Biju Patnaik International Airport and approx. 10 Km from OSRTC Bus Depot.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.4 msf leasable area. Committed occupancy is approximately 99.1% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Esplanade, Bhubaneswar	428,415

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government): Land Rate:

Mouza	Hal No.	Market Value (INR Mn per Acre)
Bomikhal	416/ 1574, 417	132
	359, 421, 418, 426/1104, 356/1646	86
Govind Prasad	33	135
	7, 29, 30, 6/3925 31/3808, 32/1870/3823	85

The table below highlights the rate applicable across floors in the subject development:

Commercial Building	Built up Rate (INR psf)
Ground Floor	1,409
First Floor	1,333
Second Floor	1,530
Third Floor	1,726

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Esplanade	9,960
Total Value of the property	**9,960**

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4.10 Nexus Amritsar

Property Name: Nexus Amritsar

Property Address: Khasra nos. 605, 622, 624, 606, 621/1, 621/2, 602, 607, 620, 601, 608, 619, 610, 617, 625 and 626, Sultanwind Suburban, G. T. Road, Amritsar, Punjab, India

Interest Valued: Freehold - Interest valued is 99.45%

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 10.29 acres.

Brief Description: The subject property is one of the prominent urban consumption centres in Amritsar having a leasable area of approx. 0.5 msf and is operational since 2009. The subject property is located on the popular Grand Trunk Road towards the eastern part of Amritsar city in an established real estate vector known as Rajinder Nagar primarily comprising of residential activity characterized by plotted layouts. Further, the property enjoys dual accessibility via an approx. 40m wide Grand Trunk Road and an internal road on the southern and western side of the subject property. The subject property is a LGF+GF+2 storied structure with retail, F&B, multiplex, entertainment & gaming, restaurants and in-line stores with over 160 brands.

Further, it is situated at a distance of approx. 4 Km from Amritsar Junction Railway Station and Golden Temple, approx. 5 Km from Mall Road (CBD of Amritsar) and approx. 14 Km from Sri Guru Ram Dass Jee International Airport.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.5 msf of leasable area. Committed occupancy is approximately 98.0% approximately as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Amritsar	539,079

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government):

The table below highlights the rate applicable across floors:

Commercial Building	Built up Rate (INR psf)
Basement	3,500
Ground Floor	5,500
First Floor	4,500
Second Floor and above	3,500

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Amritsar	7,565
Total Value of the property	**7,565**[9]

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[9] *Interest valued is 99.45%*

4.11 Nexus Shantiniketan

Property Name: Nexus Shantiniketan

Property Address: Municipal No. 13 / 288, Sy. No. 130 (P), 129/2, 70, 71, 72, 73, 74/1, 74/2, 77/1A, 77/2A, 77/1B, 77/2B, 78, Hoodi – Sadaramangala, Whitefield Sub-Division, Mahadevapura Range, Bengaluru, Karnataka, India

Interest Valued: Freehold - Represents 100% interest in Nexus Shantiniketan. However, please note that NSRPL (Nexus Shantiniketan Retail Private Limited) is entitled to only 64.90% identified share of the total Leasable Area of 625,091 sq. ft. in Nexus Shantiniketan, and a corresponding 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan.

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 5.325 acres.

Brief Description: The subject property is one of the prominent urban consumption centres in Bengaluru having a leasable area of approx. 0.4 msf and is operational since 2018. The subject property is located towards the eastern part of Bengaluru City in the sub-market of Whitefield which is one of the established commercial (IT office) clusters of Bengaluru, and lies in close proximity to several prominent residential vectors namely Varthur, Whitefield, Gunjur, Hoodi, Marathahalli, Sarjapur, etc. The property enjoys excellent accessibility via an approx. 80 ft wide Whitefield Main Road on the southern side of the property. Subject property is an LGF+GF+4 storied structure with retail, F&B, multiplex, entertainment, restaurants and in-line stores with over 140 brands.

Further, it is situated at a distance of about 37 – 38 Km from Kempegowda International Airport, 4 - 5 Km from Kadugodi Bus Station and approx. 2 Km from Hoodi Railway Station.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.4 msf leasable area. Committed occupancy is approximately 97.5% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Shantiniketan	405,684

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government):

Land Rate: INR 120,000 per sqm of land area

The table below highlights the rate applicable across floors:

Commercial Building	Built up Rate (INR per sqm)
Basement	12,000
Ground Floor	18,183
First Floor and above	16,298

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Shantiniketan[10]	7,221
Total Value of the property	**7,221**

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[10] *Represents 100% interest in Nexus Shantiniketan. However, please note that NSRPL is entitled to only 64.90% identified share of the total Leasable Area of 625,091 sq. ft. in Nexus Shantiniketan, and a corresponding 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan.*

4.12 Nexus Whitefield Complex

Property Name: Nexus Whitefield Complex

Property Address: Survey No. 62, Whitefield Main Road, Whitefield, Bengaluru, Karnataka – 560066, India

Interest Valued: Freehold

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 5.02 acres.

Brief Description: Nexus Whitefield Complex is a mixed-use complex comprising of urban consumption centre in Bengaluru having a leasable area of approx. 0.3 msf and is operational since 2008. It also includes a 143-key Oakwood Residence Whitefield Bangalore. The subject property is located towards the eastern part of Bengaluru City viz. Whitefield, which is an established commercial (IT office) vector of Bengaluru, and lies in close proximity of several prominent residential vectors including Varthur, Whitefield, Gunjur, Hoodi, Marathahalli, Sarjapur, etc. The property enjoys accessibility via an approx. 80 ft wide Whitefield Main Road on the western side of the property. Urban consumption centre is a GF+3 storied structure with retail, F&B, multiplex, entertainment, restaurants and in-line stores with 90 brands.

Further, it is situated at a distance of about 37 Km from Kempegowda International Airport, 3 - 4 Km from Kadugodi Bus Stand and approx. 3 Km from Whitefield Railway Station.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.3 msf leasable area and 143 key Oakwood Residence Whitefield Bangalore Hotel. Committed occupancy for Nexus Whitefield is approximately 97.5% and Oakwood Residence Whitefield Bangalore Hotel is 70.6% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Whitefield	319,460
Oakwood Residence Whitefield Bangalore	143 Keys

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)
Hotel Component	Discounted Cash Flow Method

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government):

Land Rate: INR 129,000 per sqm of land area

The table below highlights the rate applicable across floors:

Commercial Building	Built up Rate (INR per sqm)
Basement	12,000
Ground Floor	18,183
First Floor and above	16,298

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Whitefield	4,454
Oakwood Residence Whitefield Bangalore	2,261
Total Value of the property	**6,715**

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4.13 Nexus Celebration

Property Name: Nexus Celebration

Property Address: Bhuwana (Phase – II), N H 8, Udaipur, Rajasthan, India

Interest Valued: Leasehold

Lease details - The land underlying the subject property is on leasehold for a period of 99 years commencing from May 14, 2004.

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 3.11 acres.

Brief Description: The subject property is one of the prominent urban consumption centres in Udaipur having a leasable area of approx. 0.4 msf and is operational since 2011. The subject micro-market is an established residential vector of Udaipur and close to popular tourist destinations such as Fatehsagar Lake, Sukhadia Circle, Sahelion Ki Bari and Moti Magri. It is located on NH8, which connects several tourist destinations within and around Udaipur such as Mount Abu, Ranakpur and others. The property is developed on a corner plot and enjoys dual accessibility via an approx. 45m wide Bhuwana Bypass Road and 12m wide internal road on the western and northern side respectively. The subject property is an LGF+GF+5 storied structure with retail, F&B, multiplex, entertainment & gaming, restaurants and in-line stores with over 120 brands.

Further, it is situated at a distance of approx. 5 Km from Udaipur City Palace a major tourist attraction, approx. 7 Km from Udaipur Railway Station and about 21 Km from Maharana Pratap Airport.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.4 msf leasable area. Committed occupancy is approximately 93.5% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Celebration	406,397

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government): Land Rate: INR 5,174 per sft of land area

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Celebration	4,710
Total Value of the property	**4,710**

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4.14 Fiza by Nexus

Property Name: Fiza by Nexus

Property Address: Plot No. TS 210 (R.S. No. 335) situated at Attavara village, Cantonment Ward, located on Pandeshwar Road, within the limits of Mangalore City Corporation, India

Interest Valued: Freehold - Represents 100% interest in Fiza by Nexus. However, please note that NMRPL (Nexus Mangalore Retail Private Limited) is entitled to only 68% identified share of the total Leasable Area of 723,474 sq. ft. in Fiza by Nexus and a corresponding 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 5.7 acres.

Brief Description: The subject property is one of the largest and prominent urban consumption centre in Mangaluru having a leasable area of approx. 0.7 msf and is operational since 2014. It is located in the city center of Mangaluru viz. Pandeshwar, which is a prominent residential and commercial vector of Mangaluru. The property enjoys superior accessibility via an approx. 60 ft wide Mangaladevi Temple Road on the eastern side. Subject property is an GF+4 storied structure with retail, F&B, multiplex, entertainment, restaurants and in-line stores with over 110 brands.

Further, it is situated at a distance of about 14 Km from Mangaluru International Airport, 0.5 - 1 Km from State Bank Bus Stand Mangaluru and approx. 1 Km from Mangaluru Central Railway Station.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.7 msf of leasable area. Committed occupancy is approximately 93.1% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Fiza by Nexus	723,474

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents Land Rate: INR 75,000 per sqm of land area

The table below highlights the rate applicable across floors:

published by State Government):

Commercial Building	Built up Rate (INR per sqm)
Basement	12,000
Ground Floor	18,183
First Floor and above	15,823

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Fiza by Nexus[11]	3,419
Total Value of the property	**3,419**

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[11] *Represents 100% interest in Fiza by Nexus. However, please note that NMRPL (Mangalore) is entitled to only 68% identified share of the total Leasable Area of 723,474 sq. ft. in Fiza by Nexus and a corresponding 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus.*

4.15 Nexus Centre City

Property Name: Nexus Centre City

Property Address: Survey No. 9 and Khata No. 33 of Eranagare Village, Hyderali Road, Nazarbad Mohalla, Mysuru, Karnataka 570010, India

Interest Valued: Freehold

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 3.62 acres.

Brief Description: The subject property is one of the largest and prominent urban consumption centres in Mysuru having a leasable area of approx. 0.3 msf and is operational since 2017. The real estate activity in this area is primarily in the form of un-organized mixed-use formats. The property enjoys superior accessibility via an approx. 70 ft wide Hyder Ali Road on the western side of the property. Subject property is an LGF+ GF + 4 storied structure with retail, F&B, multiplex, entertainment, restaurants and in-line stores with over 90 brands.

As one of the most successful urban consumption centres in Mysuru and nearby cities, the catchment area for Nexus Centre City extends to over 50 kilometers (including neighboring cities and smaller towns. Further, it is situated at a distance of about 12 Km from Mysuru Airport, 1 - 2 Km from Mysuru Bus Stand and approx. 2 Km from Mysuru Railway Station.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.3 msf leasable area. Committed occupancy is approximately 98.2% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Centre City	326,233

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government):

Land Rate: INR 52,500 per sqm of land area

The table below highlights the rate applicable across floors:

Commercial Building	Built up Rate (INR per sqm)
Basement	12,000
Ground Floor	18,183
First Floor and above	15,823

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Centre City	3,014
Total Value of the property	**3,014**

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4.16 Nexus Indore Central

Property Name: Nexus Indore Central

Property Address: Plot No. 170, Rabindranath Tagore Marg, Indore, Madhya Pradesh, India

Interest Valued: Freehold

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 1.7 acres.

Brief Description: The subject property is one of the prominent urban consumption centres in Indore city having a leasable area of approx. 0.2 msf and is operational since 2009. It is located in the central part of Indore City, in South Tukoganj, which is an established commercial and residential vector of Indore. The subject property is accessible via an approx. 25m wide RNT Marg located on the eastern side of the development. Further, the development is a LGF+GF+5 storied structure with various prominent brands comprising of anchors, F&B, multiplex and in-line stores.

Further, it is situated at a distance of approx. 1 Km from Indore Junction Railway Station, approx. 8 Km from Devi Ahilyabai Holkar International Airport, and approx. 31 Km from Pithampur Industrial Area

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.2 msf of leasable area. Committed occupancy is approximately 94.2% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Nexus Indore Central	246,565

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government): Land Rate: INR 88,000 per sqm of land area

Built-up Rate: INR 101,600 per sqm of covered area

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Nexus Indore Central	2,000
Total Value of the property	**2,000**

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4.17 Karnataka Solar Park

Property Name: Karnataka Solar Park

Property Address: Kodabagi Village, Mamadapura Hobli, Babaleshwar Taluk and Bijapura District, Vijayapura, Karnataka – 586113, India

Interest Valued: Leasehold

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 67.925 acres.

Brief Description: The subject property is a Solar PV electricity generation facility owned by Mamadapur Solar Private Limited (MSPL) located in Kodabagi Village, Mamadapura Hobli, Babaleshwar Taluk and Bijapura District (currently known as Vijayapura), Karnataka.

Further it is situated at a distance of 500 - 600 Km from Bengaluru City. Being a peripheral location, the region is predominantly characterized by the presence of agricultural land parcels.

Statement of Assets (sf): Based on review of various documents such as land lease document, commencement certificate, Mamadapur Solar Private Limited has a power purchase agreement (PPA) with Nexus Koramangala, Nexus Shantiniketan, Nexus Whitefield, Nexus Centre City and Fiza by Nexus. Table below highlights the land area of the subject property:

Particulars	Land Area (acres)	Installed Capacity
MSPL	67.925	15 MW (AC)

Source: Land lease document, commencement certificate, title report

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government): Land Rate: INR 42.13 per sqm of land area

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Karnataka Solar Park	1,774
Total Value of the property	**1,774**

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4.18 Treasure Island

Property Name: Treasure Island

Property Address: Plot No. 11, MG Road, Tukoganj, Indore, Madhya Pradesh, India

Interest Valued: Leasehold – Nexus Select Trust will own a 50% economic interest in Treasure Island

Lease Details - The land lease is renewable after every 4 years & 11 months. The current lease expires on 31st March 2025. Based on inputs from the Management, we understand that the land is leased from wholly owned subsidiaries of ITIPL (Indore Treasure Island Private Limited) and accordingly, the lease may be duly renewed upon expiry.

Basis of Valuation: Market Value

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 2.29 acres.

Brief Description: The subject property is one of the prominent urban consumption centres located in Indore city having a leasable area of approx. 0.4 msf and is operational since 2007. It was the first retail urban consumption centre to open in central India. The subject property is located in the central part of Indore City, in South Tukoganj, which is an established commercial and residential vector of Indore. The subject property is accessible via an approx. 30m wide Mahatma Gandhi Road located on the northern side. Further, the subject property is a LGF+GF+7 storied structure with retail, F&B, multiplex, entertainment, restaurants and in-line stores with over 100 brands.

Further, it is situated at a distance of approx. 2 Km from Indore Junction Railway Station, approx. 9 Km from Devi Ahilyabai Holkar International Airport, and 31 Km from Pithampur Industrial Area.

Statement of Assets (sf): Based on review of various documents such as rent roll and architect's certificate, the subject property is an operational urban consumption centre with approximately 0.4 msf leasable area. Committed occupancy is approximately 93.2% as on the date of valuation.

Table below highlights the leasable area of the subject development:

Particulars	Leasable Area (sf)
Treasure Island	435,783

Source: Rent roll, Lease deeds

Valuation Approaches:

Completed Blocks	Valuation Approach
Urban consumption centre	Discounted Cash Flow Method (using rent reversion approach)

Date of Valuation: 31st March 2024

Date of Inspection: 20th January 2024

Purchase Price for the property: The said acquisition was undertaken as part of the 'Formation Transaction' as described in the Final Offer Document dated 16th May 2023

Ready Reckoner Rate (as per documents published by State Government):

Land Rate: INR 88,000 per sqm of land area

Built-up Rate: INR 101,600 per sqm of covered area

Value Conclusion as of March 31, 2024:

Component	Market Value (INR Mn)
Treasure Island[12]	2,788
Total Value of the property	**2,788**

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[12] *Nexus Select Trust will own a 50% economic interest in Treasure Island*

4.19 Value Summary

The following table highlights the summary of the market value of each property part of the Nexus Select Trust portfolio as on March 31, 2024:

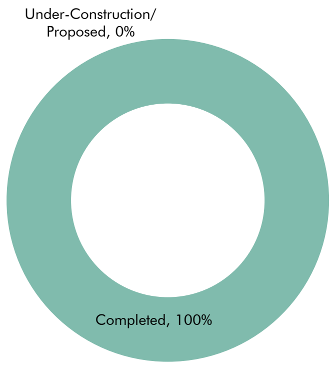
Property	Asset Type	Leasable Area[13] (msf) / Keys (for Hotels) / MW (for Renewable Power Plant)	Market Value – Completed (INR Mn)[14]
Nexus Select Citywalk	Urban Consumption Centre	0.5 msf	45,586
Nexus Elante Complex	Urban Consumption Centre	1.2 msf	43,978
	Offices	0.1 msf	1,119
	Hotel	211 keys	5,801
Nexus Seawoods	Urban Consumption Centre	1.0 msf	24,537
Nexus Ahmedabad One	Urban Consumption Centre	0.9 msf	19,706
Nexus Hyderabad	Urban Consumption Centre	0.8 msf	18,282
Nexus Koramangala	Urban Consumption Centre	0.3 msf	9,437[15]
Nexus Vijaya Complex	Urban Consumption Centre	0.7 msf	13,540
	Offices	0.2 msf	1,902
Nexus Westend Complex	Urban Consumption Centre	0.4 msf	8,954
	Offices	1.0 msf	11,924
Nexus Esplanade	Urban Consumption Centre	0.4 msf	9,960
Nexus Amritsar	Urban Consumption Centre	0.5 msf	7,565
Nexus Shantiniketan	Urban Consumption Centre	0.4 msf	7,221[16]
Nexus Whitefield Complex	Urban Consumption Centre	0.3 msf	4,454
	Hotel	143 keys	2,261
Nexus Celebration	Urban Consumption Centre	0.4 msf	4,710
Fiza by Nexus	Urban Consumption Centre	0.5 msf	3,419[17]
Nexus Centre City	Urban Consumption Centre	0.3 msf	3,014
Nexus Indore Central	Urban Consumption Centre	0.2 msf	2,000

[13] *Total area of a property that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation.*
[14] *Market Value represents the interest owned by the Nexus Select Trust in respective SPVs as highlighted in Section 3.2*
[15] *Represents NHRPL's economic interest as of March 31, 2024 in Nexus Koramangala (viz. 303,232 sq. ft.) arising out of its (i) ownership interest over 260,753 sq. ft. of Leasable Area; (ii) short term leasehold rights over 13,656 sq. ft. of Leasable Area valid until March 31, 2028; and (iii) revenue share entitlements with respect to 28,823 sq. ft. of Leasable Area valid until March 31, 2028.*
[16] *Operational data presented above represents 100% interest in Nexus Shantiniketan. However, please note that NSRPL is entitled to only 64.90% identified share of the total Leasable Area of 625,091 sq. ft. in Nexus Shantiniketan, and a corresponding 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan. The value represents only NSRPL's economic share i.e. 64.90% of the total economic interest flowing from Nexus Shantiniketan.*
[17] *Represents 100% interest in Fiza by Nexus. However, please note that NMRPL (Mangalore) is entitled to only 68% identified share of the total Leasable Area of 723,474 sq. ft. in Fiza by Nexus and a corresponding 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus. The value represents only NMRPL's economic share i.e. 68% of the total economic interest flowing from Fiza by Nexus.*

Property	Asset Type	Leasable Area[13] (msf) / Keys (for Hotels) / MW (for Renewable Power Plant)	Market Value – Completed (INR Mn)[14]
Karnataka Solar Park	Renewable Power Plants	15 MW (AC)	1,774
Total – Majority Ownership			**251,142**
Treasure Island	Urban Consumption Centre	0.2 msf	2,788[18]
Total	Urban Consumption Centres Offices Hotels Renewable Power Plants	9.2 msf [19] 1.3 msf 354 keys 15 MW (AC)	253,929

Note: the value break-up is for a representation purpose and is purely based on the individual asset's valuation and is not reflective of the proposed holding of the Nexus Select Trust.

Market Value break-up of assets for Nexus Select Trust



Assumptions, Disclaimers, Limitations & Qualifications

This summary valuation report is provided subject to a summary of assumptions, disclaimers, limitations and qualifications detailed throughout this report which are made in conjunction with those included within the Assumptions, Disclaimers, Limitations & Qualifications section located within the detailed full valuation report prepared by iVAS Partners. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements. This valuation is for the use of the parties as mentioned in section 1.2 of this summary report.

Prepared by: iVAS Partners

Official Signatory:

Name: Mr. Vijay Arvindkumar C
Designation: Partner, iVAS Partners
Valuer Registration Number: IBBI/RV-E/02/2020/112

[18] *Nexus Select Trust will own a 50% economic interest in Treasure Island*
[19] *The total Leasable Area of the assets comprising our Portfolio (including 100% interest in Nexus Shantiniketan, Fiza by Nexus and Treasure Island) is 9.89 msf, and when adjusted for our share of economic interest in Nexus Shantiniketan, Fiza by Nexus and Treasure Island the Leasable Area is 9.22 msf.*

5 Nexus Select Citywalk

5.1 Property Description

Brief Description	
Particulars	Details
Property Name	Nexus Select Citywalk
Address	Plot No. P-1B, District Centre, Saket, Delhi
Land Area	Based on review of the title report, the Valuer understand that the total land area of the subject property under the ownership of the Management is approximately 4.8 acres
Leasable Area	Urban consumption centre - 0.5 msf

Source: Title report, Architect certificate

5.1.1 Site Details

Situation: Subject property – 'Nexus Select Citywalk' is an operational urban consumption centre located in District Centre, Saket, Delhi.

Location: The subject property is located in an established commercial and residential micro -market of Delhi viz. Saket along the Press Enclave Marg. Majority of the real estate activity in the subject micro-market comprises of organized residential developments in the form of low rise DDA housing, apartments and commercial / urban consumption centre. Some of the prominent urban consumption centres located in vicinity to the subject property include DLF Avenue & MGF Metropolitan, etc.

Moreover, prominent residential developments located in the immediate micro market of South Delhi includes Vasant Kunj, Vasant Vihar, Hauz Khas, Greater Kailash, Geetanjali etc. Further, the subject micro-market comprises of various school and college developments such as Sri Aurobindo College (DU), College of vocational studies, Apeejay International School, Amity International School, JIMS, G.D. Goenka Public School, Delhi Public School, Ryan International School, Gyan Bharti School, Manav Bharti International School, etc. The subject property is located in proximity to Max Super Speciality Hospital, Sheraton Hotel and Saket Court.

Additionally, the subject location is well connected with different parts of the city via road and Delhi Metro Rail network. Malviya Nagar Metro station and Saket Metro station provides excellent connectivity to areas such as Connaught Place (CBD of Delhi), Delhi Railway Station and also connect to North Delhi up to Samaypur Badli. The Outer Ring Road, located at a distance of approx. 5 Km from the subject property provides connectivity to Noida and south-western part of Delhi towards Dwarka, Indira Gandhi International Airport, Vasant Kunj, etc.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Indira Gandhi International Airport	12 - 13
Connaught Place (CBD of Delhi)	15 - 16
Delhi Railway Station	15 - 16

Source: Consultants' research

Catchment Analysis: The primary catchment area for the purpose of this appraisal has been defined as prominent organized commercial hubs of Delhi viz. Malviya Nagar, Saket, Vasant Kunj, Westend Colony, Vasant Vihar, Anand Niketan, Shanti Niketan, Greater Kailash I & II, South Extension I & II, and Defence Colony etc. which emerged as high-end residential locations primarily characterized by residential plotted developments, independent bungalows and apartments.

Surrounds: The subject property is surrounded as follows:

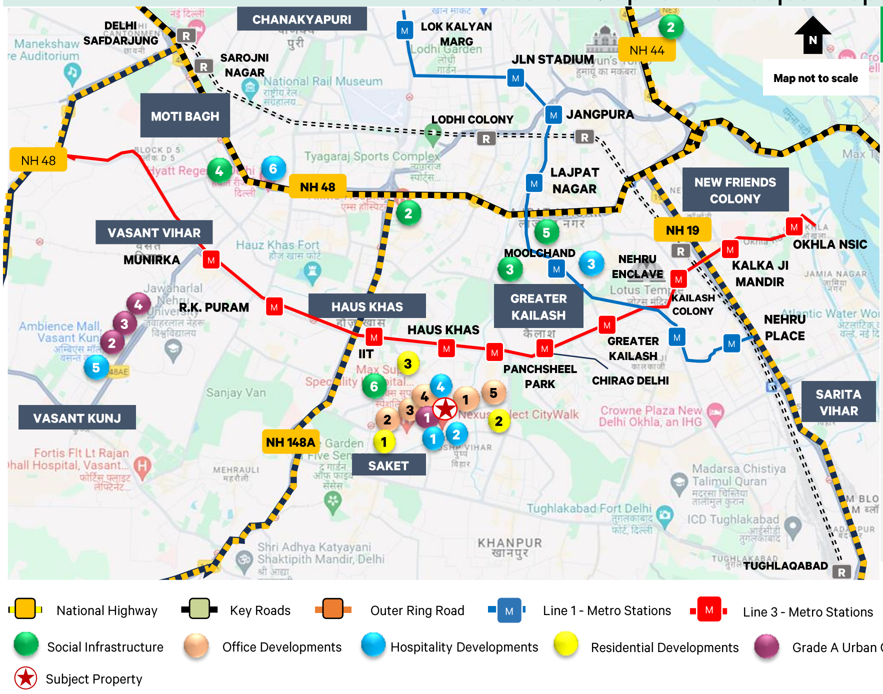
- **North:** Approx. 30m wide Press Enclave Marg
- **South:** 20m wide Internal Service Road
- **East:** MGF Metropolitan Mall
- **West:** DLF Avenue Mall

Potential changes in surroundings: As highlighted earlier, the subject region is an established micro-market of Delhi comprising of residential, commercial and urban consumption centre supported with adequate social infrastructure facilities. Thus, considering limited availability of vacant developable land parcels in the region, we understand that there is limited scope for real estate development activity in the subject micro-market.

Suitability of existing use: Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Shaheed Bhagat Singh College, Delhi University	1. Prius Platinum	1. Sheraton	1. Golf View Apartments, DDA	**Nexus Select Citywalk**
2. All India Institute of Medical Sciences, New Delhi	2. Eldeco Centre	2. Hilton Garden Inn	2. Saket Court Residential complex, DDA	1. DLF Avenue
3.Kamala Nehru College, Delhi University	3. Rectangle One	3. Eros Hotel New Delhi, Nehru place	3. Orchid Metropolis Apartments	2. Ambience Mall
4. DPS, RK Puram	4. DLF South Court	4. Svelte Hotel and Suites		3. DLF Promenade
5. Lady Shri Ram College for women	5. MGF Corporate Park	5. The Grand New Delhi		4. DLF Emporio
6. Sri Aurobindo College, Delhi University		6. Hyatt Regency		

Source: Consultants' research

Shape: Based on the site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the subject property has adequate frontage along the Press Enclave Marg, Delhi.

Accessibility: Based on the site plan provided by the Management and visual inspection, the primary access to the subject property is via approx. 30m wide Press Enclave Marg and a secondary access road of 20m wide internal road. By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

5.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Plot No. P-1B, Saket District Centre, Saket, Delhi. Additionally, it is understood that the subject property is owned by Select Infrastructure Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

5.1.3 Town Planning

Zoning

As per the review of Delhi Master Plan 2021 and title document provided by the Management, we understand that the subject property is zoned for "Commercial" Use. The current commercial/retail activity is permissible under the aforesaid zoning. The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard.

The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage:

Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operational urban consumption centre, comprising of LGF+GF+6 floors.** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultants have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

5.1.4 Statutory Approvals, Sanctions & Approvals

5.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Select Citywalk	Delhi Development Authority	29-08-07*

*Source: Approval documents provided by the Management; *Phase II – 26-08-22*

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Government of National Capital Territory of Delhi	15-03-21
Height Clearance	Received	Airport Authority of India	20-08-04
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	14-02-07
GRIHA Certification	Received	Green Rating for Integrated Habitat Assessment	04-12-19

Source: Approval documents provided by the Management

5.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

5.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Select Citywalk	LGF+GF +6F	349,057	510,266	500,239

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	228,247
In-line	173,932
Entertainment*	15,750
F&B	50,486
Food Court	30,854
Others**	971
Total	**500,239**

*Source: Rent roll, Management input; *Please note that the multiplex area at the subject property have not been considered for the purpose of this valuation exercise. The same has been excluded from the above table; ** includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received GRIHA certification*
Structural Design	LGF+GF+6 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained with expansion undertaken in this year on account additional FAR purchased.

*Source: Site visit, occupancy certificate; *Green Rating for Integrated Habitat Assessment*

5.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 1,170; 2W slots-61

Source: Information provided by the Management, site visit

5.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	60.0	Q4 FY25

Source: Information provided by the Management

5.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Select Citywalk

External view of the subject property

View of the outer façade

Internal view of the subject property

Internal view of the subject property

Internal view of the food court

View of the primary access road

5.1.9 Summary of Property Description

Nexus Select Citywalk is a Grade A urban consumption centre located in India's capital city, Delhi. Launched in 2007 and with a total Leasable Area of 0.5 msf, Nexus Select Citywalk is one of India's highest performing assets based on Tenant Sales Per Square Foot. Nexus Select Citywalk is located in an affluent residential catchment of South Delhi, one of India's wealthiest sub-markets, and has the highest Tenant Sales Per Square Foot of any urban consumption centre in the country and enjoys the highest number of footfalls in the country for urban consumption centres with less than 0.5 msf Leasable Area. Nexus Select Citywalk is located in Saket District Centre, a large mixed-use complex with other urban consumption centres, hotels and offices. Nexus Select Citywalk has been very successful since its launch and serves a loyal tenant base.

Nexus Select Citywalk is the destination of choice for brands that are looking to launch their presence in the Indian market. Leading international brands such as Zara, Massimo Dutti and Burger King, amongst other leading global brands, have opened their first store in India at Nexus Select Citywalk. The asset is well-positioned as a lifestyle centre, offering a diversified tenant mix of India's leading retailers. Nexus Select Citywalk's brand offerings are complemented with a food court that can seat over 722 patrons. Nexus Select Citywalk also has an adjoining cinema which drives footfall to the urban consumption centre. Nexus Select Citywalk has consistently maintained a vibrant atmosphere by conducting events and targeted marketing initiatives such as topical flea markets, celebration of festivals, art exhibitions, fitness events and animal adoption drives, among others.

In order to cater to growing tenant and consumer demand, Nexus Select Citywalk has developed Phase II of Nexus Select Citywalk, adding an additional 0.1 msf to the urban consumption centre, which will house stores of many brands.

5.2 Tenancy Analysis

5.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	228,247	45.6%	28.1%	14
In-line	173,932	34.8%	53.8%	129
Entertainment	15,750	3.1%	1.2%	1
F&B	50,486	10.1%	12.1%	43
Food Court	30,854	6.2%	3.6%	20
Others*	971	0.2%	1.2%	6
Total	**500,239**	**100.0%**	**100.0%**	**213**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	43,291	8.7%	4.5%	11.4
2	Tenant 2	29,611	5.9%	3.1%	11.8
3	Tenant 3	14,705	2.9%	2.4%	7.6
4	Tenant 4	10,180	2.0%	2.3%	5.8
5	Tenant 5	10,838	2.2%	2.1%	4.6
6	Tenant 6	25,581	5.1%	2.1%	4.7
7	Tenant 7	7,734	1.5%	2.1%	1.1
8	Tenant 8	8,417	1.7%	1.8%	14.1
9	Tenant 9	7,519	1.5%	1.8%	1.6
10	Tenant 10	23,696	4.7%	1.7%	11.4
	Total	**181,574**	**36.3%**	**23.9%**	**8.8**

Source: Information provided by the Management

5.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	228,247	45.6%
In-line	173,932	34.8%
Entertainment	15,750	3.1%
F&B	50,486	10.1%
Food Court	30,854	6.2%
Others*	971	0.2%
Total	**500,239**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with broadly equal split between Anchor stores and In-line stores based on leased area. Further, the in-line category rentals are achieving almost 2.4x – 2.6x of the rent achieved from Anchor tenants on account of smaller shop sizes, categories and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	399,240	79.8%	88.4%
Pure MG	12,987	2.6%	3.5%
Pure TR	72,903	14.6%	7.6%
Others	15,110	3.0%	0.5%
Total	**500,239**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 79.8% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

5.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	96.5%	99.0%	97.1%	89.3%	95.9%	89.8%	99.5%
Leasable area (msf)	0.40	0.40	0.40	0.45	0.44	0.51	0.51

Source: Rent roll provided by the Management

5.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	35,820	7.2%	9.1%
FY26	61,080	12.2%	17.9%
FY27	23,621	4.7%	6.5%
FY28	64,850	13.0%	17.1%
FY29	88,604	17.7%	17.3%
Area expiring till FY27	**146,693**	**29.3%**	**40.6%**
Area expiring till FY29	**300,147**	**60.0%**	**75.1%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY29. Given the limited competition in the submarket, quality asset management and prominent brands mix with consistent sales, we opine that the marketing risk of the subject property would be relatively lower in the short term and tenants would continue to be part of the development. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 5.4 years (by area) and 4.1 years (by rental) as on the date of valuation.

5.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	0.03	0.02	0.09	0.01	0.04	0.06	0.04
Re-leasing (msf)	0.02	0.02	0.04	0.03	0.05	0.08	0.02
Vacant area leasing (msf)	-	0.00	0.02	0.03	0.00	0.06	0.00
Total	**0.06**	**0.05**	**0.14**	**0.06**	**0.10**	**0.19**	**0.06**

Source: Rent roll provided by the Management

5.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.05	27.8%
FY19	0.04	8.9%
FY20	0.09	24.3%
FY21	0.03	(7.4)%
FY22	0.10	2.2%
FY23	0.13	4.0%
FY24	0.06	14.9%
Total	**0.50**	**9.9%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.50 msf of the space has been released to new tenants with spread of approx. 9.9% being achieved on the prevailing MG rentals. Further, re-leases done in FY24 is at a releasing spread of 14.9% despite having a higher base. This represents the attractiveness of the property considering the dense catchment profile in the influence region and remains favourite among the consumers.

5.3 Assumptions Rationale

Delhi's retail market is characterized by a mix of organized retail Urban Consumption Centres, highstreets, and shopping complexes. Majority of the supply addition in Delhi took place before 2015. Currently there are 11 Grade-A Urban Consumption Centres spread across North, South and West Delhi, cumulatively accounting for approximately 5.9 msf.

The following sections would further deep-dive into the demand supply dynamics and upcoming competition in the subject region.

5.3.1 Demand and Supply Dynamics

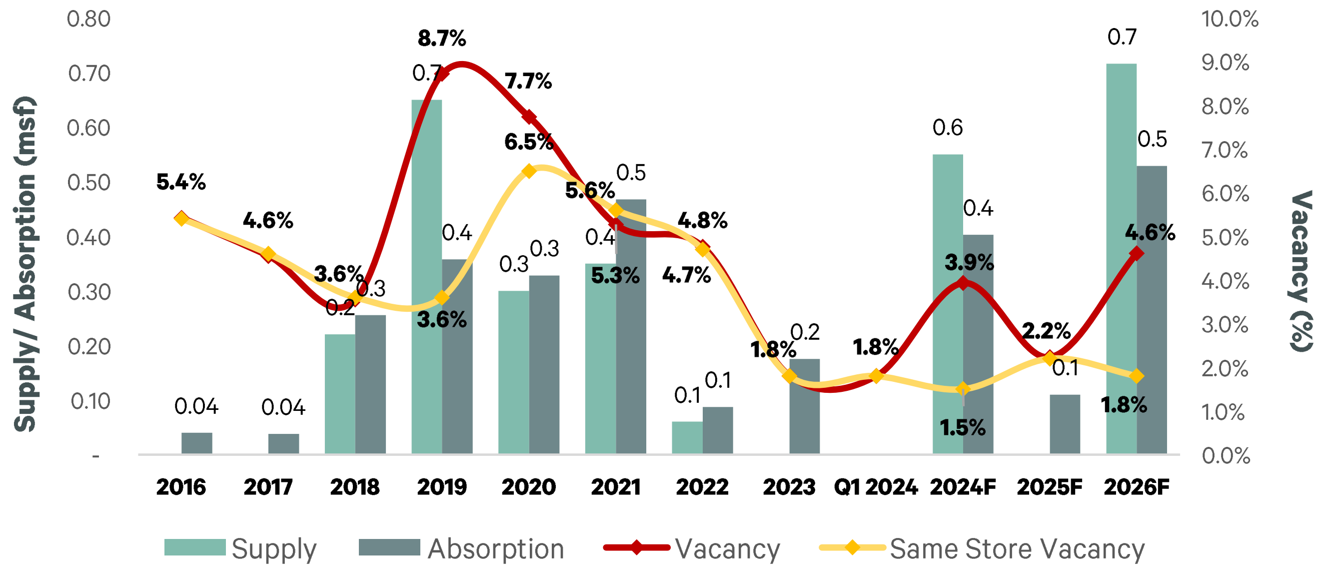
5.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024) * – msf	Approximately 5.9
Current occupied stock (Q1 2024) – msf	Approximately 5.9
Current vacancy (Q1 2024)	Approximately1.8%
Future supply - msf	2024-25: 0.6 2025-26: Nil 2026-27: 0.7

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Delhi)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

Delhi had witnessed modest supply of approximately 0.3 msf per annum over the last five years. However, Delhi is expected to witness approx. 0.6 msf of future supply in 2024 with the launch of Unity Elegance Mall and approx. 0.7 msf in 2026 (VR Mall). This highlights the strong demand for quality urban consumption centre in the Delhi market. As of Q1 24, vacancy levels remained stagnant at 1.8%. Delhi's key retail submarkets are primarily dominated by South Delhi, North Delhi and West Delhi. The Nexus Select Trust's asset is located in South Delhi, which is one of the major retail hubs of the entire Delhi/NCR.

5.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2010	1.2	95% – 100%	470 – 500
Development 2	2009	0.45	95% – 100%	440 – 460
Development 3	2009	0.5	95% – 100%	510 – 550
Development 4	2008	0.36	95% – 100%	670 – 720

Source: CBRE

5.3.1.3 Future Supply

Based on the market research, we understand that there is 1.3 msf of new supply will be added in the subject region by 2026. Further, there are also few planned developments which will be introduced in later years.

5.3.2 Lease Rent Analysis

The current rental in the submarket at an overall urban consumption centre level typically varies between INR 200 – 550 psf pm on leasable area basis comprising of both anchor & non-anchors tenants and varies on account of location, size, accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc.

Nexus Select Citywalk and DLF Emporio, being the most premium urban consumption centres command higher rentals as compared to other grade A urban consumption centres in the subject micro market creating a huge spread in the rental range. Further, the rentals for ground floor (GF) in-line spaces would range between INR 450 – 550 psf pm across size, categories, etc.

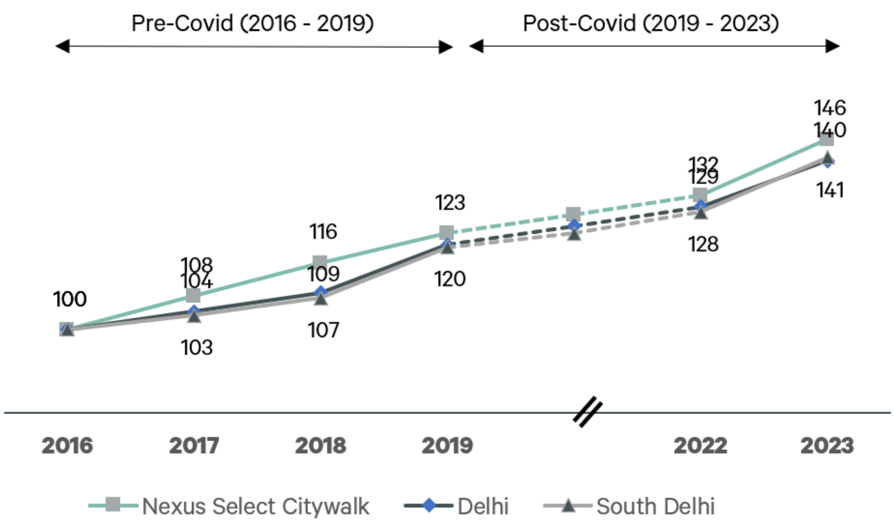
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 40.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent transacted rent for urban consumption centres in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q1 2024	Tenant 1	1,843	In-line	340
Q1 2024	Tenant 2	1,960	In-line	500
Q1 2024	Tenant 3	1,168	In-line	428
Q1 2024	Tenant 4	5,475	In-line	400

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

5.3.2.1 Rental Index



Source: CBRE; Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016.

Limited vacancies and continued interest from occupiers and tenants resulted in robust pre-pandemic marginal rental growth from 2016 to 2019 for Nexus Select Citywalk. Driven by Nexus Select Citywalk's attractive position as a leading urban consumption centre, Marginal Rents at Nexus Select Citywalk are expected to remain at a premium relative to similar urban consumption centres.

5.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply in the short term coupled with the dense residential catchment with high disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination urban consumption centre coupled with recent expansion in area being done. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 8.5% p.a. till FY26 and will stabilize at 5.0% from FY27 onwards.

5.3.3 Assumptions Adopted for Valuation Exercise

5.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 5.2.5, the balance space is opined to be leased in next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

5.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region, mainly in comparison to the neighbouring urban consumption centre viz. DLF Avenue and MGF Metropolitan. Further, the vacant space primarily comprises of In-line category spaces which are smaller in size and located across lower floors. Hence, considering the same, we have adopted a rental of **INR 1,028.5 psf pm** for the vacant space. Further, the weighted average rental opinion for the overall urban consumption centre is approx. **INR 534.6 psf pm** across floors and categories. The detailed explanation has been given in section 5.4.5.1.

5.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 155 - 165 per sft per month, whereas the overall market rent for the subject property as illustrated in section 5.4.5.1 is at a premium of approx. 3.4 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

5.4 Value Assessment

5.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

5.4.2 Area statement

Based on information from rent roll and architect certificate provided by the Management, we understand that subject property is an urban consumption centre. Further, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)*	Vacant Area (msf)
Urban consumption centre	0.51	0.01

*Source: Architect certificate, rent roll; *Includes Nexus Select Citywalk Phase II (0.1 msf) which was launched in August 2022*

5.4.3 Construction Timelines

5.4.3.1 Completed Blocks

The property is operational since 2007, however Phase II of 0.1 msf was completed in 2022.

5.4.4 Absorption/ Leasing Velocity and Occupancy Profile

5.4.4.1 Completed Blocks

As explained in section 5.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	99.7%	0.3%	**100.0%**

Source: Valuer's assessment

5.4.5 Assumptions – Rental Revenue

5.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	510,266	500,239	In-place rent for leased area	435.4^
			Marginal rent	534.6

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*

^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also has a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants and escalated with potential growth rate to factor turnover rental from high performing tenants.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 2.9% of other gross rentals for the purpose of cash flows projections.

5.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance charges, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	3.4% of rental income
Net Maintenance Services Income / (Expense)	0.0% of rental income
Net Parking Income / (Expense)	1.3% of rental income
Net Other Operating Revenues / (Expenses)	0.0% of rental income
Security Deposit	INR 1,148 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

5.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25 & FY26: 9.0% Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25 to FY26: 8.5% Thereafter 5.0%

Source: Valuer's assessment

5.4.8 Capital Expenditure

5.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

5.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	60.0	Q4 FY25

Source: Management input

5.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 39.9 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 17.2 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	1.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

5.4.10 Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **7.50%**.

5.4.11 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

5.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Select Citywalk	INR 45,586 Mn

6 Nexus Elante Complex

6.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Elante Complex
Address	Plot No. 178 – 178A, Industrial Area Phase I, Chandigarh
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 20.16 acres
Leasable Area	Urban consumption centre – 1.2 msf Office component – 0.1 msf Hotel component – 211 keys

Source: Title report, Architect certificate

6.1.1 Site Details

Situation: Subject property – 'Nexus Elante Complex' is an operational development comprising of an urban consumption centre (Nexus Elante), office component (Elante Office) and hotel component (Hyatt Regency Chandigarh) located in Industrial Area Phase I, Chandigarh.

Location: The subject property is located towards the southern – eastern periphery of Chandigarh City in Industrial Area Phase I, which is an established industrial vector of Chandigarh, and lies in close proximity of several prominent residential sectors of Chandigarh City including Sectors 31, 29, 30, 28, 47, etc. The subject property is developed on a corner plot and enjoys accessibility via approx. 18m wide roads, from all 4 sides of the plot which further connects with Purv Marg.

The subject property is situated in a larger campus of approx. 20.16 acres along with 211 keys Hyatt Regency Chandigarh Hotel and 84,692 sft office area housing tenants like VFS Global, E&Y, etc.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Chandigarh Railway Station	3 – 4
ISBT Sector – 17, Chandigarh	5 – 6
ISBT Sector – 17, Chandigarh	6 – 7
Chandigarh International Airport	17 – 18

Source: Consultants' research

Catchment Analysis:

The subject property is located in an established Industrial Area of the city and is in close proximity of several prominent residential sectors of Chandigarh City including Sectors 28, 29, 30, 31,47, etc. Being one of the first urban consumption centres in the tri city with various international and local brands, the development attracts footfall from all the neighbouring locations such as Mohali, Panchkula, etc. Additionally, higher disposable incomes of the young working population in the tri city led to an inherent upsurge in their 'aspirational' brand consciousness, thereby leading to increase footfall and sales at the urban consumption centre. Few commercial developments which are located in close proximity of the subject property are Godrej Eternia, Berkley Square, The Hive etc. with limited availability of organized urban consumption centre.

Further, Nexus Elante is a Grade A urban consumption centre, located in Chandigarh and well-connected by road to the tri-city region of Chandigarh, Panchkula and Mohali. Unlike the traditional catchments which extend up to 20 Km, Nexus Elante caters to customers as far as 200 Km, and is the destination of choice for shoppers from the neighbouring regions of Punjab, Himachal Pradesh, Haryana, etc. Nexus Elante has over 250 of the best brands across premium fashion, food court and fine-dine eateries with 600 seats, the best performing PVR Cinemas of the region offering 8 screens and abundant entertainment options.

Surrounds:

The subject property is located in an established industrial vector of Chandigarh which includes Industrial area phase I and phase II of the city, housing units/offices from various prominent players such as OLA, Virgo Laminates Limited, Tata Motors Limited, etc. Additionally, the industrial area also comprises of various hospitality developments such as Novotel, Lemon Tree, Hotel Orbit, Hotel Rajshree, The Fern Residency, etc. The subject property is surrounded as follows:

- **North:** 18m wide internal access road
- **South:** 18m wide internal access road
- **East:** 18m wide Ginger Hotel Road
- **West:** 18m wide internal access road

Potential changes in surroundings:

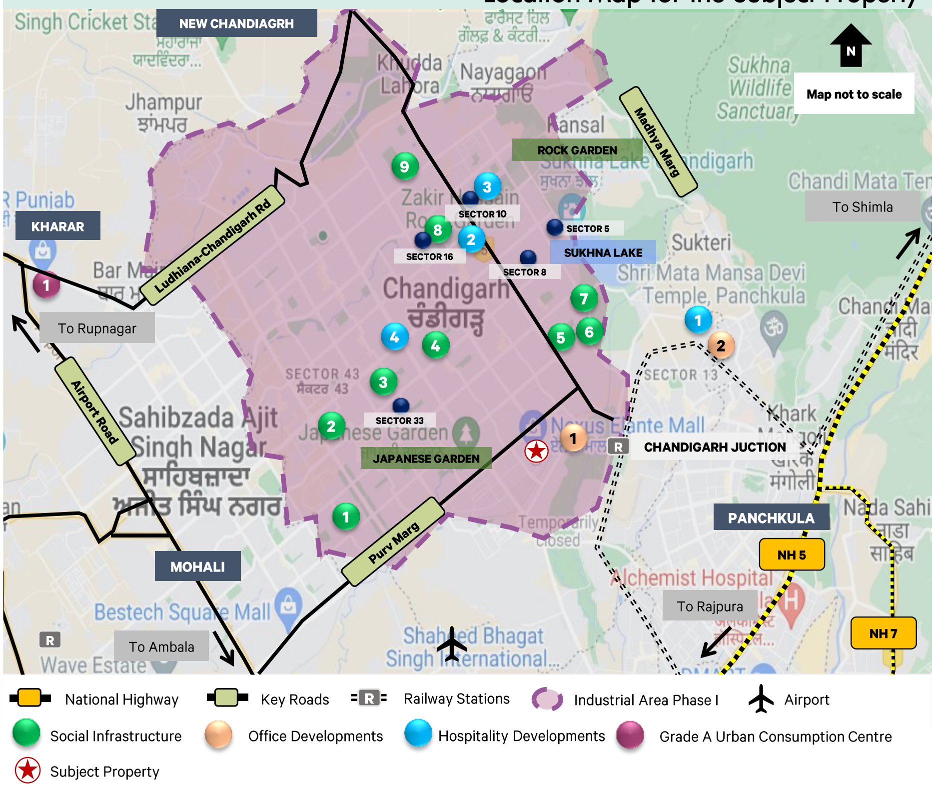
As highlighted earlier, the subject location is an established industrial and residential hub comprising of individual houses, apartments coupled with mixed use retail / commercial activity on the main arterial roads. Thus, considering limited availability of vacant developable land parcels in the region, we understand that there is limited scope for real estate development activity in the subject micro-market.

However, at the city level, for smooth flow of traffic, the Rail India Technical and Economic Service (RITES) has proposed nine underpasses at different locations of the Chandigarh city, which will further enhance the attractiveness of the subject location. Based on the primary surveys and data analysis, the public sector undertaking (PSU) has proposed junction improvement plans at 15 major identified junctions, out of which nine will have vehicular underpasses along the major traffic direction to improve the traffic circulation.

Suitability of existing use: Considering the profile of surrounding developments, the subject property is opined to be suited for its current use.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Grade A Urban Consumption Centre
1. Ryan International School	**Elante Office**	**Hyatt Regency**	**Nexus Elante**
2. St Joseph's Senior Secondary School	1. Godrej Eternia	1. The Lalit Chandigarh	1. VR Punjab
3. ICFAI University	2. DLF IT Park	2. Taj Chandigarh	
4. Manav Mangal High School		3. Hotel Mount View	
5. Chandigarh College Of Engineering & Technology Degree Wing		4. JW Marriott Hotel Chandigarh	
6. Strawberry Fields High School			
7. St. John's High School			
8. Gvt. Model Senior Secondary School			
9. Panjab University			

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the subject property has adequate frontage along the 18m wide internal access roads on its eastern side, with the urban consumption centre entrance on the north-eastern side.

Accessibility: As mentioned earlier, the subject site is located at Industrial Area Phase I, Chandigarh. The subject property is developed on a corner plot and enjoys accessibility via approx. 18m wide road from all 4 sides of the plot. By virtue of the same, the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

6.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Plot No. 178 – 178A, Industrial Area Phase I, Chandigarh. Additionally, it is understood that the subject property is owned by CSJ Infrastructure Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

6.1.3 Town Planning

Zoning	As per review of the title report of the subject property, it is understood that the land use certificate issued by Chandigarh Housing Board to CSJ, the land underlying the subject property can be used for '**commercial**' activity comprising of shopping malls, hotels/ serviced apartments, offices, shops, multiplex, restaurants, leisure and entertainment centres, banks, marriage place, hospitals, etc. The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard. The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise. For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.
Approved Usage:	Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operational Urban consumption centre, comprising of LGF+GF+3 floors.** The current use of the subject property is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultants have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions: As per feedback received from the Management, there are no restrictions on the current use of the property.

Natural or induced hazards: We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

6.1.4 Statutory Approvals, Sanctions & Approvals

6.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Elante Elante Office Hyatt Regency Chandigarh	Chandigarh Administration Estate Office	22-01-13 19-06-13 04-02-16

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC (for Urban consumption centre & Office component)	Received	Municipal Corporation, Chandigarh	10-05-22
Fire NOC (for Hotel component)	Received	Municipal Corporation, Chandigarh	07-01-20
Height Clearance	Received	Government of India, Ministry of Defence	12-06-09
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	11-07-08
IGBC Certification	Received	Indian Green Building Council	26-04-22

Source: Approval documents provided by the Management

6.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

6.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Urban consumption centre	LGF+GF +3F	811,797	1,252,762	1,223,054
Office Component	GF + 6	58,929	84,692	67,328
Hotel Component	GF + 6F**		211 keys	Occupancy - 69.9*%

*Source: Rent roll, Architect certificate provided by the Management; *As of FY24; **Based on environmental clearance certificate provided by the Management*

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	514,784
In-line	399,084
Entertainment	114,881
F&B	152,692
Food Court	36,875
Others*	4,738
Total	**1,223,054**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	Urban consumption centre - LGF+GF+3 floors Office Component – GF + 6 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

6.1.6 Site Services and Finishes

Particulars	Urban consumption centre	Office Component	Hotel Component
Handover condition	Warm Shell	Warm Shell	-
Passenger elevators	Provided	Provided	Provided
Service elevators	Provided	Provided	Provided
Power back-up	Provided	Provided	Provided
Building management system	Provided	Provided	Provided
Security systems	Provided	Provided	Provided
Air conditioning (HVAC)	Provided	Provided	Provided
Firefighting services	Provided	Provided	Provided
Car parks provided	Basement, Covered and Open car park 4W slots- 3,355; 2W slots-450		

Source: Information provided by the Management, site visit

6.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management. Over the last few months, the Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	45.0	Q2 FY25

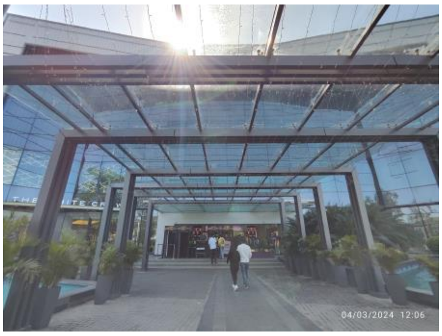
Source: Information provided by the Management

6.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Elante Complex

External view of the subject property



Entrance to the subject property

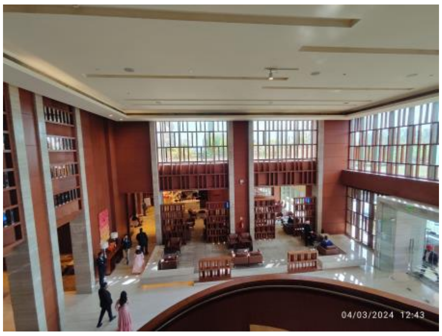
Internal view of the Nexus Elante

Internal view of the Nexus Elante

View of the food court at Nexus Elante

Internal view of the Nexus Elante

View of the Hyatt Regency Chandigarh



Internal view of the Hyatt Regency Chandigarh

View of the primary access road

View of the primary access road

6.1.9 Summary of Property Description

Nexus Elante Complex is an integrated mixed-use asset located in Chandigarh, the capital of Punjab and Haryana. Chandigarh is an affluent city and is the largest consumption hub across the neighboring North Indian states of Jammu and Kashmir, Himachal Pradesh and Punjab, among others. It is a highly urbanized and young city with a large working population (68.0% of the population is aged between 15 and 59 years) and serves as a regional hub and witnesses footfalls from other nearby cities of Punjab, Haryana and Himanchal Pradesh.

Nexus Elante Complex consists of a 1.2 msf Grade A urban consumption centre, a 211-key Hyatt Regency Chandigarh hotel and a 0.1 msf Elante Office. We believe that the location, scale and quality of Nexus Elante Complex makes it difficult to replicate. Nexus Elante is the largest urban consumption centre in the Chandigarh region and among the ten largest urban consumption centres in India. It is well-connected by multiple intercity roads to the tri-city region of Chandigarh, Panchkula and Mohali, enabling it to become a regional consumption centre for satellite towns around Chandigarh.

Nexus Elante has the highest tenant sales amongst all urban consumption centres north of Delhi. Its locational advantages have attracted marquee international brands such as Zara, Vero Moda and Bath & Body Works, amongst other leading brands, to open their first regional stores at Nexus Elante. Nexus Elante provides a holistic shopping experience and is a go-to entertainment destination with fine dining eateries, multiplex and attractive shopping options. Nexus Elante regularly upgrades its retail offerings by adding new brands and churning out underperforming brands with the aim of providing the best retail experience to its consumers. The 211-key Hyatt Regency Chandigarh hotel uniquely complements the retail-led Nexus Elante Complex development, attracting domestic and foreign tourists. The hotel witnessed robust Hotel Occupancy of 69.9% for FY24 and ARR of Rs. 10,566.

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6.2 Tenancy Analysis

6.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area(sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	514,784	42.1%	29.4%	21
In-line	399,084	32.6%	50.5%	162
Entertainment	114,881	9.4%	5.5%	3
F&B	152,692	12.5%	9.2%	36
Food Court	36,875	3.0%	1.0%	1
Others*	4,738	0.4%	4.5%	50
Total	**1,223,054**	**100.0%**	**100.0%**	**273**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	37,732	3.1%	3.7%	1.2
2	Tenant 2	70,000	5.7%	3.6%	4.2
3	Tenant 3	64,128	5.2%	3.3%	4.0
4	Tenant 4	68,375	5.6%	3.1%	10.0
5	Tenant 5	69,424	5.7%	2.9%	6.7
6	Tenant 6	42,690	3.5%	2.2%	10.0
7	Tenant 7	30,246	2.5%	1.6%	10.5
8	Tenant 8	21,005	1.7%	1.6%	10.0
9	Tenant 9	5,152	0.4%	1.5%	3.2
10	Tenant 10	10,734	0.9%	1.5%	8.0
	Total	**419,486**	**34.3%**	**24.9%**	**6.7**

Source: Information provided by the Management

6.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area(sf)	% of area leased
Anchor	514,784	42.1%
In-line	399,084	32.6%
Entertainment	114,881	9.4%
F&B	152,692	12.5%
Food Court	36,875	3.0%
Others*	4,738	0.4%
Total	**1,223,054**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores (42.1%) v/s non-Anchor stores based on leased area. Further, the In-line category rentals are achieving almost 2.2x – 2.3x of the rent achieved from Anchor tenants on account of smaller shop sizes, categories and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area(sf)	% of area leased	% of gross rental
MG + TR*	870,926	71.2%	80.4%
Pure MG	314,249	25.7%	15.9%
Pure TR	37,732	3.1%	3.7%
Others	147	0.0%	0.0%
Total	**1,223,054**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 71.2% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

6.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	95.1%	95.8%	94.7%	94.2%	94.6%	95.1%	98.6%
Leasable area (msf)	1.19	1.19	1.19	1.19	1.20	1.25	1.25

Source: Rent roll provided by the Management

6.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Nexus Elante

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	43,621	3.5%	1.7%
FY26	99,505	3.6%	4.9%
FY27	108,729	8.1%	11.5%
FY28	220,108	8.9%	9.9%
FY29	215,185	18.0%	19.7%
Area expiring till FY27	**294,116**	17.6%	20.4%
Area expiring till FY29	**729,409**	**24.0%**	**28.0%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY29. Considering the positioning of the subject development and limited competition in the submarket, we opine that the marketing/leasing risk of the subject property would be relatively lower and most of the tenants would like to continue in the development. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 5.1 years (by area) and 4.5 years (by rental) as on the date of valuation.

Elante Office:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	3,150	4.3%	3.0%
FY26	-	0.0%	0.0%
FY27	3,764	5.2%	3.8%
FY28	10,842	14.9%	12.6%
FY29	54,813	75.1%	79.8%
Area expiring till FY27	6,914	9.5%	6.9%
Area expiring till FY29	**72,569**	**99.4%**	**99.2%**

Source: Rent roll provided by the Management

Approximately 79.8% of the total leased area is expiring by FY29. Owing to the same, the risk of tenant churn reduces as well as risk of releasing for the property goes down. Further, limited time frame to lease up the space will be required since there is no significant vacancy arising at the property in short term. Additionally, the Weighted Average Lease Expiry (WALE) for Elante Office is approx. 4.2 years (by area) and 4.4 years (by rental) as on the date of valuation.

6.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	0.00	0.02	0.01	0.01	0.02	0.25	0.02
Re-leasing (msf)	-	0.05	0.10	0.08	0.11	0.14	0.03
Vacant area leasing (msf)	0.01	0.01	0.01	-	0.00	-	0.00
Total	**0.01**	**0.08**	**0.12**	**0.09**	**0.13**	**0.39**	**0.05**

Source: Rent roll provided by the Management

6.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.00	15.0%
FY19	0.07	51.8%
FY20	0.11	35.8%
FY21	0.09	39.1%
FY22	0.10	26.4%
FY23	0.39	33.8%
FY24	0.05	19.2%
Total	**0.82**	**32.5%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.82 msf of the space has been released to new tenants with spread of approx. 32.5% being achieved on the prevailing MG rentals over the last 4-5 years. Further, the re-leasing done in FY24 is at a releasing spread of 19.2%. This represents the attractiveness of the property considering the large urban consumption centre and dense catchment profile in the influence region attracting footfalls from other neighbouring cities as well.

6.3 Assumptions Rationale

Traditionally, retail activity in the region was characterized by "high-street retail" and "community centre" formats, primary spread across Sector 8 and Sector 17. Further, retail and commercial centres across established residential sectors promoted by the local development authority were also present in the region. Retail market witnessed a major turnaround in 2013-14, with the establishment of two Urban consumption centres, including Nexus Elante, in the tri-city. Once Nexus Elante became operational, majority of the new brands preferred Nexus Elante over high street to open their stores as well as existing high street brands opened stores in Nexus Elante. Nexus Elante is the largest urban consumption centre in the Punjab region and among the top 10 largest urban consumption centres in India. Nexus Elante is well-connected by multiple intercity roads to the tri-city region of Chandigarh, Panchkula and Mohali, enabling it to become a regional consumption centre for satellite towns around Chandigarh and extending the catchment to 50 Km. Nexus Elante has become the hub of retail, food and beverages (or "F&B") and entertainment for the region.

Currently there are only two Grade-A Urban consumption centres with a cumulative stock of 2.2 msf.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

6.3.1 Demand and Supply Dynamics

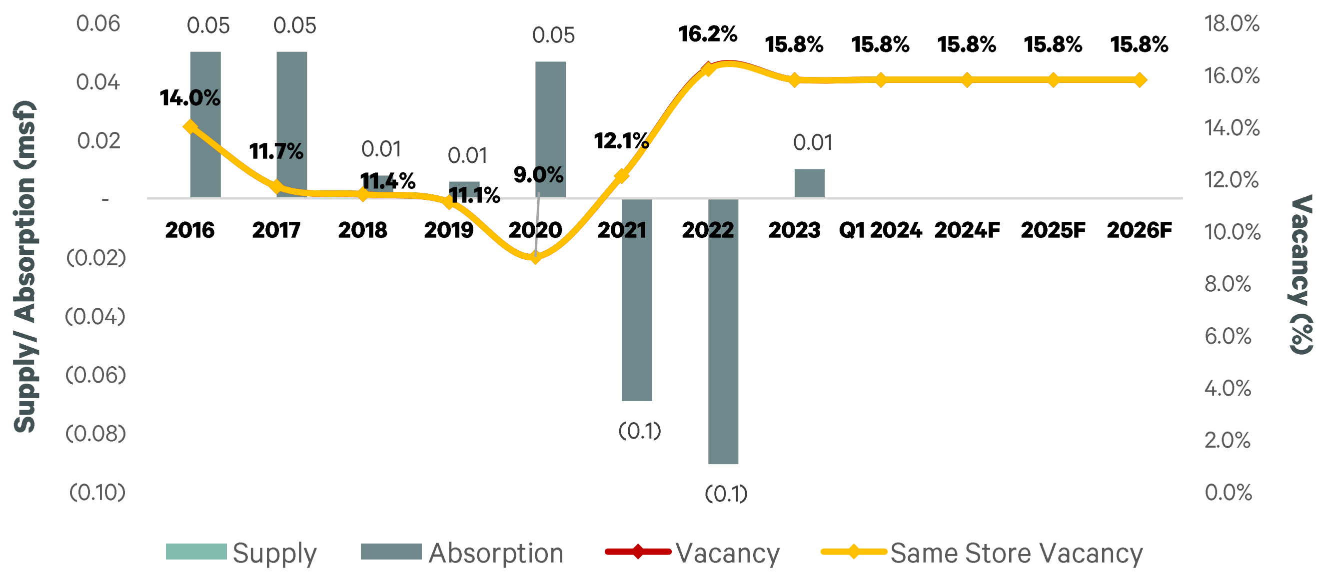
6.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 2.2
Current occupied stock (Q1 2024) – msf	Approximately 1.9
Current vacancy (Q1 2024)	Approximately 15.8%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Chandigarh)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

No new Grade-A supply has been witnessed in Chandigarh in the recent past. Further, no new supply addition is expected in the short to medium term due to limited land availability. However, post-2020, vacancy levels went up with highest vacancy being recorder in 2022 of approximately 16.2%, an increase by 4.1% from 2021 primarily on account of exits witnessed in a competing urban consumption centre. However, vacancy for Nexus Elante remained below 4% post COVID as well.

6.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket. Please note that the quoted rentals are highlighted for ground floor In-line stores:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2014	0.9	81%	115 - 130

Source: CBRE

6.3.1.3 Future Supply

No new supply addition is expected in the short to medium term due to limited land availability.

6.3.2 Lease Rent Analysis

The current rental in the subject submarket at an urban consumption centre level typically varies between INR 100.0 – 150.0 psf pm on leasable area basis comprising of both anchor & non-anchors depending upon location, size and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between INR 150 – 250 psf across categories, etc.

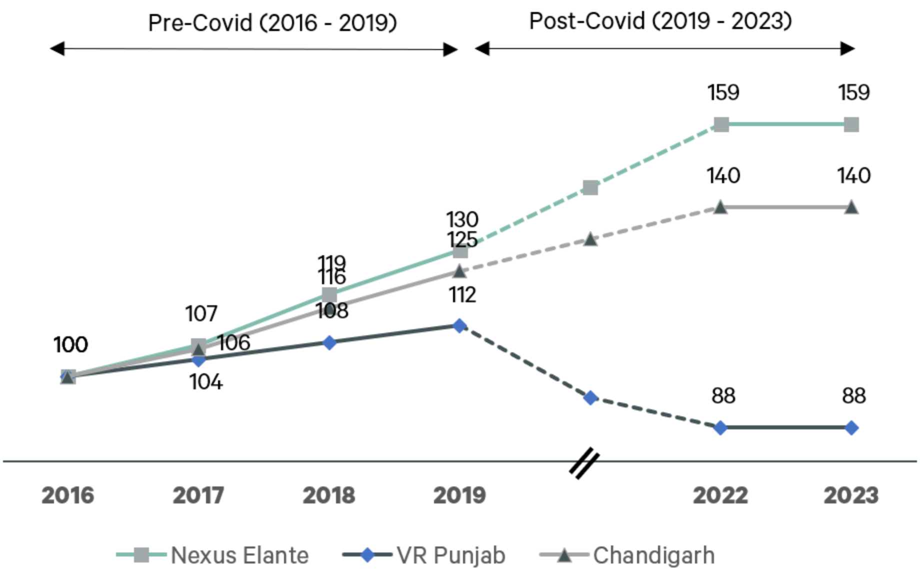
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 40.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the transacted rent for spaces in urban consumption centre spaces in the submarket of the subject property in the past few years:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q3 2023	Tenant 1	1,100	F&B	120
Q2 2023	Tenant 2	1250	Others	185
Q2 2023	Tenant 3	780	F&B	125
Q1 2023	Tenant 4	1,400	Others	170

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

6.3.2.1 Rental Index



Note: Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Nexus Elante commands a premium against other Grade-A urban consumption centre in the city. Over the period of 2016-2019 Nexus Elante witnessed a robust marginal rental growth which is considerably higher than competing Grade-A urban consumption centre in the market. Further, post-COVID Nexus Elante recorded a marginal rental growth of almost 1.2x, marginal rentals in VR Punjab declined on account of rising vacancy levels. Nexus Elante is a preferred urban consumption centre for retailers seeking to expand their businesses north of Delhi and also has the highest tenant sales amongst all UCC in this region.

6.3.2.2 Rent ~ Future Outlook for Submarket

Considering the above-mentioned fact that no supply is expected in the short term coupled with the dense residential catchment with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination urban consumption centre. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at a rate of 8.0% p.a. till FY25 with moderation in growth to 6.0% in FY26 and further stabilized at 5.0% p.a. from FY27 onwards.

6.3.3 Assumptions Adopted for Valuation Exercise

6.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 6.2.5, the balance space for the urban consumption centre is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards. The balance space for the office component is opined to be leased in next 2-3 years with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY26 onwards.

6.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line category spaces which are smaller in size and located across floors. Hence, considering the same, we have adopted a marginal rental of **INR 191.1 psf pm** for the vacant space. Further, the weighted average marginal rental opinion for the overall urban consumption centre is approx. **INR 181.1 psf pm** across floors and categories. The detailed explanation has been given in section 6.4.5.1.

6.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 80 - 90 per sft per month, whereas the overall market rent for the subject property as illustrated in section 6.4.5.1 is at a premium of approx. 2.3 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

6.4 Value Assessment

6.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approaches:

Particulars	Valuation Methodology
Urban consumption centre & Office Component	Discounted Cash Flow (using rent reversion approach)
Hotel Component	Discounted Cash Flow

The sections below highlight the detailed valuation workings for the subject property.

6.4.2 Area Statement

Based on the rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	1.25	0.03
Office Component	0.08	0.01
Hotel Component	211 keys	NA

Source: Architect certificate, Rent roll

6.4.3 Construction Timelines

6.4.3.1 Completed Blocks

Urban consumption centre and the Office component is operational since 2013. Hotel component is operational since 2016.

6.4.4 Absorption/ Leasing Velocity and Occupancy Profile

6.4.4.1 Completed Blocks

As explained in section 6.3.3.1, the balance space at the urban consumption centre is opined to be leased by next 1-2 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

The table overleaf highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	FY26	Total
Urban consumption centre	Percentage (%)	99.0%	1.0%	-	**100.0%**
Office Component	Percentage (%)	86.2%	8.1%	5.7%	**100.0%**

Source: Valuer's assessment

Please note that the absorption for office component have been adopted based on the Management input and market intel gathered during discussions with various market players.

6.4.5 Assumptions – Rental Revenue

6.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased in retail component is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the submarket.

Additionally, based on the market intel, we understand that the lease rent in the commercial developments located in proximity of the subject property such as Godrej Eternia, Berkley Square, etc. is in the range of INR 60 – 80 psf per month. Thus, the market rent adopted for office space have been adopted based on the historical trend witnessed at the subject property and various market lead factors.

Based on our market study and the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment of the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	1,252,762	1,223,054	In-place rent for leased area	171.1 ^
			Marginal rent	181.1
Office Component	84,692	72,971	In-place rent for leased area	107.2
			Marginal rent	87.5
Hotel component	211 keys		ARR	10,500

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance Services, parking income received from the tenants, etc.; ^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management*

The above marginal rent assumption is adopted for the entire subject development excluding the hotel. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the urban consumption centre.

Based on the size and scale of operations of tenants, the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 4.5% of other gross rentals for the purpose of cash flows projections.

6.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	2.1% of rental income
Net Maintenance Services Income / (Expense)	7.3% of rental income
Net Parking Income / (Expense)	4.3% of rental income
Net Other Operating Revenues / (Expenses)	0.2% of rental income
Security Deposit	INR 1,235 Mn is collected as on date of valuation for urban consumption centre and 70 Mn for office component. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

6.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate (Urban consumption centre)	% p.a.	FY25 to FY26: 9.0% Thereafter 5.0%
Marginal rent growth rate (Urban consumption centre)	% p.a.	FY25: 8.0% FY26: 6.0%, Thereafter 5.0%
Rental growth rate (Office component)	% p.a.	FY25 onwards: 5.0%
ARR growth rate (Hotel component)	% p.a.	FY25 onwards: 5.0%

Source: Valuer's assessment

6.4.8 Capital Expenditure

6.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

6.4.8.2 Major Repair and improvements

The table below highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	45.0	Q2 FY25

Source: Management input

6.4.9 Other Assumptions

A development typically has few recurring operational expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 7.5 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 12.2 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	2.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

6.4.10 Revenue Assumptions – Hotel Component

6.4.10.1 ARR and Occupancy Assumptions

Room Revenues

Based on the market research, similarly positioned hospitality developments located in the influence region, number of room keys and recent performance of the subject development, we are of the opinion that the subject property would command an ARR of INR 10,500 in FY25 and escalated at 5% p.a. for FY26. Thereafter, the ARR is escalated at 5% p.a.

Occupancy

As highlighted in earlier sections, the subject property commenced operations in 2016 with 211 room keys. Based on the market research and positioning of the subject property, we are of the opinion that the subject development would be able to achieve an occupancy of approx. 70% in Year 1, increasing to reach at 72% in Year 2, 73.5% in Year 3 and stabilizing at 75% in Year 4 and thereafter.

Other revenue Assumptions

Considering the location, positioning of the subject property, past performance, prevalent market dynamics, etc. we are of the opinion that the subject property is expected to achieve F&B revenues, MOD revenues and other revenues as follows:

Nature of Income	Details
F&B Revenues	75% of room revenue
MOD Revenues	5% of room revenue
Other Revenues	3% of room revenue

Note: MOD – Minor operating department, F&B – Food and beverages

6.4.11 Expense Assumptions – Hotel Component

6.4.11.1 *Development Cost*

Kindly note that the subject property is a completed development with no pending cost towards construction.

6.4.11.2 Operational Cost

The following operating costs have been considered to arrive at the net cash flows for the purpose of this valuation exercise:

Nature of Income	Details	
Room Cost	15%	% Room Revenue
F&B Cost	50%	% F&B Revenue
MOD Cost	30%	% MOD Revenue
Administrative Expenses	7.0%	% Total Revenue
Maintenance Expenditure	5.0%	% Total Revenue
Heat, Light & Power Expenses	7.0%	% Total Revenue
Marketing Expenditure	6.0%	% Total Revenue

Nature of Income	Details	
Base Management Fee	2.5%	% Total Revenue
Management Incentive	6.0%	% Gross Operating Profit
Transaction cost on Exit	0.5%	% of Terminal Value

Source: Valuer's assessment

6.4.12 Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted for have been highlighted in the table below:

Component	Capitalization Rate (%)
Nexus Elante	7.75%
Elante Office	8.25%
Hyatt Regency Chandigarh	14x EV/EBITDA multiple

6.4.13 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

6.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Elante	43,978
Elante Office	1,119
Hyatt Regency Chandigarh	5,801
Nexus Elante Complex	**INR 50,898 Mn**

7 Nexus Seawoods

7.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Seawoods
Address	Plot No. R1, Sector 40 situated at Nerul Node, Navi Mumbai, District Thane, Maharashtra
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 40.03 acres
Leasable Area	Urban consumption centre – 1.0 msf

Source: Title report, Architect certificate

7.1.1 Site Details

Situation: Subject property – 'Nexus Seawoods' is an operational urban consumption centre located in Nerul Node, Navi Mumbai, District Thane, Maharashtra.

Location: The subject property is located in Seawoods, Navi Mumbai. The subject micro-market is characterized by presence of low-end to mid-end residential developments and various prominent educational campuses (such as SIES, DY Patil, Terna Medical College, etc.)

Further, the subject micro market enjoys good connectivity to other parts of the city through Thane-Belapur Road, Palm Beach Road, harbour and trans-harbour railway line, which has enhanced the overall attractiveness of the subject micro-market as a preferred residential and commercial destination.

The property is accessible through a primary access road namely, Seawoods Station Road that further connects to Seawoods Bridge.

The distances from key hubs to the subject property are illustrated in the table below:

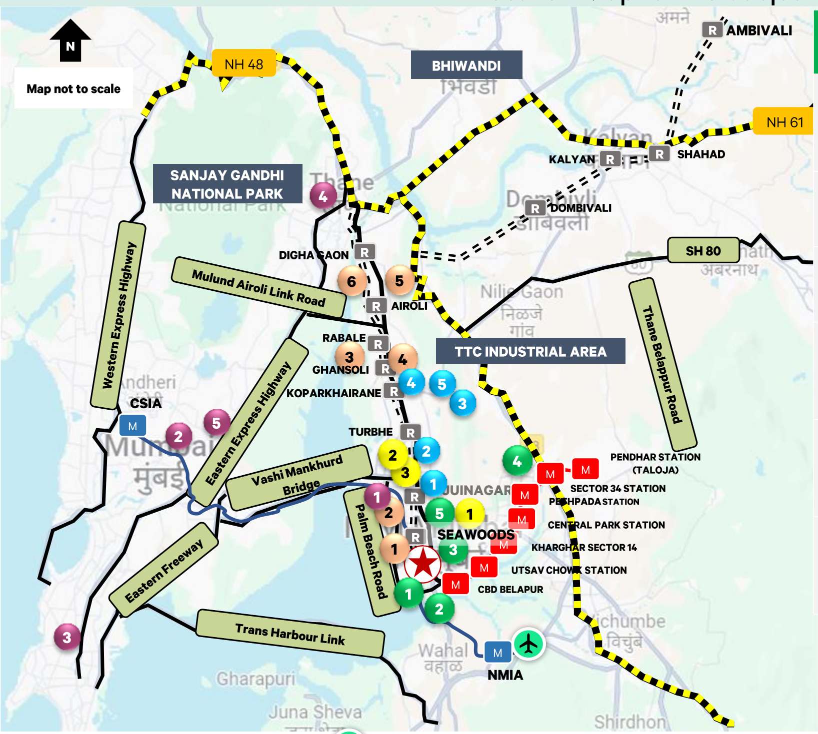
Landmark	Distance (Km)
Seawoods Bridge	0 – 1
Seawoods Darave Railway Station	0 – 1
CBD Belapur Railway Station	2 – 3
Navi Mumbai International Airport (proposed)	7 – 8
Chhatrapati Shivaji International Airport	29 – 30

Source: Consultants' research

Catchment Analysis:	Nexus Seawoods benefits from a captive patronage hailing from numerous affluent residential complexes located within a five-kilometer radius as well as two commercial towers situated above the asset. Majority of the population in the influence region are primarily involved into IT/ITeS services. The subject property attracts footfalls from across the region by being one of the few Grade A urban consumption centre which has presence of high-end product brands. Seawoods has the distinction of being the largest transit-oriented development in India, enjoying direct access to Seawoods railway station, a prominent Mumbai suburban train station with eight million daily passengers. Nexus Seawoods has an entertainment zone called “AIRSPACE”, comprising of Mumbai’s largest indoor amusement park, 15 restaurants and a multiplex. The AIRSPACE has made Nexus Seawoods the leading entertainment hub of the area with high consumer engagement and the highest footfalls in the entire Mumbai metropolitan region.
Surrounds:	The subject property is surrounded as follows: • **North:** L&T Seawoods Tower 1 (Commercial Development) • **South:** L&T Seawoods Tower 2 (Commercial Development) • **East:** Seawoods Station Road (Primary Access Road) • **West:** L&T Seawoods Residences (Residential Development)
Potential changes in surroundings:	As highlighted earlier, since the subject location is an established mixed use catchment location, there is negligible availability of developable land parcels. The subject location is not expected to witness significant changes in real estate activity (apart from re-development of existing establishments).
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Podar International School, Nerul	1. L&T Seawoods Grand Central	1. Courtyard by Marriott, Navi Mumbai	1. L&T Seawood Residences, Seawoods	**Nexus Seawoods**
2. DAV Public School	2. Platinum Technopark	2. Vivanta, Turbhe, Navi Mumbai	2. Godrej Bayview, Vashi	1. Inorbit Mall, Vashi
3.Apeejay School, Nerul	3. Aurum Q Parc	3. Marriott Executive Apartments	3. Palm Beach Residency	2. Phoenix Marketcity, Kurla
4. Tata Memorial Hospital	4. Reliance Corporate Park	4. Ibis, Turbhe, Navi Mumbai		3. Phoenix Palladium Mall, Lower Parel
5. Dr. D.Y. Patil Stadium	5. Wipro, Airoli Mindspace East	5. Ramada by Wyndham, Koparkhairane		4. Viviana Mall, Thane
	6. Accenture Mindspace Gigaplex, Airoli			5. R-City, Ghatkopar

National Highway | Key Roads | Proposed NMIA Airport | Proposed Line 8 – CSIA-NMIA (Airport Connector)

Navi Mumbai Metro Line 1 - Metro Stations | Railway Stations | Social Infrastructure | Office Developments

Hospitality Developments | Residential Developments | Grade A Urban Consumption Centre | Subject Property

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the subject property has frontage along the 15m wide internal access roads on its eastern side, with the urban consumption centre entrance on the same side.

Accessibility: As mentioned earlier, the subject site is located at Seawoods, Navi Mumbai. The subject property is developed on a plot that enjoys accessibility via approx. 15m wide road from eastern side and is also accessible through Seawoods Darave Railway Station by being situated above it. By virtue of the same the property enjoys excellent accessibility, visibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

7.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Plot No. R1, Sector 40 situated at Nerul Node, Navi Mumbai, District Thane, Maharashtra. The subject property is under the leasehold ownership of Westerly Retail Private Limited ("WRPL") with approx. 44 years of lease.

Lease Details - It is understood that City and Industrial Development Corporation of Maharashtra Limited (CIDCO) is the owner / lessor of the subject land plot having a total area of 16.20 hectares and had allotted the same to M/s. L&T Seawoods Limited ("LTSL") via a letter of allotment dated 19th March 2008, to develop an integrated complex comprising of commercial, retail and office space, hospitality service and a modern Seawoods Railway Station. Further, CIDCO had granted its development rights to LTSL for developing both commercial and railway facilities via a development agreement dated 21st April 2008 against lease premium of INR 18,090 Mn. Later, CIDCO executed a lease deed in the favour of LTSL on 28th March 2019 for a lease term of 60 years effective from 21st April 2008 for a for a yearly rent of INR 100.

LTSL has sub-leased certain premises of the retail component named as Shopping Mall 1 ("except for some balance portion" as mentioned in the title report) and Shopping Mall 2 in the favour of Westerly Retail Private Limited ("WRPL").

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities and have assumed the information provided by the management to be correct.

7.1.3 Town Planning

Zoning

As per the review of title report and Occupancy Certificate provided by the Management, we understand that the subject property is zoned for **"Commercial and Residential purpose".** Consultants have made no further inquiries with the local authorities in this regard.

The permissible land use adopted by the consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as Title report, Architect certificate, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage: Based on the Occupancy Certificate provided by the Management and visual inspection during our site visit, **we understand that the subject property is an operational urban consumption centre, comprising of LGF + GF + 2 floors.** The current use of the subject property has been provided by the Management and is briefly expressed in the title report with the rules and regulations as prescribed by the local development authority. However, Consultant has not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions: As per feedback received from the Management, there are no restrictions on the current use of the property.

Natural or induced hazards: We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

7.1.4 Statutory Approvals, Sanctions & Approvals

7.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificate have been received for the subject development.

The details of the Occupancy/ Completion Certificate for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Seawoods (Phase I) Nexus Seawoods (Phase II)	Navi Mumbai Municipal Corporation	03-09-16 21-09-19

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the Subject Property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Navi Mumbai Municipal Corporation, Fire Brigade Department	09-05-22
Height Clearance	Received	Airports Authority of India, Western Region Headquarters	15-05-14
Environment Clearance	Received	State Level Environment Impact Assessment Authority	31-07-17
IGBC Certification	Received	Indian Green Building Council	10-08-21

Source: Approval documents provided by the Management

7.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

7.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Seawoods	LGF+GF+2F	645,272	977,406	942,774

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	368,537
In-line	289,367
Entertainment	153,305
F&B	90,261
Food Court	32,548
Others*	8,756
Total	**942,774**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+2 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

7.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 1,608; 2W slots-933

Source: Information provided by the Management, site visit

7.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management. Over the last few months, the Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	10.0	Q2 FY25

Source: Information provided by the Management

7.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Seawoods

External view of the subject property


External view of the subject property


Internal view of the subject property


View of Food court


Internal view of the subject property


View of the primary access road

7.1.9 Summary of Property Description

Nexus Seawoods spans across 1.0 msf of Leasable Area and has the distinction of being one of the largest transit-oriented development in India, enjoying direct access to Seawoods railway station, a prominent Mumbai suburban train station with eight million daily commuters. Nexus Seawoods also benefits from a captive patronage hailing from numerous affluent residential complexes located within a five-kilometer radius as well as two commercial towers situated above the asset. The attractiveness and accessibility of Nexus Seawoods is expected to receive a further boost upon completion of the new Navi Mumbai airport.

Nexus Seawoods is a holistic shopping and entertainment destination with a wide range of brands, a 1,200-seater food court and a dedicated 0.2 msf F&B and entertainment zone called AIRSPACE, comprising of Mumbai's largest indoor amusement park, 15 restaurants and a multiplex. The AIRSPACE has made Nexus Seawoods the leading entertainment hub of the area with high consumer engagement and the highest footfalls in the entire Mumbai metropolitan region. Additionally, owing to its size, scale and strategic location, we believe it is challenging to replicate a similar development in the submarket.

Nexus Seawoods' state-of-the-art infrastructure and locational advantage has made it a prominent asset in Navi Mumbai, attracting leading brands such as The Game, Shoppers Stop, Lifestyle, Superdry, Vero Moda, Only, Jack & Jones and Forever 21. Nexus Seawoods is a one-stop ecosystem attracting consumers from a 30 kilometers radius demonstrating a consumer base greater than the typical catchment range of seven to ten kilometers for retail urban consumption centres in large Indian cities.

7.2 Tenancy Analysis

7.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	368,537	39.1%	27.2%	15
In-line	289,367	30.7%	45.0%	183
Entertainment	153,305	16.3%	13.4%	5
F&B	90,261	9.6%	7.0%	31
Food Court	32,548	3.5%	3.2%	14
Others*	8,756	0.9%	4.1%	44
Total	**942,774**	**100.0%**	**100.0%**	**292**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	87,981	10.2%	5.4%	20.5
2	Tenant 2	51,640	6.0%	3.9%	2.6
3	Tenant 3	66,916	7.8%	2.9%	20.6
4	Tenant 4	39,773	4.6%	2.6%	19.4
5	Tenant 5	49,553	5.7%	2.2%	17.6
6	Tenant 6	20,086	2.3%	2.2%	4.0
7	Tenant 7	33,201	3.8%	2.0%	0.5
8	Tenant 8	20,671	2.4%	1.9%	12.8
9	Tenant 9	15,225	1.8%	1.7%	4.0
10	Tenant 10	4,365	0.5%	1.6%	4.5
	Total	**389,411**	**45.1%**	**26.5%**	**13.9**

Source: Information provided by the Management

7.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	368,537	39.1%
In-line	289,367	30.7%
Entertainment	153,305	16.3%
F&B	90,261	9.6%
Food Court	32,548	3.5%
Others*	8,756	0.9%
Total	**942,774**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores (39.1%) v/s non-Anchor stores based on leased area. Further, the In-line category rentals are achieving almost 2.0x – 2.2x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	770,643	81.7%	87.3%
Pure MG	22,789	2.4%	4.9%
Pure TR	53,529	5.7%	2.9%
Others	95,813	10.2%	4.9%
Total	**942,774**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee, TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 81.7% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

7.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	77.4%	92.5%	91.7%	84.9%	87.8%	94.3%	97.8%
Leasable area (msf)	0.77	0.77	0.84	0.97	0.97	0.98	0.98

Source: Rent roll provided by the Management

7.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	73,575	7.8%	8.5%
FY26	56,342	6.0%	8.1%
FY27	127,259	13.5%	18.4%
FY28	85,103	9.0%	13.4%
FY29	55,907	5.9%	6.2%
Area expiring till FY27	**257,176**	**27.3%**	**35.0%**
Area expiring till FY29	**398,186**	**42.2%**	**54.6%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY27. Considering the limited quantum of leases due for expiry in the short term (next 3 years) and limited competition in the submarket, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 7.3 years (by area) and 6.1 years (by rental) as on the date of valuation.

7.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	0.00	-	0.00	0.00	0.03	0.09	0.03
Re-leasing (msf)	-	0.01	0.05	0.05	0.08	0.06	0.02
Vacant area leasing (msf)	0.10	0.04	0.22	0.01	0.00	0.01	0.00
Total	**0.10**	**0.05**	**0.27**	**0.06**	**0.11**	**0.16**	**0.05**

Source: Rent roll provided by the Management

7.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.00	0.0%
FY19	0.01	(0.1)%
FY20	0.05	6.8%
FY21	0.03	(4.3)%
FY22	0.10	(9.4)%
FY23	0.14	2.3%
FY24	0.04	16.6%
Total	**0.36**	**1.9%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.36 msf of the space has been released to new tenants with a spread of approx. 1.9% on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 16.6%. This represents the attractiveness of the property considering the large urban consumption centre and dense catchment profile in the influence region.

7.3 Assumptions Rationale

Navi Mumbai is fast developing as a dense residential node owing to the planned development activity by City and Industrial Development Corporation and growing base of commercial activity in the region, which implies a growing base of retail expenditure in the region. Organized Grade-A retail stock was added in the region in 2008 leading to a shift of retail activity from high-street retail to organized urban consumption centre. Nexus Seawoods is Navi Mumbai's newest and largest asset which was opened in 2016 and significantly improved the retail density of the region. Grade-A organized urban consumption centre is located adjacent to railway stations on the Harbor Line providing easy accessibility from residential catchments across Navi Mumbai.

Nexus Seawoods is an iconic Grade-A urban consumption centre that has been developed to world-class standards and is approx. two times the size of its geographically closest competitor urban consumption centre (Inorbit Mall, Vashi ~ 0.54 msf) and has a superior tenant mix.

The following sections would further deep-dive into the demand supply dynamics and upcoming competition in the subject region.

7.3.1 Demand and Supply Dynamics

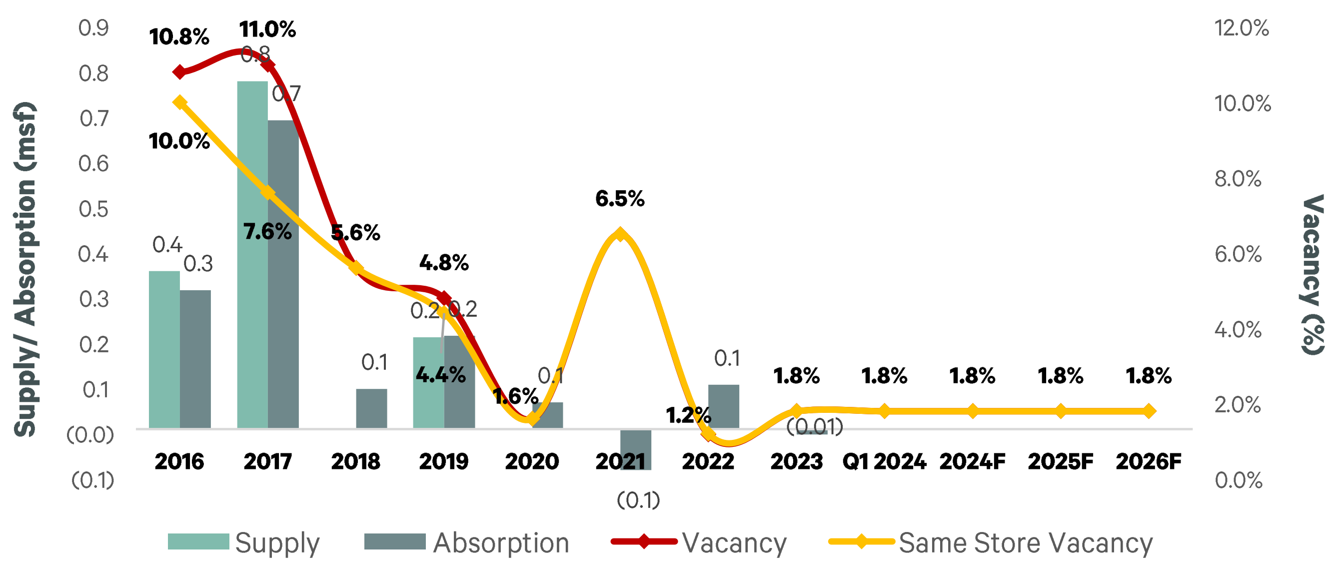
7.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 1.9
Current occupied stock (Q1 2024) – msf	Approximately 1.8
Current vacancy (Q1 2024)	Approximately 1.8%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Navi Mumbai)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

Navi Mumbai has three Grade A urban consumption centres in the city namely Inorbit Mall, Orion Mall, Nexus Seawoods with a healthy occupancy level of 80-85%. Post year 2017, vacancy levels in Navi Mumbai market have reduced significantly primarily on account of no new supply addition apart from 0.2 msf of supply witnessed in 2019 being the expansion area for the subject property. Further, the vacancy is expected to remain low in the short to medium term.

Investment grade urban consumption centres in the region viz. Inorbit mall and Nexus Seawoods are the preferred destinations for prominent national and international brands owing to their central location and convenient accessibility via the harbour suburban railway line (with Nexus Seawoods almost twice the size of its geographically closest competitor).

7.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2007	0.54	97%	350 - 400

Source: CBRE

7.3.1.3 Future Supply

Based on the market research, we understand that there is no new supply which will be added in the subject region by 2026. However, there could be few planned developments which would be introduced in later years.

7.3.2 Lease Rent Analysis

The current rental in submarket at an urban consumption centre level typically varies between INR 60.0 – 130.0 psf pm on leasable area basis comprising of both anchor & non-anchors coupled with location, size and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between INR 150 – 260 psf pm across size, categories, etc.

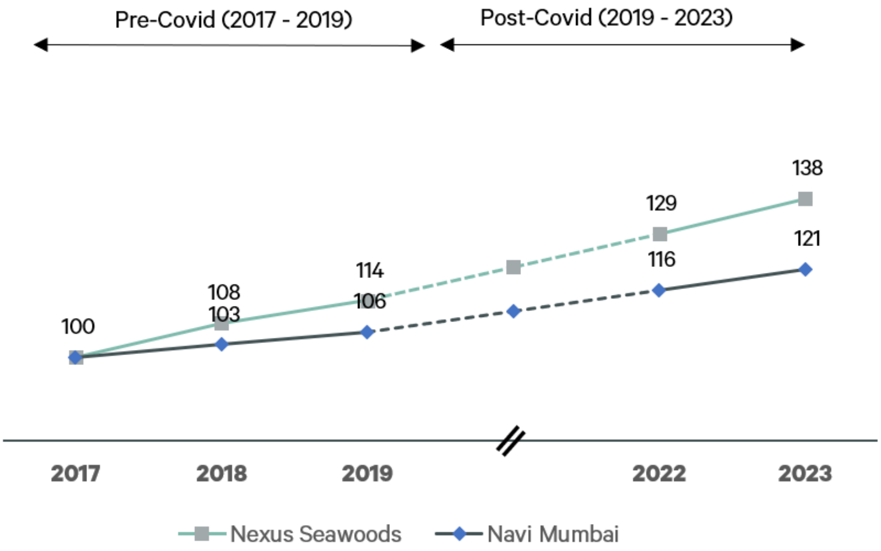
In addition, the maintenance service charges for these developments varies in the range of INR 14 – 32 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent lease transactions in urban consumption centre assets in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q1 2024	Tenant 1	2,578	In-line	275
Q1 2024	Tenant 2	1,592	In-line	308
Q3 2023	Tenant 3	19,716	Anchor	145
Q3 2023	Tenant 4	77,185	Anchor	97
Q3 2022	Tenant 5	6,827	In-line	132

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

7.3.2.1 Rental Index



Source: CBRE; Marginal rentals rebased to 100 as of 2017 as Nexus Seawoods was introduced in that year

Nexus Seawoods commands a premium in rentals over other Grade-A developments. Its marginal rentals grew from 2017 to 2019, higher than the submarket. Nexus Seawoods is a one-stop ecosystem attracting consumers from 30 kilometers radius demonstrating a consumer base greater than the typical catchment range of seven to ten kilometers for retail urban consumption centres in large Indian cities.

7.3.2.2 Rent ~ Future Outlook for Submarket

Considering the fact that no supply is expected in the short term, very low vacancy levels coupled with the dense residential catchment with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination urban consumption centre. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at a rate of 8.0% p.a. till FY25 with a moderate growth of 6.0% in FY26 and stabilized at 5.0% p.a. from FY27 onwards.

7.3.2.3 Assumptions Adopted for Valuation Exercise

7.3.2.4 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 7.2.5, the balance space is opined to be leased by the next 2-3 quarters with additional rent - free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

7.3.2.5 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line category spaces which are smaller in size and located across floors. Hence, considering the same, we have adopted a rental of **INR 130.1 psf pm** for the vacant space. Further, the weighted average market rental opinion for the overall urban consumption centre is approx. **INR 144.3 psf pm** across floors and categories. The detailed explanation has been given in section 7.4.5.1.

7.3.2.6 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 55 - 60 per sft per month, whereas the overall market rent for the subject property as illustrated in section 7.4.5.1 is at a premium of approx.2.6 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

7.4 Value Assessment

7.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

7.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.98	0.03

Source: Architect certificate, Rent roll

7.4.3 Construction Timelines

7.4.3.1 Completed Blocks

The subject property is operational since 2017.

7.4.4 Absorption/ Leasing Velocity and Occupancy Profile

7.4.4.1 Completed Blocks

As explained in section 7.3.2.4, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operational from FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	97.6%	2.4%	**100.0%**

Source: Valuer's assessment

7.4.5 Assumptions – Rental Revenue

7.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	977,406	942,774	In-place rent for leased area	135.0^
			Marginal rent	144.3

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.; ^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management*

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 4.1% of other gross rentals for the purpose of cash flows projections.

7.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	1.5% of rental income
Net Maintenance Services Income / (Expense)	8.4% of rental income
Net Parking Income / (Expense)	2.8% of rental income
Net Other Operating Revenues / (Expenses)	0.2% of rental income
Security Deposit	INR 721 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

7.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25: 9.0% FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25: 8.0% FY26: 6.0%, Thereafter 5.0%

Source: Valuer's assessment

7.4.8 Capital Expenditure

7.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

7.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	10.0	Q2 FY25

Source: Management input

7.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 92.0 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 11.0 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	2.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

7.4.10 Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **7.75%.**

7.4.11 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

7.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Seawoods	**INR 24,537 Mn**

8 Nexus Ahmedabad One

8.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Ahmedabad One
Address	Final Plot No. 216, Moje Vastrapur, Taluka Vejalpur, District Ahmedabad and Sub-District of Ahmedabad – 3 (Memnagar)
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the leasehold ownership of the Management is approximately 7.04 acres
Leasable Area	Urban consumption centre - 0.9 msf

Source: Title report, Architect certificate

8.1.1 Site Details

Situation: Subject property – 'Nexus Ahmedabad One' is an operational urban consumption centre located in Taluka Vejalpur, District Ahmedabad.

Location: The subject property is located in the Vastrapur Village of Ahmedabad City. The village is well known due to presence of Gujarat University and IIM (Indian Institute of Management) Ahmedabad. The subject region also gains prominence on account of its superior connectivity with Sarkhej-Gandhinagar Highway, an established high street retail destination comprising of several prominent F&B outlets and urban consumptions centres of the region.

The subject location has emerged as an established real estate hub for Ahmedabad city, on account of its proximity to Sabarmati Riverfront, SVP International Airport and Motera Stadium and other established social infrastructure establishments of Ahmedabad City (situated within a radius of 10 - 15 Km from subject property).

The subject property is accessible through an internal road (primary access for the subject property) which further connects to 132 ft. wide Ring Road. On account of proximity to 132 ft. wide Ring Road (which connects established real estate hubs of Jawaharlal Nehru Road with Ring Road), the subject property enjoys excellent connectivity to other established regions of Ahmedabad City.

The distances from key hubs to the subject property are illustrated in the table overleaf:

Landmark	Distance (Km)
IIM Ahmedabad	1 – 2
Gujarat University	2 – 3
National Highway 64	1 – 2
Ahmedabad Railway Station	8 – 9
Sardar Vallabhbhai Patel International Airport	13 – 14

Source: Consultants' research

Catchment Analysis:

The influence region for the subject property (i.e. areas located within distance of 3-5 Km radius), comprises of a mixed-use catchment area having presence of several prominent retail, hospitality, institutional and residential developments catering to mid to upper mid-income populace.

Majority of the local populace present in close proximity of the subject property are primarily involved in self-employed categories (manufacturing sector, trading activities, etc.) followed by populace working in private service sectors. The same results into high spending power for the local populace visiting the urban consumption centre.

The subject property also attracts footfalls from other development of city, on account of being the biggest urban consumption centre of the state of Gujrat. The Nexus Ahmedabad has presence of over 200 brands and the biggest food court in region with 716 seating capacity. The subject property also offers a high-end cinema hall and entertainment centre experience (with limited such completion sets in the region).

Furthermore, with presence of major educational institutes such as Gujarat University and IIM Ahmedabad in the vicinity has also encouraged heightened footfall generated through young Gen X populace contributing to popularity of Nexus Ahmedabad One. Additionally, Hyatt Ahmedabad, a premium hotel located adjacent to the subject property also increases its overall popularity in the business class community.

Surrounds:

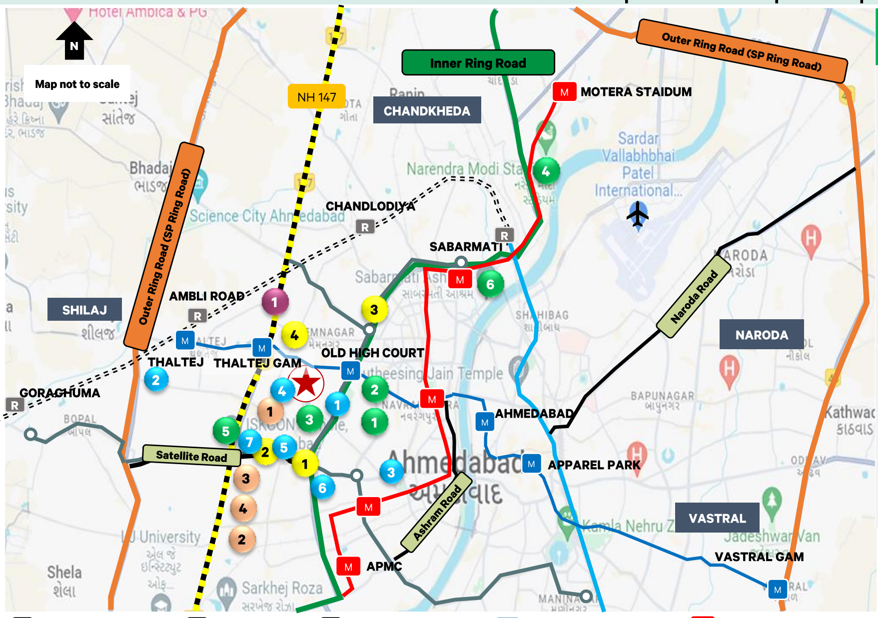
The subject property is surrounded as follows:

- **North:** Internal Road
- **South:** Internal Road
- **East:** Sarkari Vasahat Road
- **West:** Hyatt Ahmedabad

Potential changes in surroundings:	As highlighted earlier, the subject property is located in an established real estate hub with limited presence of under-development/ planned real estate developments. Furthermore, planned/ under construction infrastructure initiatives such as MRTS, Bullet Train, etc. are expected to enhance the popularity of the subject region.
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. CEPT University	1. Alpha Business Park	1. ITC Narmada	1.Indraprastha Greens	**Nexus Ahmedabad One**
2. University of Ahmedabad	2. Pinnacle Business Park	2. Taj Skyline	2. Safal Summit	1. Phoenix Palladium Ahmedabad
3. Indian Institute of Management, Ahmedabad	3. Mondeal Heights	3. Radisson Blu	3. Shivalik Yash Tower	
4. Narendra Modi Stadium	4. Shapath V	4. Hyatt Ahmedabad	4. Gala Eternia	
5. ISKCON Temple		5. Double Tree by Hilton		
6. Sabarmati Ashram		6. Novotel		
		7. Courtyard by Marriott		

National Highway | Key Roads | Outer Ring Road | Line 1 - Metro Stations | Line 2 - Metro Stations
Railway Stations | Inner Ring Road | Mumbai Ahmedabad Bullet Train (UC) | BRTS Route | Airport
Social Infrastructure | Office Developments | Hospitality Developments | Residential Developments | Grade A Urban Consumption Centre
Subject Property

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the frontage is along the primary access road towards the southern boundary of subject property

Accessibility: Based on review of layout map provided by the Management and visual inspection undertaken during the site visit, it is understood that the primary access of the subject property is via approx. 18m wide internal road. Furthermore, the subject property is accessible via roads on all four sides resulting in excellent visibility, accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

8.1.2 Legal Details

As per the title report, we understand that the address of subject property is Final Plot No. 216, Moje Vastrapur, Taluka Vejalpur, District Ahmedabad and Sub-District of Ahmedabad – 3 (Memnagar).

Additionally, it is understood that the subject property is developed on a AUDA leasehold land parcel, leased by Ahmedabad Urban Development Authority (Lessor) to Euthoria Developers Private Limited ("EDPL") (Lessee) for a period of 99 years commencing from 22nd December 2006.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities and have assumed the information provided by the Management to be correct.

8.1.3 Town Planning

Zoning	As per the review of Town Planning Scheme No. 1 of Vastrapur, we understand that the subject property is zoned for 'Public Purpose' (permissible to be developed as Neighbourhood Centre). Consultants have made no further inquiries with the local authorities in this regard. The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as Title report, Architect certificate, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise. For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adheres/ will adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.
Approved Usage:	Based on the information provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operation Urban consumption centre, comprising of LG+GF+4 floors.** The current use of the subject property has been provided by the Management and is briefly expressed in the title report with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any

	enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.
Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

8.1.4 Statutory Approvals, Sanctions & Approvals

8.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificate for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Ahmedabad One (Phase I) Nexus Ahmedabad One (Phase II)	Ahmedabad Urban Development Authority	31-03-11 06-08-21

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC (Phase I)	Received	Ahmedabad Municipal Corporation, Fire & Emergency Services	05-11-20
Fire NOC (Phase II)	Received	Ahmedabad Municipal Corporation, Fire & Emergency Services	02-02-21
Height Clearance	Received	Airport Authority of India	14-02-17
Environment Clearance	Received	Government of Gujarat, State Level Environment Impact Assessment Authority	17-07-19
IGBC Certification	Received	Indian Green Building Council	25-08-22

Source: Approval documents provided by the Management

8.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

8.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Ahmedabad One	LGF+GF +4F	587,861	880,099	863,007

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	409,197
In-line	243,176
Entertainment	126,008
F&B	41,006
Food Court	32,658
Others*	10,962
Total	**863,007**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+4 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

8.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 1,500; 2W slots-2,000

Source: Information provided by the Management, site visit

8.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management. Over the last few months, the Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	20.0	Q2 FY25

Source: Information provided by the Management

8.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Ahmedabad One

External view of the subject property

Internal view of the subject property

View of Food court

View of Food Court

Internal View of the subject property

View of the primary access road

8.1.9 Summary of Property Description

Nexus Ahmedabad One is Grade A property that is the largest urban consumption centre in Gujarat with a total Leasable Area of 0.9 msf spread over a site of 7.04 acres of leasehold land as of March 31, 2024. Since inception in 2011, Nexus Ahmedabad One has emerged as the premier urban consumption centre in Gujarat due to its scale, high-quality and locational advantage. Ahmedabad is the largest city in India's western state of Gujarat and the seventh largest city in India with a population of over 8.2 million as of 2021.

Nexus Ahmedabad One is located in close proximity to high end residential hubs and prominent educational institutes like the Indian Institute of Management, Ahmedabad. It is close to physical infrastructures such as Ring Road, MEGA (Metro-Link Express) and Bus Rapid Transit System to connect to prominent activity hubs within the city. These factors have led to Nexus Ahmedabad One emerging as the preferred shopping and entertainment destination in a catchment of over 75 kilometers extending to the entire city, as well as satellite towns.

Nexus Ahmedabad One's loyal patronage and premium positioning has made it the preferred destination for marquee brands such as Shoppers Stop, Lifestyle, Homecentre, Under Armour, Superdry, Bath & Body Works, Cinepolis and others, many of which have selected Nexus Ahmedabad One to host their first stores in the city. Nexus Ahmedabad One also has the largest food court in Gujarat with a capacity of 716 seats.

With the aim of enhancing Nexus Ahmedabad One's market leadership position and to cater to the rising consumer demand, we developed Phase II of Nexus Ahmedabad One in 2021, comprising an additional 0.2 msf of Leasable Area, which hosts stores of several leading brands such as Marks & Spencer, Westside and Forever New, amongst others.

8.2 Tenancy Analysis

8.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	409,197	47.4%	28.1%	14
In-line	243,176	28.2%	56.4%	136
Entertainment	126,008	14.6%	5.6%	5
F&B	41,006	4.8%	3.2%	12
Food Court	32,658	3.8%	3.9%	14
Others*	10,962	1.3%	2.8%	34
Total	**863,007**	**100.0%**	**100.0%**	**215**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	51,640	6.4%	5.3%	3.8
2	Tenant 2	87,981	10.9%	5.1%	21.8
3	Tenant 3	39,773	4.9%	2.8%	20.6
4	Tenant 4	66,916	8.3%	2.7%	21.8
5	Tenant 5	33,201	4.1%	2.7%	1.2
6	Tenant 6	20,086	2.5%	2.3%	5.3
7	Tenant 7	49,553	6.1%	2.1%	18.8
8	Tenant 8	15,225	1.9%	1.8%	5.3
9	Tenant 9	4,365	0.5%	1.7%	5.8
10	Tenant 10	20,671	2.6%	1.6%	14.0
	Total	**389,411**	**48.2%**	**27.9%**	**15.1**

Source: Information provided by the Management

8.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	409,197	47.4%
In-line	243,176	28.2%
Entertainment	126,008	14.6%
F&B	41,006	4.8%
Food Court	32,658	3.8%
Others*	10,962	1.3%
Total	**863,007**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores (47.4%) v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 3.2x – 3.4x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	578,206	67.0%	83.9%
Pure MG	161,887	18.8%	10.0%
Pure TR	45,150	5.2%	3.0%
Others	77,764	9.0%	3.1%
Total	**863,007**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 67.0% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

8.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	96.0%	97.5%	94.7%	95.2%	91.5%	88.5%	96.0%
Leasable area (msf)	0.72	0.72	0.72	0.72	0.76	0.88	0.88

Source: Rent roll provided by the Management

8.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	84,272	9.8%	9.0%
FY26	64,490	7.5%	17.3%
FY27	121,253	14.1%	19.0%
FY28	109,872	12.7%	14.6%
FY29	89,187	10.3%	12.4%
Area expiring till FY27	**282,102**	**32.7%**	**47.0%**
Area expiring till FY29	**481,161**	**55.8%**	**74.0%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY27. Considering the limited quantum of leases due for expiry in the short term (next 3 years) and limited competition in the submarket, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 8.5 years (by area) and 5.6 years (by rental) as on the date of valuation.

8.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	0.01	0.01	0.01	0.02	0.02	0.04	0.03
Re-leasing (msf)	0.02	0.03	0.12	0.03	0.06	0.02	0.02
Vacant area leasing (msf)	0.01	0.00	0.01	-	0.07	0.02	0.01
Total	**0.03**	**0.04**	**0.13**	**0.05**	**0.15**	**0.08**	**0.05**

Source: Rent roll provided by the Management

8.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.02	179.1%
FY19	0.04	126.8%
FY20	0.10	121.8%
FY21	0.05	103.7%
FY22	0.07	79.3%
FY23	0.06	29.8%
FY24	0.05	27.2%
Total	**0.39**	**75.7%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.39 msf of the space has been released to new tenants with spread of approx. 75.7% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 27.2%. This represents strong attractiveness of the property considering the dense catchment profile in the influence region and higher mark to market potential for older leases which are at sub optimal levels.

8.3 Assumptions Rationale

Retail activity in Ahmedabad is predominantly unorganized in nature and concentrated mainly in the walled city area. The high streets in the walled city area ("Old Ahmedabad") are primarily dominated by local/regional players. The retail that ventured in the city between 2007 and 2011, were focused on the residential stretch of Satellite to Drive in Road i.e., approx. 90% of the total stock is concentrated here ~ in line with the movement of population towards the western corridor.

Nexus Ahmedabad One located in Vastrapur locality of the city with total leasable area of approximately 0.89 msf. The first phase was operationalized in 2011 with 0.72 msf and the second phase was operationalized in 2021 with 0.16 msf. It is the largest urban consumption centre in Gujarat and serves consumers from Ahmedabad and its satellite towns such as Gandhinagar, Sanand & Nadiad (a catchment of over 75 kilometers). As of March 31, 2024, Nexus Ahmedabad One has a carefully curated eclectic mix of 209 international and domestic brands to emerge as the one-stop shopping and entertainment centre of the state.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

8.3.1 Demand and Supply Dynamics

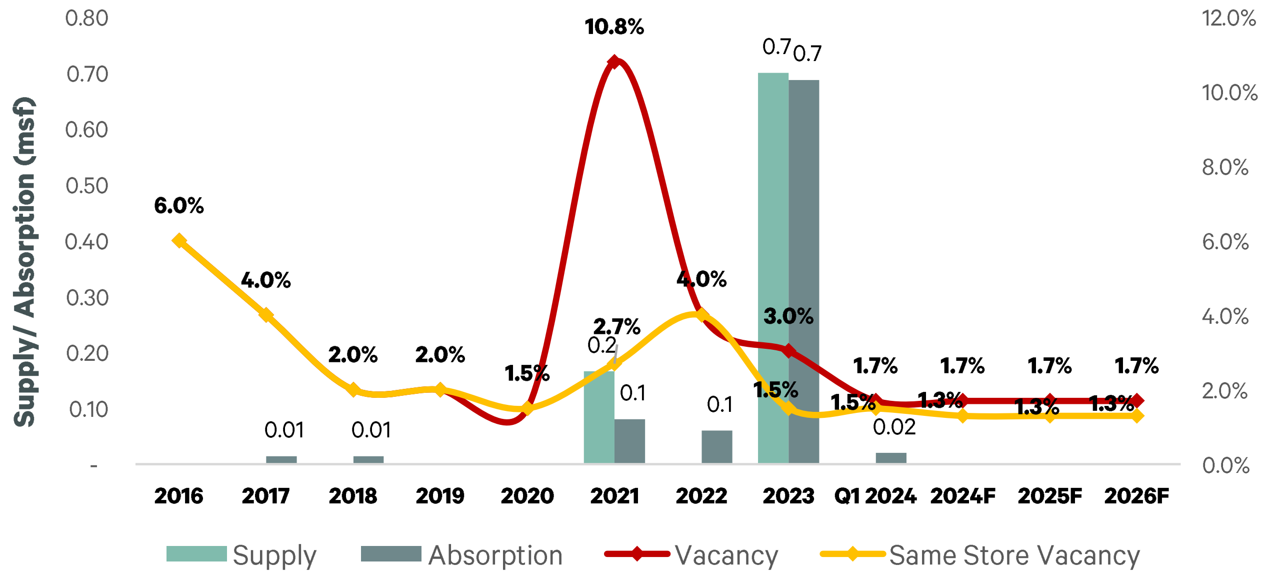
8.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 1.6
Current occupied stock (Q1 2024) – msf	Approximately 1.6
Current vacancy (Q1 2024)	Approximately 1.7%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Ahmedabad)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

The development has witnessed high occupancy levels since its introduction on account of limited competition (lack of quality Grade-A developments in the city), professionally managed premises (the disposition model for the development is lease, hence the facility is entirely managed and maintained by the developer), Tenant mix (presence of national and international branded retail players), location of the property (SBD – Vastrapur & Bodakdev – presence of high-end residential developments), etc.

Vacancy has consistently reduced from 6.0% to 1.7% over the last 4 -5 years. Robust demand has been exhibited by retailers and end users towards the Grade A development on account of established nature of the location, well laid infrastructure enhancing connectivity and accessibility, proximity to high end residential hubs (population with higher spending propensity). The city witnessed a new addition of supply in 2021 being the phase 2 of the subject property and 0.7 msf in 2023 being Phoenix Pallidum Mall.

8.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2023	0.80	95% - 97%	350 - 400

Source: CBRE

8.3.1.3 Future Supply

Based on the market research, we understand that there is no new supply that will be added in the subject region till 2026. Further, there are also few planned developments which will be introduced in later years.

8.3.2 Lease Rent Analysis

The current rental in the subject submarket at an urban consumption centre level typically varies between INR 100.0 – 130.0 psf pm on leasable area basis comprising of both anchor & non-anchors depending upon location, size and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between INR 150 – 250 psf across categories, etc.

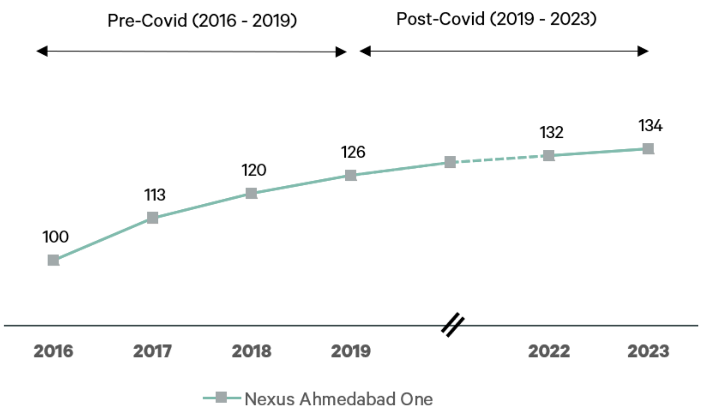
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 40.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the transacted rent for spaces in urban consumption centre spaces in the submarket of the subject property in the past few years:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q1 2024	Tenant 1	487	Inline	180
Q2 2023	Tenant 2	3,523	Inline	250
Q1 2023	Tenant 3	1,403	Inline	200
Q1 2023	Tenant 4	2,734	Inline	120
Q1 2023	Tenant 5	814	F&B	257

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

8.3.2.1 Rental Index



Source: CBRE; Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Nexus Ahmedabad One has witnessed steady growth over the year owing to having limited grade A development in the vicinity.

8.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply of grade A urban consumption centres in the short term coupled with the dense residential and youth friendly catchment area with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination mall. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 8.0% p.a. till FY25 with moderate growth of 6.0% in FY26 and will stabilize at 5.0% from FY27 onwards.

8.3.3 Assumptions Adopted for Valuation Exercise

8.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 8.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

8.3.3.2 Rental Value

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises mix of in-line, mini-anchors, food court and entertainment spaces across upper floors. Hence, considering the same, we have adopted a rental of **INR 114.2 psf pm** for the vacant space. Further, the market average rental opinion for the overall development is approx. **INR 140.1 psf pm** across floors and categories. The detailed explanation has been given in section 8.4.5.1.

8.4 Value Assessment

8.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

8.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.88	0.02

Source: Architect certificate, Rent roll

8.4.3 Construction Timelines

8.4.3.1 Completed Blocks

The phase I and II of the property is operational since 2011 and 2021 respectively.

8.4.4 Absorption/ Leasing Velocity and Occupancy Profile

8.4.4.1 Completed Blocks

As explained in section 8.3.3.1, the balance space is opined to be leased in next 1-2 years with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased from FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	98.1%	1.9%	**100.0%**

Source: Valuer's assessment

8.4.5 Assumptions – Rental Revenue

8.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	880,099	863,007	In-place rent for leased area	114.0^
			Marginal rent	140.1

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*
^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the mall.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 2.7% of other gross rentals for the purpose of cash flows projections.

8.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	0.8% of rental income
Net Maintenance Services Income / (Expense)	9.5% of rental income
Net Parking Income / (Expense)	0.0% of rental income
Net Other Operating Revenues / (Expenses)	0.3% of rental income
Security Deposit	INR 519 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

8.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25: 9.0%; FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25: 8.0%; FY26: 6.0% Thereafter 5.0%

Source: Valuer's assessment

8.4.8 Capital Expenditure

8.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

8.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	20.0	Q2 FY25

Source: Management input

8.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 34.8 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 7.5 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	2.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

8.4.10 Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **8.0%.**

8.4.11 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

8.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Ahmedabad One	INR 19,706 Mn[20]

[20] *Interest valued is 99.45%*

9 Nexus Hyderabad

9.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Hyderabad
Address	Sy. No.1009, Kukatpally Village, Kukatpally Mandal, Medchal Malkajgiri District, Hyderabad
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 5.72 acres
Leasable Area	Urban consumption centre - 0.8 msf

Source: Title report, Architect certificate

9.1.1 Site Details

Situation: Subject property – 'Nexus Hyderabad' is an operational urban consumption centre located in Kukatpally, Hyderabad.

Location: The subject property is located in Kukatpally which is Asia's largest residential colony and one of the prominent education hubs of Hyderabad located towards the western part of the city. The location has emerged as an established real estate hub with proximity to HITEC City, an established IT/ITeS hub of Hyderabad at a distance of 5 Km.

The property is located on a corner plot and accessible through a primary access road via approx. 100 ft. wide KPHB Road which connects JNTU (Jawaharlal Nehru Technical University) to Madhapur / HITEC City. On account of being accessible via JNTU-HITEC City Road, the subject property enjoys good connectivity to other established submarkets such as Miyapur, Balanagar, Hafeezpet, Moosapet, Madhapur, etc.

The distances from key hubs to the subject property are presented in the table below:

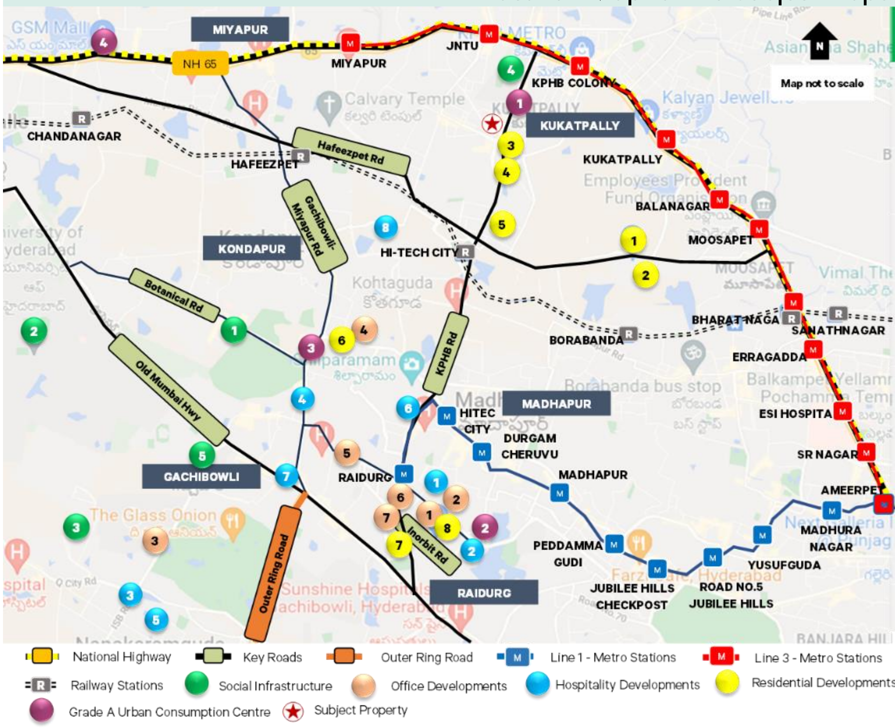
Landmark	Distance (Km)
JNTU Metro Station	2 – 3
HITEC City (Mindspace Junction)	5 – 6
Gachibowli Flyover (ORR exit)	8 – 9
Secunderabad Railway Station	17 – 18
Rajiv Gandhi International Airport	37 – 38

Source: Consultants' research

Catchment Analysis:	The subject influence region within 3-5 Km radius comprises of dense residential catchment of middle income to upper middle-income populace. Majority of the population is primarily in IT/ITeS services followed by businessman and traders' community. The urban consumption centre attracts footfalls from across the city due to the presence of Zara (only retail outlet in Hyderabad). However, major residential pockets in the vicinity would be Kukatpally, Kondapur, Madhapur, Moosapet, Miyapur, Balangar, Hafeezpet, Jubilee Hills, Kavuri Hills, Gachibowli, etc.
Surrounds:	The subject property is surrounded as follows: • **North:** KPHB 9th Phase road and unorganized commercial developments • **South:** Internal access road and vacant land parcel • **East:** KPHB-HITEC City Road • **West:** unorganized residential settlements
Potential changes in surroundings:	As highlighted earlier, the subject location is an established residential hub comprising of individual houses, apartments (high rise & low rise) coupled with mixed use retail / commercial activity on the main arterial roads. There are couple of under-construction residential projects in the vicinity which would add to the catchment for the subject development. Additionally, the availability of vacant land parcels in the subject vicinity is very limited and is mostly government owned which would be auctioned in the future. Going forward, there are planned infrastructure initiatives such as the metro connectivity which will further enhance the attractiveness of the subject location.
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Chirec International School	1. Salarpuria Sattva Knowledge City	1. Westin Mindspace	1. Rainbow Vistas	**Nexus Hyderabad**
2. University of Hyderabad	2. Raheja Mindspace IT Park	2. ITC Kohenur	2. Cybercity Marina Skies	1. Lulu Mall
3. Indian School of Business	3. Microsoft	3. Sheraton	3. Rain Tree Park	2. Inorbit Mall
4. Jawaharlal Nehru Technological University	4. Google	4. Le Meridien	4. Incor One City	3. Sarath City Capital Mall
5. The International Institute of Information Technology	5. Meenakshi Deloitte	5. Hyatt	5. Lodha Belezza	4. GSM Mall
	6. Aurobindo Galaxy	6. Trident	6. Prestige Ivy League	
	7. The Skyview	7. Radisson	7. My Home Bhooja	
		8. Novotel	8. My Home Abhra	

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan, visual inspection we understand that the frontage is along the JNTU-Hitec city road. The subject property has adequate frontage on account of being a corner plot.

Accessibility: Based on the site plan provided by the Management and visual inspection, the primary access to the subject property is via approx. 100 ft. wide KPHB road and a secondary access road of 50 ft. wide 9th Phase Road. By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

9.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Sy. No.1009, Kukatpally Village, Kukatpally Mandal, Medchal Malkajgiri District, Hyderabad. Additionally, it is understood that the subject property is owned by Nexus Hyderabad Retail Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

9.1.3 Town Planning

Zoning

As per the review of Hyderabad Metropolitan Development Authority (HMDA) Master plan 2031, we understand that the subject property is zoned for "Multiple Use". The current commercial/retail activity is permissible under the aforesaid zoning. As per Occupancy Certificate it is located within the jurisdiction of Greater Hyderabad Municipal Corporation (GHMC). The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard.

The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage:

Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operational urban consumption centre comprising of LGF+GF+4 floors.** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions: As per feedback received from the Management, there are no restrictions on the current use of the property.

Natural or induced hazards: We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

9.1.4 Statutory Approvals, Sanctions & Approvals

9.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Hyderabad	Greater Hyderabad Municipal Corporation	24-03-14

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Government of Telangana, State Disaster Response & Fire Services Department	22-04-22
Height Clearance	Received	Airport Authority of India	21-03-14
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	20-08-07
IGBC Certification	Received	Indian Green Building Council	05-08-22

Source: Approval documents provided by the Management

9.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

9.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Hyderabad	LGF+GF +4F	545,110	833,938	826,246

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	436,919
In-line	153,896
Entertainment	130,789
F&B	50,552
Food Court	40,762
Others*	13,328
Total	**826,246**

*Source: Rent roll, Management input, *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+4 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained with refurbishments undertaken in this year.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

9.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 1,250; 2W slots-2,250

Source: Information provided by the Management, site visit

9.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management. Over the last few months, the Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	60.0	Q3 FY25

Source: Information provided by the Management

9.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Hyderabad

External view of the subject property

Internal view of the atrium in the subject property

View of Food court

View of the subject property

View of the parking area

View of the primary access road

9.1.9 Summary of Property Description

Nexus Hyderabad is a Grade A urban consumption centre that opened in 2014 as one of the first few urban consumption centres in Hyderabad. The asset spans over a total Leasable Area of 0.8 msf spread across 5.72 acres land. It is situated in Kukatpally, one of the most prominent residential catchments and education hubs of Hyderabad. This urban consumption centre also falls within five kilometers from Hi-Tech City, which is the epicentre of the IT industry in Hyderabad with offices of prominent global IT companies.

As one of the first few urban consumption centres in Hyderabad, Nexus Hyderabad has maintained its position as among the best performing urban consumption centre in the city offering a holistic shopping experience. On the back of strong operational performance, in 2021 the urban consumption centre underwent a major upgrade program included revamping the legacy atrium, façade, food court, washrooms and lift lobbies and also strategically improving the urban consumption centre's offerings by introducing new brands such as Decathlon and many others. Nexus Hyderabad's high quality and in-fill location makes it a popular destination for its large consumer base and has attracted marquee brands such as Jack & Jones, Westside, Orra, Kiehl's, The Body Shop, Homecentre, Centro, Smaaash and Barbeque Nation. Nexus Hyderabad also has the distinction of having brands such as Zara and R&B, amongst others, which have opened their first store in the city at Nexus Hyderabad.

9.2 Tenancy Analysis

9.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	436,919	52.9%	41.1%	18
In-line	153,896	18.6%	35.5%	105
Entertainment	130,789	15.8%	7.9%	3
F&B	50,552	6.1%	5.6%	12
Food Court	40,762	4.9%	3.6%	11
Others*	13,328	1.6%	6.3%	42
Total	**826,246**	**100.0%**	**100.0%**	**191**

*Source: Information provided by the Management, *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area (sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	98,902	12.0%	6.0%	5.5
2	Tenant 2	98,657	11.9%	5.9%	5.5
3	Tenant 3	38,800	4.7%	5.5%	3.4
4	Tenant 4	35,981	4.4%	4.2%	10.8
5	Tenant 5	24,768	3.0%	3.2%	8.4
6	Tenant 6	28,340	3.4%	3.0%	2.6
7	Tenant 7	16,183	2.0%	2.3%	4.4
8	Tenant 8	41,846	5.1%	2.1%	5.5
9	Tenant 9	20,535	2.5%	2.0%	2.4
10	Tenant 10	13,666	1.7%	1.9%	7.5
	Total	**417,678**	**50.6%**	**35.9%**	**5.6**

Source: Information provided by the Management

9.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	436,919	52.9%
In-line	153,896	18.6%
Entertainment	130,789	15.8%
F&B	50,552	6.1%
Food Court	40,762	4.9%
Others*	13,328	1.6%
Total	**826,246**	**100.0%**

*Source: Information provided by the Management, *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores (52.9%) v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 2.4x – 2.5x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	767,976	92.9%	91.3%
Pure MG	19,470	2.4%	3.2%
Pure TR	38,800	4.7%	5.5%
Others	-	0.0%	0.0%
Total	**826,246**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rent*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 92.9% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

9.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	89.8%	90.8%	93.5%	97.3%	94.2%	97.1%	98.4%
Leasable area (msf)	0.83	0.83	0.83	0.83	0.83	0.83	0.83

Source: Rent roll provided by the Management

9.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	33,581	4.1%	4.5%
FY26	57,210	6.9%	7.5%
FY27	155,016	18.8%	21.1%
FY28	92,739	11.2%	17.0%
FY29	62,532	7.6%	11.6%
Area expiring till FY27	**246,132**	**29.8%**	**33.1%**
Area expiring till FY29	**401,403**	**48.6%**	**61.8%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY27. Considering the limited quantum of leases due for expiry in the short term (next 3 years) and limited competition in the submarket, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 4.7 years (by area) and 4.3 years (by rental) as on the date of valuation.

9.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	0.00	0.00	-	-	0.03	0.02	0.10
Re-leasing (msf)	0.00	0.01	0.02	0.00	0.09	0.04	0.05
Vacant area leasing (msf)	-	0.02	0.03	0.01	0.00	0.00	0.00
Total	**0.00**	**0.03**	**0.05**	**0.01**	**0.12**	**0.06**	**0.12**

Source: Rent roll provided by the Management

9.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.00	23.1%
FY19	0.01	7.7%
FY20	0.02	3.5%
FY21	0.00	16.9%
FY22	0.12	19.1%
FY23	0.06	32.5%
FY24	0.15	40.3%
Total	**0.36**	**28.0%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.36 msf of the space has been released to new tenants with spread of approx. 28.0% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 40.3%. This represents strong attractiveness of the property considering the dense catchment profile in the influence region.

9.3 Assumptions Rationale

Hyderabad forms the backbone for retail activity in Telangana. Being one of the most urbanized economic centre for the southern part of the country, the city has emerged as the preferred location for both national and international retailers across south India. Organized retail supply in Hyderabad is primarily concentrated towards the western & central region of the city.

Currently, there are eight Grade-A urban consumption centres spread across the western and central regions of the city, cumulatively accounting for approximately 5.0 msf.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

9.3.1 Demand and Supply Dynamics

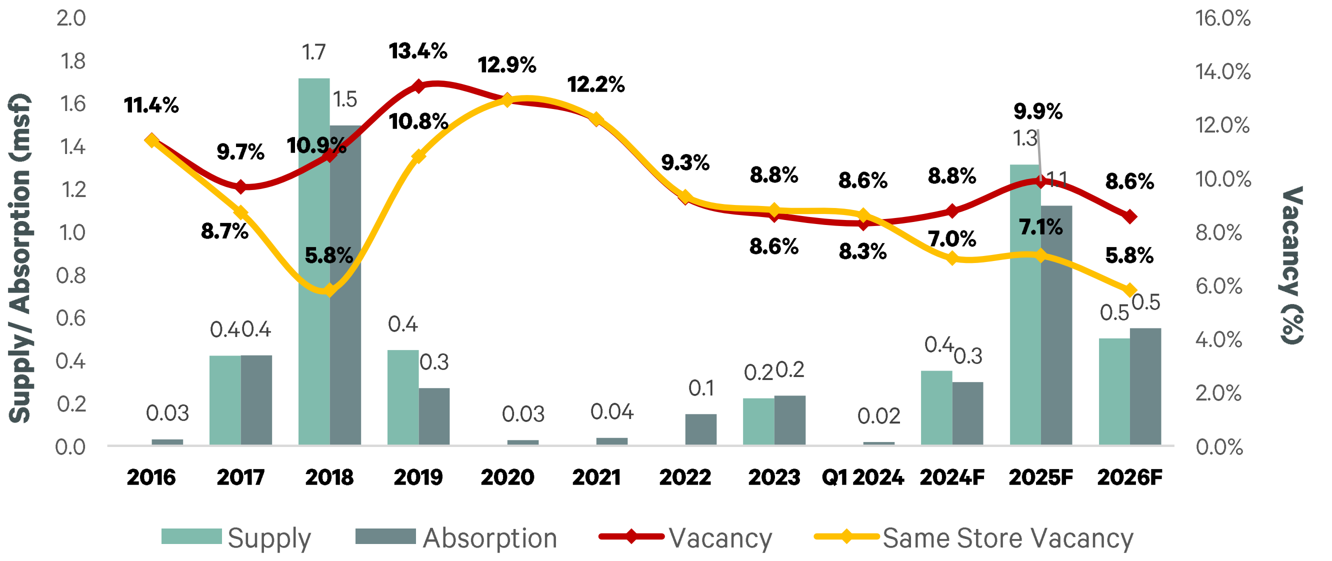
9.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 5.2
Current occupied stock (Q1 2024) – msf	Approximately 4.8
Current vacancy (Q1 2024)	Approximately 8.3%
Future supply - msf	2024-25: 0.4 2025-26 :1.3 2026-27:0.5

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Hyderabad)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

Due to supply addition in 2018, vacancy level in the city rose to 13.4% in 2019 which has reduced to 8.6% in Q1 2024 and is expected to further decrease in 2025 & 2026. Vacancy is concentrated in a few new Urban consumption centres primarily on account of limited retailer interest for higher floors due to less footfall. Hyderabad's key retail submarkets include West Hyderabad and Central Hyderabad. The Nexus Select Trust's asset is located in the West Hyderabad submarket which is one of the key retail corridors of the city. Hyderabad will be witnessing supply addition of approx. 2.1 msf over the next 2-3 years with addition of Aparna Mall, Lakeshore Mall, Dundoo Mall and GMR Interchange.

9.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2009	0.8	98%	250 - 280
Extension of Development 1	2023	0.2	90%	260 - 300
Development 2	2018	1.4	99%	180 - 220
Development 3	2013	0.4	100%	NA
Development 4	2019	0.4	65%	160 - 180

Source: CBRE

9.3.1.3 Future Supply

Based on the market research, we understand that there is 1.7 msf of new supply will be added in the subject region till 2026. Further, there are also few planned developments which will be introduced in later years.

9.3.2 Lease Rent Analysis

The current rental in subject submarket at an urban consumption centre level typically varies between INR 80.0 – 110.0 psf pm on leasable area basis comprising of both anchor & non-anchors based on location, size, positioning and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between 200 – 300 psf across floors, categories, etc.

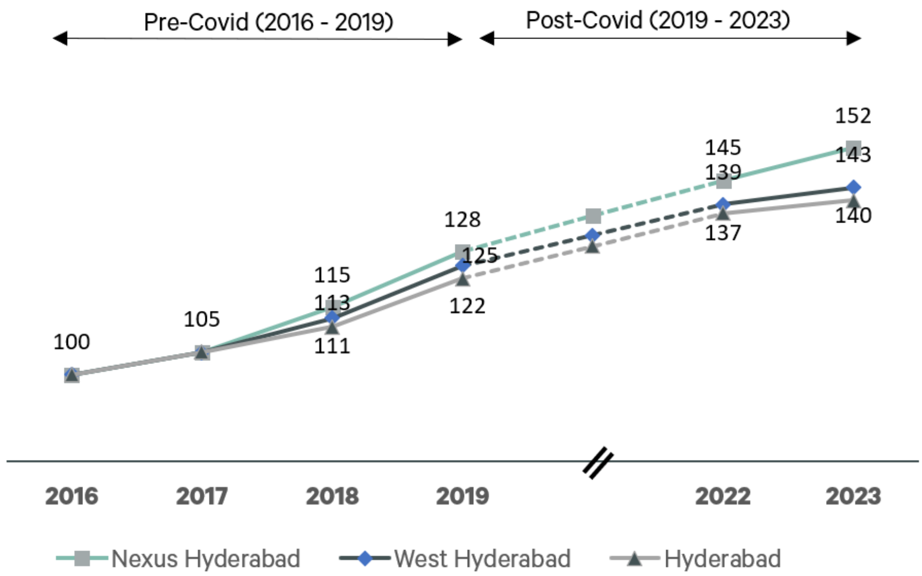
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 40.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent transacted rent for urban consumption centres in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)*
Q4 2023	Tenant 1	2,000	In-Line	210
Q4 2023	Tenant 2	606	In-Line	210
Q4 2023	Tenant 3	2,348	In-Line	140
Q3 2023	Tenant 4	1,200	In-Line	300

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

9.3.2.1 Rental Index



Source: CBRE; Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Nexus Hyderabad has outperformed when compared to the micro-market and the overall city as well. The surroundings for the subject property have a dense residential catchment owing to the growth of the subject property.

9.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply of grade A urban consumption centres in the short term coupled with the dense residential and youth friendly catchment area with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination mall. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 8.0% p.a. till FY25 with moderate growth of 5.5% in FY26 and will stabilize at 5.0% from FY27 onwards.

9.3.3 Assumptions Adopted for Valuation Exercise

9.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 9.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

9.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line & mini-anchor category space located on third floor and lower ground floor. Hence, considering the same, we have adopted a rental of **INR 266.8 psf pm** for the vacant space. Further, the weighted average market rental opinion for the overall urban consumption centre is approx. **INR 124.4 psf pm** across floors and categories. The detailed explanation has been given in section 9.4.5.1.

9.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 64 - 69 per sft per month, whereas the overall market rent for the subject property as illustrated in section 9.4.5.1 is at a premium of approx.1.9 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

9.4 Value Assessment

9.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

9.4.2 Area Statement

Based on the rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.83	0.01

Source: Architect certificate, Rent roll

9.4.3 Construction Timelines

9.4.3.1 Completed Blocks

The property is operational since 2014 and comprises of one block only.

9.4.4 Absorption/ Leasing Velocity and Occupancy Profile

9.4.4.1 Completed Blocks

As explained in section 9.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operation from FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	98.5%	1.5%	100.0%

Source: Valuer's assessment

9.4.5 Assumptions – Rental Revenue

9.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	833,938	826,246	In-place rent for leased area	113.0^
			Marginal rent	124.4

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.; ^weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management*

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 6.4% of other gross rentals for the purpose of cash flows projections.

9.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	3.8% of rental income
Net Maintenance Services Income / (Expense)	5.6% of rental income
Net Parking Income / (Expense)	0.2% of rental income
Net Other Operating Revenues / (Expenses)	(0.2)% of rental income
Security Deposit	INR 519 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

9.4.7 Rent Escalation

Escalation on renewal – Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 – 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25 to FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25: 6.5% FY26: 5.5%, Thereafter 5.0%

Source: Valuer's assessment

9.4.8 Capital Expenditure

9.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

9.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	60.0	Q3 FY25

Source: Management input

9.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision^	2.0% of gross rentals
Property Management Fee^	4.0% of revenues from operations
Property Tax	INR 35.5 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26
Insurance	INR 7.8 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	1.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months**

Source: Management input; Valuer's assessment; ^fees has been considered as below the NOI line item

**Proportionate of 9 months annualized number*

***Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 – 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

9.4.10 Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **8.0%.**

9.4.11 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

9.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Hyderabad	INR 18,282 Mn

10 Nexus Koramangala

10.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Koramangala
Address	Municipal No. 21, situated on Hosur Road, Lakkasandra Ward No. 63, Bengaluru.
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 4.37 acres
Leasable Area	Urban consumption centre – -0.3 msf

Source: Title report, Architect certificate

10.1.1 Site Details

Situation: Subject property – 'Nexus Koramangala' is an operational Urban consumption centre located in Hosur Road, Lakkasandra Ward No. 63, Bengaluru.

Location: The development is situated along the Hosur Road, and the subject region is characterized by various commercial, residential and urban consumption centre such as Prestige Acropolis, WeWork Prestige Cube, Raheja Arcade etc.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Outer Ring Road (Marathahalli Junction)	20 – 21
M G Road (CBD Area of Bengaluru)	5 – 6
Majestic Railway Station	9 – 10

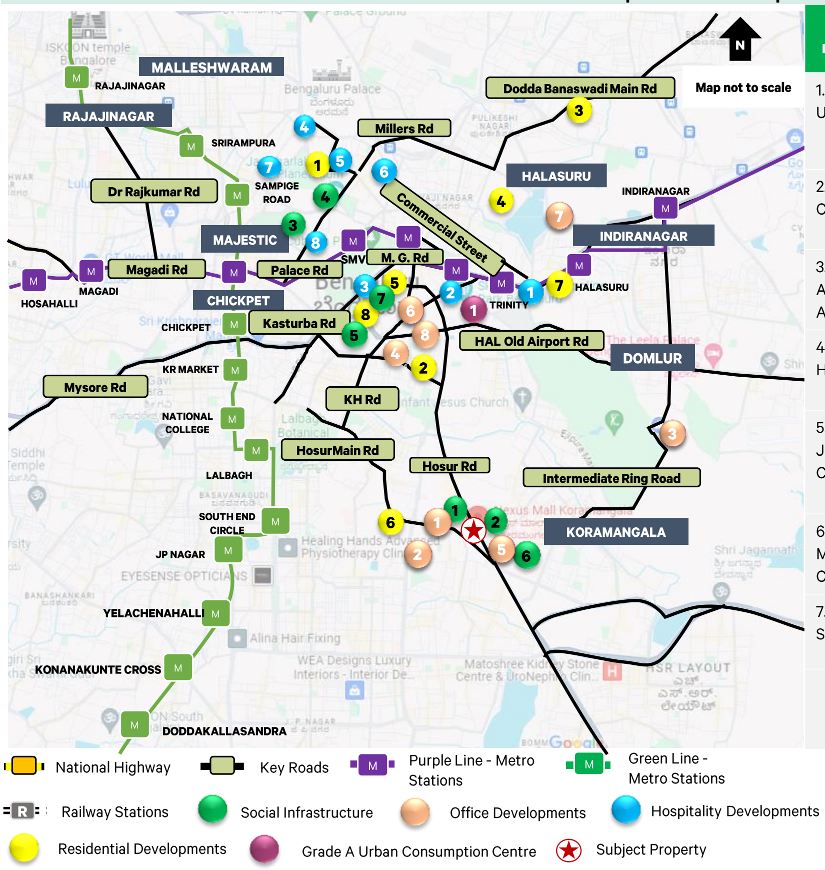
Source: Consultants' research

Catchment Analysis: The subject micro-market is an established IT/IteS hub of the city and is supported by residential (dominated by large format bungalows/independent dwellings units and mid to high rise premium residences mostly in standalone format and apartments), commercial and retail activity. The Subject property is a landmark development located on Hosur Road and has proximity to educational institutes and Hospitals such as Christ College, Jyoti Nivas, St. Johns, NIMHANS, Apollo Cradle & Children's Hospital, Marvel Multispeciality Hospital etc. and caters to the upper middle to affluent populace. Koramangala is a prominent commercial and retail market, where the 80 ft. road is characterised by a high street retail format comprising prominent commercial developments such as Bosch, prestige star tech, Technopolis, Salarpuria Arena, etc.

Surrounds:	The subject property is surrounded as follows: • **North:** Residential apartments – Prestige Arcopolis • **South:** Private Developments • **East:** Hosur Road • **West:** Hosur Road
Potential changes in surroundings:	The central micro market is expected to witness sustained demand for quality retail space because it is an established micro market with affluent populace, high absorption levels and continued interest by retailers for central micro market. The future supply is limited in central micro market on account of limited availability of sizeable land parcels coupled with high cost. Going forward, there are planned infrastructure initiatives such as the metro connectivity which will further enhance the attractiveness of the subject location.
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Christ University	1. Prestige Blue Chip Software Park	1. Taj M. G. Road	1. Embassy Habitat	**Nexus Koramangala**
2. Jyoti Nivas College	2. IBC Knowledge Park	2. Vivanta Bengaluru	2. Nitesh Canary Wharf	1. Garuda Mall
3. Maharani's Arts, Comm. And Mgmt.	3. Embassy Golf Links	3. JW Marriott Hotel	3. Prestige Woodland Park	
4. Sophia High School	4. Global Tech Park	4. ITC Windsor Manor	4. Sobha Ivory	
5. St. Joseph's College	5. Prestige RMZ Startech	5. Sheraton Grand	5. Total Environment Van Gogh's Garden	
6. St. John's Medical College	6. Prestige Trade Tower	6. Fortune Select JP Cosmos	6. Wilson Manor	
7. St. Joseph School	7. RMZ Millenia	7. The Lalit Ashok	7. Brigade Mayfair	
	8. Brigade Towers	8. Radisson Blu Atria	8. Prestige Kingfisher Towers	

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan, visual inspection we understand that the frontage is along the Hosur Road.

Accessibility: Based on the site plan provided by the Management and visual inspection, the primary access to the subject property is via approx. 101 ft. wide Hosur road and a secondary access road of approx. 80 ft. wide Hosur Road. By virtue of the same, the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 – Exhibit & Addendums for the site plan of the subject property.

10.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Municipal No. 21, situated on Hosur Road, Lakkasandra Ward No. 63, Bengaluru. Additionally, it is understood that the subject property is owned by Nexus Hyderabad Retail Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

10.1.3 Town Planning

Zoning

As per the review of Bangalore Development Authority (BDA) the provisions of the Revised Master Plan 2015, we understand that the subject property is zoned for "Commercial (business)" use. As per Occupancy Certificate, it is located within the jurisdiction of Bruhat Bengaluru Mahanagara Palike (BBMP). The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard.

The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage:

Based on Occupancy Certificate provided by the Management and visual inspection during our site visit we, understand that the subject property is an **operational Urban consumption centre, comprising of GF+4 floors. .** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

10.1.4 Statutory Approvals, Sanctions & Approvals

10.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Koramangala	Bangalore Maganagara Palike	16-01-04

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Karnataka State Fire and Emergency Services, Director General of Police	4-07-22
Height Clearance	Received	Airports Authority of India	26-07-00
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	20-08-07
IGBC Certification	Received	Indian Green Building Council	09-07-22

Source: Approval documents provided by the Management

10.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

10.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Koramangala	GF+4F	231,971	303,232	279,594

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	55,955
In-line	81,196
Entertainment	87,449
F&B	11,604
Food Court	29,008
Others*	14,382
Total	**279,594**

*Source: Rent roll, Management input; **includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	GF+4 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained with refurbishments undertaken in this year.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

10.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 533; 2W slots-300

Source: Information provided by the Management, site visit

10.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management. Over the last few months, the Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	30.0	Q2 FY25

Source: Information provided by the Management

10.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Koramangala

External view of the subject property

Internal view for the expansion of food court

View of Food court

Internal view of the subject property

Internal view of the subject property

View of the primary access road

10.1.9 Summary of Property Description

Nexus Koramangala is an iconic trophy asset launched in 2004 as the first urban consumption centre in Southern India. The urban consumption centre is located in city-center Bengaluru, Koramangala, close to affluent residential catchments and the IT hub of India. Since its launch, Nexus Koramangala continues to be one of the most premium retail destinations due to its comprehensive shopping and entertainment offerings.

Nexus Koramangala caters to diverse needs of consumers by continuously reinventing its offerings and adding prominent brands. It hosts a large and meticulously curated portfolio of domestic and international brands, including Tommy Hilfiger, ALDO, Charles & Keith, Fossil, Mac, Toscano and Timezone. Besides delivering a premium shopping experience, Nexus Koramangala hosts PVR Cinemas' 11-screen cinema, including Bengaluru's first IMAX screen, and a recently upgraded 650-seater food court.

10.2 Tenancy Analysis

10.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	55,955	20.0%	10.0%	2
In-line	81,196	29.0%	47.3%	66
Entertainment	87,449	31.3%	17.0%	3
F&B	11,604	4.2%	5.3%	6
Food Court	29,008	10.4%	9.3%	12
Others*	14,382	5.1%	11.1%	27
Total	**279,594**	**100.0%**	**100.0%**	**116**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	81,630	29.2%	15.6%	5.3
2	Tenant 2	46,515	16.6%	7.7%	0.8
3	Tenant 3	4,743	1.7%	2.5%	3.2
4	Tenant 4	5,791	2.1%	2.5%	8.1
5	Tenant 5	9,439	3.4%	2.3%	11.5
6	Tenant 6	3,828	1.4%	2.1%	1.0
7	Tenant 7	4,790	1.7%	2.1%	1.0
8	Tenant 8	4,138	1.5%	1.6%	3.1
9	Tenant 9	3,702	1.3%	1.5%	4.2
10	Tenant 10	2,608	0.9%	1.5%	0.9
	Total	**167,185**	**59.8%**	**39.5%**	**4.1**

Source: Information provided by the Management

10.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the subject property:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	55,955	20.0%
In-line	81,196	29.0%
Entertainment	87,449	31.3%
F&B	11,604	4.2%
Food Court	29,008	10.4%
Others*	14,382	5.1%
Total	**279,594**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with the highest share of Entertainment i.e., 31.3% followed with in-line stores based on leased area. Further, the in-line category rentals are achieving almost 3.2x – 3.3x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized overleaf:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	247,800	88.6%	88.2%
Pure MG	24,383	8.7%	10.3%
Pure TR	2,180	0.8%	0.2%
Others	5,231	1.9%	1.4%
Total	**279,594**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR –Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 88.6% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

10.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	97.8%	97.4%	94.8%	94.0%	90.2%	98.6%	94.7%
Leasable area (msf)	0.31	0.31	0.31	0.31	0.31	0.30	0.30

Source: Rent roll provided by the Management

10.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	67,886	24.3%	21.2%
FY26	18,385	6.6%	11.6%
FY27	8,992	3.2%	4.6%
FY28	57,055	20.4%	25.7%
FY29	15,905	5.7%	10.6%
Area expiring till FY27	**97,442**	**34.9%**	**37.7%**
Area expiring till FY29	**170,402**	**60.9%**	**74.0%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY25. Considering the limited quantum of leases due for expiry in the short term (next 3 years) and limited competition in the submarket, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 3.8 years (by area) and 3.4 years (by rental) as on the date of valuation.

10.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	-	0.02	0.02	-	0.00	0.03	0.01
Re-leasing (msf)	0.00	0.01	0.03	0.00	0.05	0.02	0.05
Vacant area leasing (msf)	-	0.00	0.00	-	0.00	0.00	0.00
Total	**0.00**	**0.03**	**0.05**	**0.00**	**0.05**	**0.05**	**0.05**

Source: Rent roll provided by the Management

10.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.00	14.7%
FY19	0.02	16.2%
FY20	0.04	31.7%
FY21	0.00	3.7%
FY22	0.05	38.7%
FY23	0.04	15.6%
FY24	0.06	24.6%
Total	**0.23**	**24.4%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.23 msf of the space has been released to new tenants with spread of approx. 24.4% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 24.6%. This represents strong attractiveness of the property considering the dense catchment profile in the influence region and limited space in the development.

10.3 Assumptions Rationale

Central micro-market is a premium retail market along with established commercial and retail hub of Bengaluru. Given its prime central location, this micro-market commands premium rentals and capital values.

Nexus Koramangala is located in Koramangala, a wealthy residential catchment and the epicentre of Bengaluru's technology industry and hosts a 11-screen cinema (viz. Bengaluru's first IMAX screen). Launched in 2004 as one of the first urban consumption centres in India, Nexus Koramangala is an iconic and trophy asset.

Central Bengaluru was predominantly known for its high-street retail format retail before the advent of Urban consumption centres. The location is a preferred destination for HNIs and NRIs on account of the premium residential developments present in the micro market and has attracted premium and luxury brands over the last few years.

Retail activity received a fillip due to increase in disposable incomes, rapidly changing demographic profile of the city, increasing brand awareness and consumption patterns. Increasing in migration due to ample employment opportunities coupled with the presence of young and affluent population were some of the key factors leading to this spurt in retail activity.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

10.3.1 Demand and Supply Dynamics

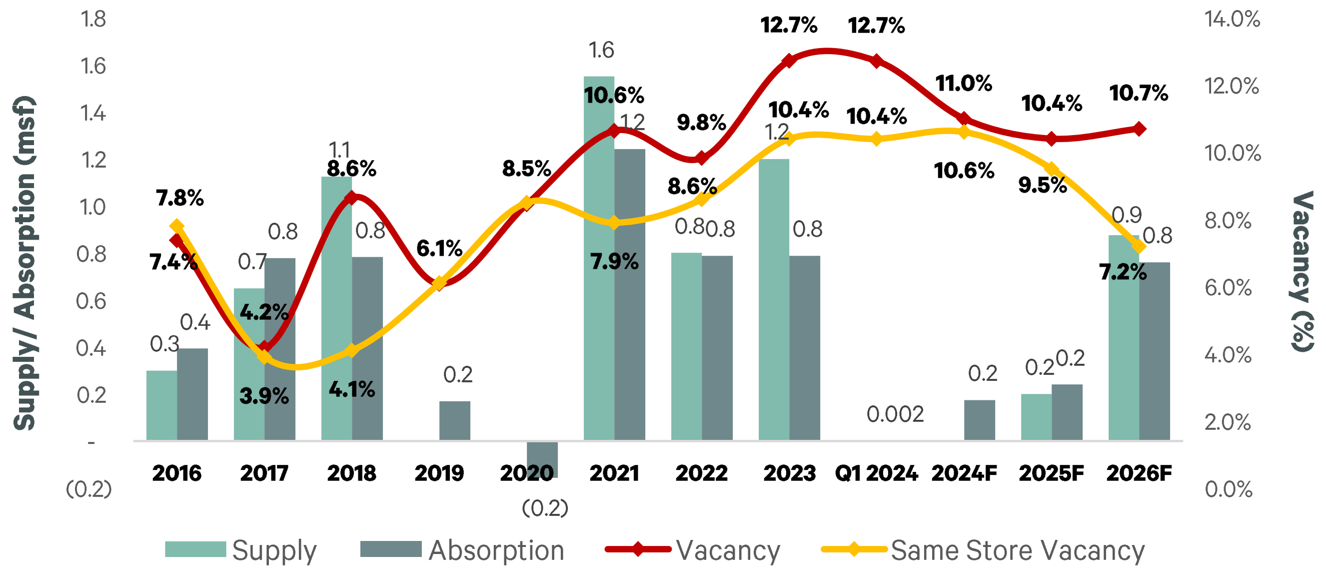
10.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 10.2
Current occupied stock (Q1 2024) – msf	Approximately 8.9
Current vacancy (Q1 2024)	Approximately 12.7%
Future supply - msf	2024-25: Nil 2025-26:0.2 2026-27:0.9

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Bengaluru)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

Bengaluru has witnessed 3.6 msf of new supply addition in the last three years and a net absorption of 2.8 msf from 2021 – 2023. No new supply is expected to be witnessed in the year 2024, however 0.2 msf of future supply is expected to be witnessed in the year 2025 mainly being the expansion area of Phoenix Market City & 0.9 msf in 2026 being Mantri Arena respectively. The vacancy levels in Q1 2024 stood at approx. 12.7% and is expected to decrease to approx. 10.7% and remain range bound for the next 2-3 years.

10.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2006	0.3	95.00%	200 - 250

Source: CBRE

10.3.1.3 Future Supply

Based on the market research, we understand that there is 1.1 msf of new supply will be added in the subject region till 2026. Further, there are also few planned developments which will be introduced in later years.

10.3.2 Lease Rent Analysis

The current rental in subject submarket at an overall level typically varies between INR 140.0 – 190.0 psf pm on leasable area basis comprising of both anchor & non-anchors based on location, size, positioning and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between INR 290 – 310 psf across floors, categories, etc.

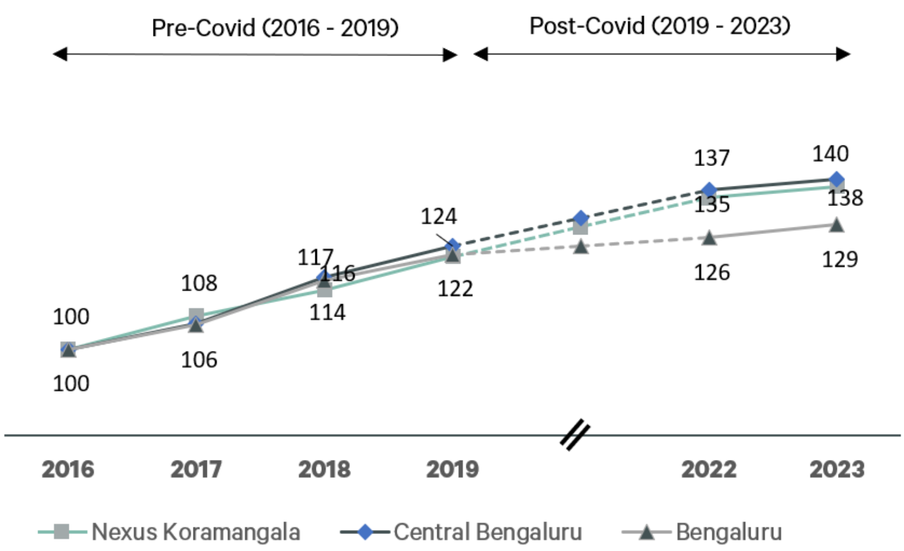
In addition, the maintenance service charges for these developments varies in the range of INR 25.0 – 35.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent transacted rent for spaces in urban consumption centre in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q1 2024	Tenant 1	1,692	F&B	85
Q1 2024	Tenant 2	2,154	F&B	78
Q1 2024	Tenant 3	2,000	F&B	72

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

10.3.2.1 Rental Index



Source: CBRE; Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Nexus Koramangala is well located in the central submarket of Bengaluru and enjoys superior accessibility via Hosur Main Road, which is a key arterial road of Bengaluru. It has witnessed strong rent growth between 2016 - 2019. Post-COVID-19, the asset witnessed significant rent growth owing to the removal of COVID-19 restrictions and the return to normalcy – this has enabled the asset to outperform competing assets in the submarket.

10.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply of grade A urban consumption centres in the short term coupled with the dense residential and youth friendly catchment area with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination mall. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 8.0% p.a. till FY25 with moderate growth of 6.0% in FY26 and will stabilize at 5.0% from FY27 onwards.

10.3.3 Assumptions Adopted for Valuation Exercise

10.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 10.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

10.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line category spaces which are smaller in size and located across floors. Hence, considering the same, we have adopted a rental of **INR 181.9 psf pm** for the vacant space. Further, the weighted average market rental opinion for the overall development is approx. **INR 186.0 psf pm** across floors and categories. The detailed explanation has been given in section 10.4.5.1.

10.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 100 - 110 per sft per month, whereas the overall market rent for the subject property as illustrated in section 10.4.5.1 is at a premium of approx.1.9 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

10.4 Value Assessment

10.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

10.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.30	0.02

Source: Architect certificate, Rent roll

10.4.3 Construction Timelines

10.4.3.1 Completed Blocks

The property is operational since 2004.

10.4.4 Absorption/ Leasing Velocity and Occupancy Profile

10.4.4.1 Completed Blocks

As explained in section 10.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operation from FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	96.2%	3.8%	**100.0%**

Source: Valuer's assessment

10.4.5 Assumptions – Rental Revenue

10.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted (INR psf pm)*
Urban consumption centre	303,232	279,594	In-place rent for leased area	172.0^
			Marginal rent	186.0

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*
^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 11.8% of other gross rentals for the purpose of cash flows projections.

10.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with

stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	5.6% of rental income
Net Maintenance Services Income / (Expense)	(1.0)% of rental income
Net Parking Income / (Expense)	8.9% of rental income
Net Other Operating Revenues / (Expenses)	0.7% of rental income
Security Deposit	INR 316 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

10.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25: 9.0% FY26: 8.0%, Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25: 8.0% FY26: 6.0%, Thereafter 5.0%

Source: Valuer's assessment

10.4.7.1 Capital Expenditure

10.4.7.2 Development Cost

Not applicable. The subject property is an operational development.

10.4.7.3 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	30.0	Q2 FY25

Source: Management input

10.4.8 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 15.8 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 3.4 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	2.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

10.4.9 Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **7.75%.**

10.4.10Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

10.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Koramangala	INR 9,437 Mn[21]

[21]*Represents NHRPL's economic interest as of March 31, 2024 in Nexus Koramangala (viz. 303,232 sq. ft.) arising out of its (i) ownership interest over 260,753 sq. ft. of Leasable Area; (ii) short term leasehold rights over 13,656 sq. ft. of Leasable Area valid until March 31, 2028; and (iii) revenue share entitlements with respect to 28,823 sq. ft. of Leasable Area valid until March 31, 2028.*

11 Nexus Vijaya Complex

11.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Vijaya Complex
Address	Survey Nos. 5/1, 5/3, 5/7, and 5/5, situated at Arcot Road, within the corporation limits of the city of Chennai
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 6.031 acres
Leasable Area	Urban consumption centre - 0.7 msf Office component– 0.2 msf

Source: Title report, Architect certificate

11.1.1 Site Details

Situation: Subject property – 'Nexus Vijaya Complex' is an operational development comprising of an urban consumption centre (Nexus Vijaya) and office component (Vijaya Office) located in Arcot Road, Chennai .

Location: The subject property is located at Great Southern Trunk Road, an established IT/ITES hub located towards CBD of the Chennai City.

The subject micro market is considered as one of the most prominent commercial hubs of the city and is well supported by significant residential, urban consumption centres and hospitality activity. Recent infrastructural improvements such as the connectivity through the operational elevated metro line has led to enhanced commercial occupier interest. The subject property is a landmark development located on Great Southern Trunk Road.

The distances from key hubs to the subject property are presented in the table below:

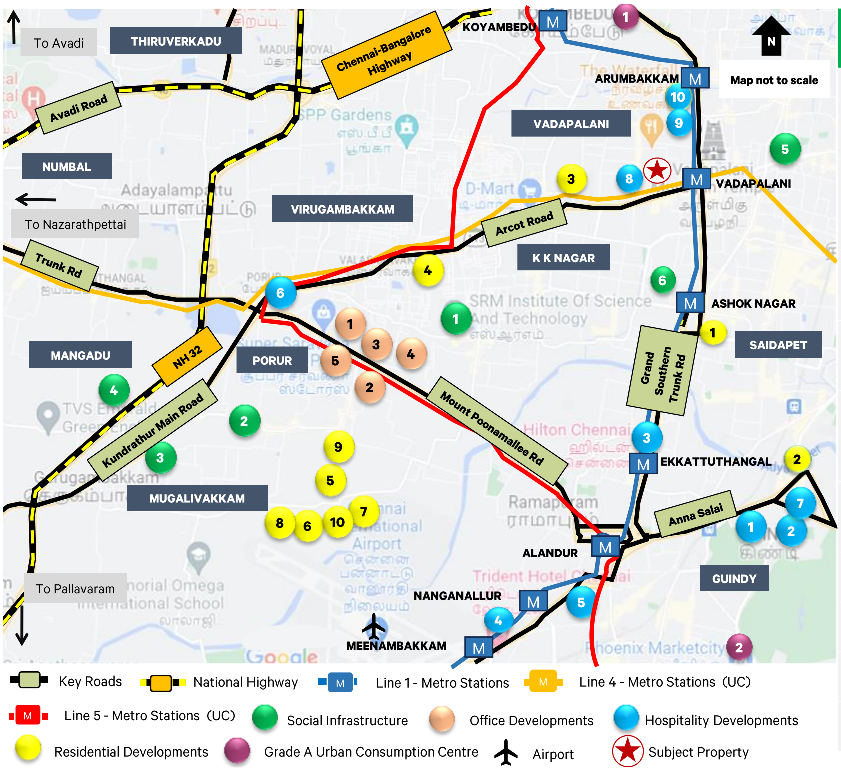
Landmark	Distance (Km)
Koyambedu Bus Terminus	5 - 6
Nungambakkam (CBD of Chennai)	7 - 8
Chennai Central Railway Station	12 - 13
Chennai International Airport	5 - 6

Source: Consultants' research

Catchment Analysis:	The location has densely developed over the years as a commercial hub with well-developed social infrastructure. Great Southern Trunk Road is a prominent Road comprising of (IT/ITeS) commercial and mixed use developments such as Appaswamy Trellis, Asta AVM, Vaanam Primero, DLF IT Park, ESPEE IT Park,Olympia Tech Park, Tamarai Tech Park, etc.
Surrounds:	The subject property is surrounded as follows: • **North:** Private Proprieties • **South:** Arcot Road • **East:** Vadapalani Metro Rail Station • **West:** Hotel Green Park
Potential changes in surroundings:	There is a dearth of upcoming supply in the west Chennai region and thus the competition is between existing Grade A urban consumption centre in the market. The existing Urban consumption centre in the region is expected to drive demand and attract crowd from the neighbouring micro-markets of Anna Nagar, Koyambedu, Mogappair, Ambattur, Nolambur, etc. Infrastructure initiatives planned in the vector to further ease the traffic bottlenecks in the vector and provide enhanced connectivity and accessibility; expected to positively impact the urban consumption centres demand in the region
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. SRM Institute of Science and Technology	**Vijaya Office**	1. ITC Grand Chola	1. Baashyam's 'The Peak'	**Nexus Vijaya Complex**
2. Anand Singapore International School	1. Raheja Commerzone	2. Park Hyatt	2. CasaGrand Monte Carlo	1. VR Chennai
3. Little Flower Matriculation School	2. DLF IT Park	3. Hilton Chennai	3. Appaswamy Cerus	2 Phoenix Market City
4. Annai Theresa School	3. RMZ Park	4. Trident Hotel	4. Lancor Kiruba Cirrus	
5. Chathrapathy Shivaji D.A.V School	4. L&T Innovation Campus	5. Hablis Chennai	5. CasaGrand Utopia	
6. Government College of Physiotherapy	5. ASV Husainy Tech Park	6. Hotel Chennai Le Palace	6. CasaGrand Castle 2	
		7. Lemon Tree	7. CasaGrand Irene 3	
		8. Hotel Green Park	8. CasaGrand Woodside 4	
		9. Ginger Hotel	9. CasaGrand Primeria	
		10. Radha Regent	10. Casagrand Vivant	

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the frontage is along the Arcot road.

Accessibility: Based on the site plan provided by the Management and visual inspection, the primary access to the subject property is via approx. 77 ft. wide Arcot road. By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

11.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Survey Nos. 5/1, 5/3, 5/7, and 5/5, situated at Arcot Road, within the corporation limits of the city of Chennai. Additionally, it is understood that the subject property is owned by Vijaya Productions Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

11.1.3 Town Planning

Zoning

As per the review of Chennai Metropolitan Development Authority Master Plan 2026, we understand that the subject property is zoned for "Multiple Use" comprising of Urban consumption centre and offices. The current commercial/urban consumption centre activity is permissible under the aforesaid zoning. As per Occupancy Certificate, it is located within the jurisdiction of Chennai Metropolitan Development Authority . The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard.

The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage:

Based on Occupancy Certificate provided by the Management and visual inspection during our site visit, we understand that the subject property is an **operational Urban consumption centre comprising of LGF+GF+4 floors. .** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any

	enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.
Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

11.1.4 Statutory Approvals, Sanctions & Approvals

11.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificate for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Vijaya Complex	Chennai Metropolitan Development Authority	26-03-13

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Director of Fire & Rescue Service	22-07-22
Height Clearance	Received	Airport Authority of India	09-11-09
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	12-06-07
IGBC Certification	Received	Indian Green Building Council	25-08-22

Source: Approval documents provided by the Management

11.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

11.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Vijaya	LGF+GF+4F	425,376	648,918	647,417
Vijaya Office	8th, 9th, 10th	133,235	190,446	190,446

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	294,881
In-line	135,132
Entertainment	137,436
F&B	28,247
Food Court	42,510
Others*	9,211
Total	**647,417**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+4 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained with refurbishments undertaken in this year.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

11.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 1,227; 2W slots-1,360

Source: Information provided by the Management, site visit

11.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management. Over the last few months, the Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	200.0	Q3 FY25

Source: Information provided by the Management

11.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Vijaya

External view of the subject property

External view of the subject property

Internal View of the subject property

Internal View of the subject property

View of the food court

View of primary access road

11.1.9 Summary of Property Description

Nexus Vijaya Complex comprises a 0.7 msf Grade A urban consumption centre and a 0.2 msf office area. Launched in 2013, Nexus Vijaya is strategically located close to a metro station in Vadapalani, an affluent sub-market in city-centre of Chennai. Vijaya Office has tenants such as Isuzu Motors India Private Limited, Comodo Certauth India Services Private Limited and Medusind Solutions India Pvt. Ltd. It is located in a densely populated neighborhood lined by several film studios, residential catchments and office parks. Nexus Vijaya is the first urban consumption centre in Chennai that has encouraged high street standalone local retail players to expand their footprint into urban consumption centres in Chennai. Chennai is the fourth largest urban agglomeration in India by population and the most densely populated city in the state of Tamil Nadu. The growth in disposable income, influx of migratory population, and growth in the geographical spread of the city has led to rapid growth in the consumption infrastructure of the city.

Nexus Vijaya's locational advantage and quality have enabled it to attract a versatile mix of domestic and international brands across key retail categories. It is the home to Spar as well as marquee brands like RmKV, Lifestyle, Westside and Max. Nexus Vijaya has a nine-screen Imax by Palazzo and offers F&B establishments and a 650-seater renovated Kolam Konnect food court.

11.2 Tenancy Analysis

11.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	294,881	45.5%	31.0%	8
In-line	135,132	20.9%	36.5%	69
Entertainment	137,436	21.2%	13.2%	3
F&B	28,247	4.4%	5.3%	11
Food Court	42,510	6.6%	5.5%	13
Others*	9,211	1.4%	8.5%	45
Total	**647,417**	**100.0%**	**100.0%**	**149**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	120,144	18.6%	11.0%	10.1
2	Tenant 2	78,172	12.1%	6.2%	4.1
3	Tenant 3	73,102	11.3%	5.9%	4.2
4	Tenant 4	33,939	5.2%	4.3%	6.1
5	Tenant 5	30,391	4.7%	4.3%	9.1
6	Tenant 6	25,532	3.9%	3.9%	11.3
7	Tenant 7	20,008	3.1%	2.4%	4.0
8	Tenant 8	22,009	3.4%	2.3%	11.3
9	Tenant 9	16,050	2.5%	2.0%	3.5
10	Tenant 10	12,635	2.0%	1.8%	7.5
	Total	**431,982**	**66.7%**	**44.2%**	**7.2**

Source: Information provided by the Management

11.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	294,881	45.5%
In-line	135,132	20.9%
Entertainment	137,436	21.2%
F&B	28,247	4.4%
Food Court	42,510	6.6%
Others*	9,211	1.4%
Total	**647,417**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores (45.5%) v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 2.5x – 2.6x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	630,060	97.3%	94.6%
Pure MG	17,357	2.7%	5.4%
Pure TR	0	0.0%	0.0%
Others	0	0.0%	0.0%
Total	**647,417**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 97.3% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

11.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	91.5%	92.6%	91.9%	89.0%	87.9%	95.8%	95.3%
Leasable area (msf)	0.65	0.65	0.65	0.65	0.65	0.65	0.65

Source: Rent roll provided by the Management

11.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Nexus Vijaya

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	37,315	5.8%	6.9%
FY26	47,329	7.3%	11.5%
FY27	10,869	1.7%	3.1%
FY28	62,289	9.6%	13.0%
FY29	200,099	30.9%	25.6%
Area expiring till FY27	**95,513**	**14.8%**	**21.5%**
Area expiring till FY29	**357,901**	**55.3%**	**60.0%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness churn every year with maximum area expiring in FY29. Considering the limited competition in the submarket, we opine that the marketing/leasing risk of the subject property would be relatively lower. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 5.9 years (by area) and 5.1 years (by rental) as on the date of valuation.

Vijaya Office:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	11,110	5.8%	6.1%
FY26	17,012	8.9%	9.5%
FY27	12,200	6.4%	7.1%
FY28	-	0.0%	0.0%
FY29	63,140	33.2%	33.4%
Area expiring till FY27	40,322	21.2%	22.7%
Area expiring till FY29	**103,462**	**54.3%**	**56.1%**

Source: Rent roll provided by the Management

Approximately 33.4% of the total leased area is expiring by FY29. Owing to the same, the risk of tenant churn reduces as well as risk of releasing for the property goes down. Further, limited time frame to lease up the space will be required since there is no significant vacancy arising at the property in short term. Additionally, the Weighted Average Lease Expiry (WALE) for Vijaya Office is approx. 5.2 years (by area) and 5.1 years (by rental) as on the date of valuation.

11.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	0.00	0.00	0.11	-	-	0.13	0.05
Re-leasing (msf)	0.01	0.01	0.01	0.02	0.02	0.07	0.08
Vacant area leasing (msf)	-	0.01	0.00	0.00	0.00	0.00	0.00
Total	**0.01**	**0.02**	**0.13**	**0.02**	**0.02**	**0.20**	**0.13**

Source: Rent roll provided by the Management

11.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.01	(7.7)%
FY19	0.01	1.5%
FY20	0.12	15.4%
FY21	0.02	17.2%
FY22	0.02	11.7%
FY23	0.20	13.8%
FY24	0.13	22.4%
Total	**0.51**	**14.9%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.51 msf of the space has been released to new tenants with a spread of approx. 14.9% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 22.4%. This represents strong attractiveness of the property considering the dense catchment profile in the influence region.

11.3 Assumptions Rationale

The Chennai retail market is characterized by a mix of organized retail Urban consumption centres, high-streets and shopping complexes. Earlier, the city's retail market was mostly concentrated along city centered main streets. However, with demographic changes over time and the government's support on foreign direct investment in retail, the sector witnessed a surge in the city. Over the years, with the onset of IT/ITeS activity, increase in purchasing power, gradual transformation of the city into a cosmopolitan metropolis, brand awareness and change in lifestyle habits have led to the evolution of organized retail in the city. Additionally, the growth in disposable income, influx of migratory population, and growth in the geographical spread of the city has led to rapid growth in the consumption infrastructure of the city. Currently, there are five Grade-A Urban consumption centres spread across the western, central and southern regions of the city, cumulatively accounting for approximately 3.9 msf.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

11.3.1 Demand and Supply Dynamics

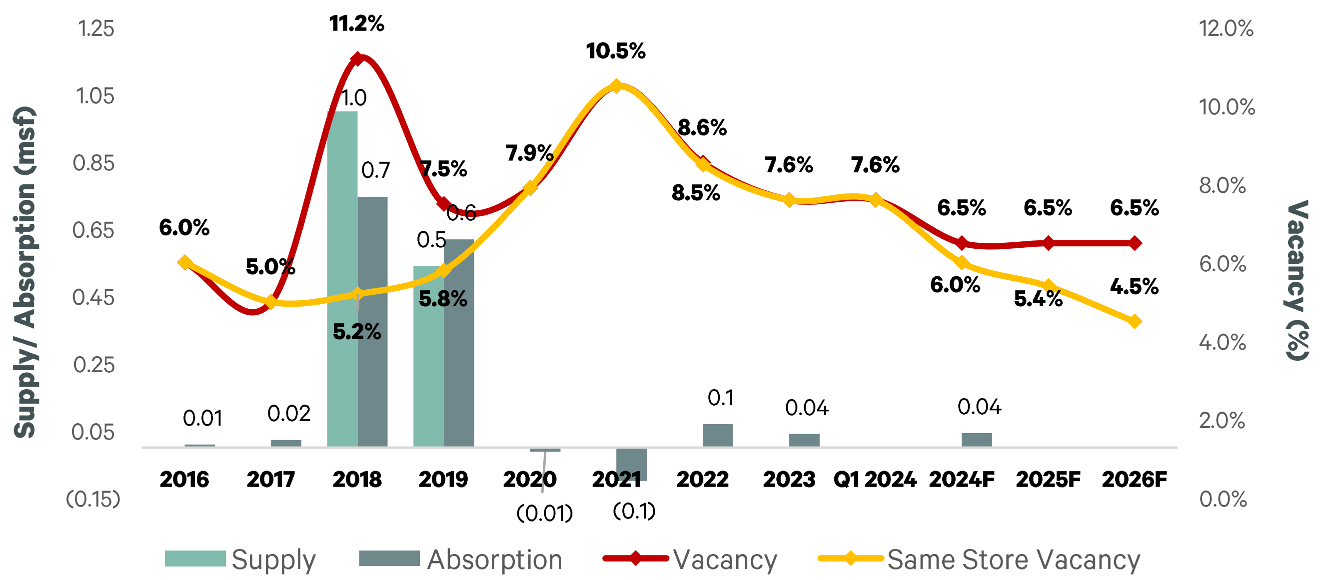
11.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 3.9
Current occupied stock (Q1 2024) – msf	Approximately 3.6
Current vacancy (Q1 2024)	Approximately 7.6%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Chennai)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

The year 2018 witnessed a supply addition of approximately 1.0 msf in Anna Nagar and 2019 witnessed a supply addition of approximately 0.5 msf in Navallur in the southern region. No new addition in quality Grade-A supply in the region has been witnessed since 2019. Chennai's key retail submarkets include West Chennai, South Chennai and Central Chennai. Nexus Select Trust's asset is located in West Chennai submarket which is one of the key retail submarkets. Considering no future supply, vacancy is expected to decrease to 6.5 %.

11.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2018	1.0	89%	175 - 225
Development 2	2010	0.9	98%	300 - 350
Development 3	2013	1.0	99%	250 - 400

Source: CBRE

11.3.1.3 Future Supply

Based on the market research, we understand that no new supply will be added in the subject region by 2026. However, there are also few planned developments which will be introduced in later years.

11.3.2 Lease Rent Analysis

The current rental in subject submarket at an urban consumption centre level typically varies between INR 80 – 105 psf pm on leasable area basis comprising of both anchor & non-anchors based on location, size, positioning and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between INR 190 – 225 psf pm across floors, categories, etc.

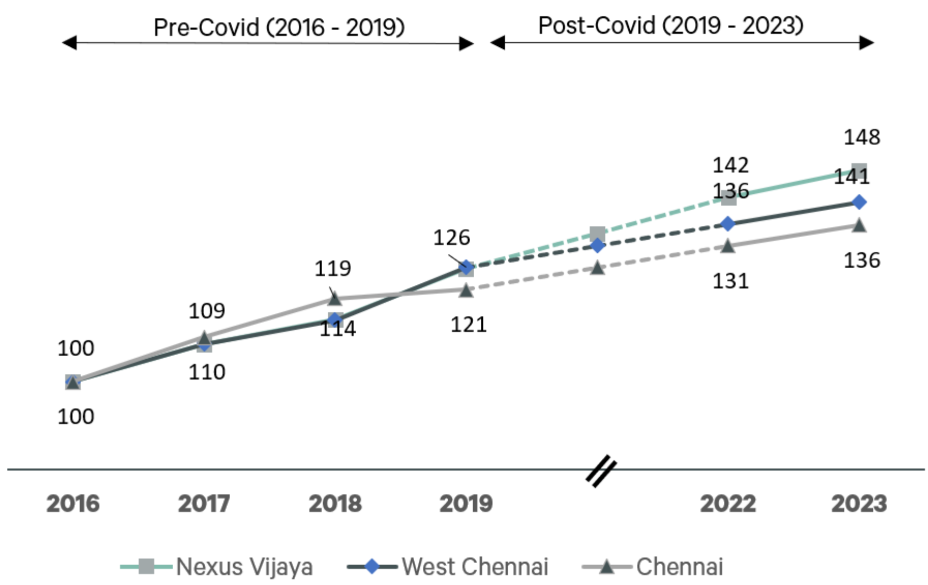
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 50.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent transacted rent for urban consumption centres in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q3 2023	Tenant 1	1,420	In-line	235 - 245
Q3 2022	Tenant 2	2,243	In-line	265 - 285

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

11.3.2.1 Rental Index



Source: CBRE; Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Nexus Vijaya witnessed steady rental growth from 2016 – 2019, higher compared to Chennai market. Marginal rentals for the city were resilient registering growth post-COVID-19 period from 2019 to 2024.

11.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply of grade A urban consumption centres in the short term coupled with the dense residential and youth friendly catchment area with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination mall. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 6.5% p.a. till FY25 with moderate growth of 5.5% in FY26 and will stabilize at 5.0% from FY27 onwards.

11.3.3 Assumptions Adopted for Valuation Exercise

11.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 11.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

11.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line category spaces located on lower ground floor. Further, the weighted average market rental opinion for the overall urban consumption centre is approx. **INR 109.7 psf pm** across floors and categories. The detailed explanation has been given in section 11.4.5.1.

11.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 55 - 60 per sft per month, whereas the overall market rent for the subject property as illustrated in section 11.4.5.1 is at a premium of approx.2.0 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

11.4 Value Assessment

11.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre & Office Component	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

11.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the Management, we understand that subject property is an urban consumption centre and office component. Further, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.65	0.00
Office Component	0.19	-

Source: Architect certificate, Rent roll

11.4.3 Construction Timelines

11.4.3.1 Completed Blocks

The property is operational since 2013 comprises of an urban consumption centre and office component.

11.4.4 Absorption/ Leasing Velocity and Occupancy Profile

11.4.4.1 Completed Blocks

As explained in section 11.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operation from FY25 onwards.

The table overleaf highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	99.8%	0.2%	**100.0%**

Block	Absorption Schedule	FY24	FY25	Total
Office Component	Percentage (%)	100.0%	-	**100.0%**

Source: Valuer's assessment

11.4.5 Assumptions – Rental Revenue

11.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	648,918	647,417	In-place rent for leased area	101.3^
			Marginal rent	109.7
Office Component	190,446	190,446	In-place rent for leased area	55.9
			Marginal rent	58.5

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*
^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the Urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 9.2% of other gross rentals for the purpose of cash flows projections.

11.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	5.7% of rental income
Net Maintenance Services Income / (Expense)	11.8% of rental income
Net Parking Income / (Expense)	11.4% of rental income
Net Other Operating Revenues / (Expenses)	(1.4)% of rental income
Security Deposit	INR 389 Mn is collected as on date of valuation for urban consumption centre and 67 Mn for office component. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

11.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate (Urban consumption centre)	% p.a.	FY25 to FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate (Urban consumption centre)	% p.a.	FY25: 6.5% FY26: 5.5%, Thereafter 5.0%
Rental growth rate (Office component)	% p.a.	FY25 onwards: 5.0%

Source: Valuer's assessment

11.4.8 Capital Expenditure

11.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

11.4.8.2 Major Repair and improvements

The table below highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	200.0	Q3 FY25

Source: Management input

11.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 32.4 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 5.4 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	1.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months* for urban consumption centre and 2 months for office component

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

11.4.10Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted for have been highlighted in the table below:

Component	Capitalization Rate (%)
Nexus Vijaya	8.00%
Vijaya Office	8.25%

11.4.11Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

11.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Vijaya	13,540
Vijaya Office	1,902
Nexus Vijaya Complex	**INR 15,442 Mn**

12 Nexus Westend Complex

12.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Westend Complex
Address	Survey No. 169/1 corresponding to CTS No. 2495 of Village Aundh, Taluka Haveli, District Pune, Maharashtra
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the management is approximately 13.53 acres
Leasable Area	Urban consumption centre – 0.4 msf Office component– 1.0 msf

Source: Title report, Architect certificate

12.1.1 Site Details

Situation: Subject property – 'Nexus Westend Complex' is an operational development comprising of an urban consumption centre (Nexus Westend) and Office component (Westend Icon Offices) located in Taluka Haveli, District Pune, Maharashtra.

Location: The subject property is located in Aundh, Pune. Aundh is located in the west region and is characterised by dense residential catchment area with retail and commercial spaces developed along Mahadji Shinde Road.

Initially, Hinjewadi captured the highest share of office space demand through the Rajiv Gandhi Information Park launched in late 1990's whereas other locations such as Aundh and Baner with their proximity to CBD areas developed as prime residential areas. Commercial office space was limited to mid end strata sold projects such as Amar Apex, Lalani Quantum, Technospace, etc. High street retail emerged along Baner Road connecting Mumbai-Pune Expressway to Shivajingar while Aundh with its already strong residential catchment witnessed small format stores along major arterial routes. Nexus Westend's proximity to the Mumbai-Pune express way makes it the destination-of-choice for retailers as well as consumers.

The subject micro market also comprises of various prominent educational campuses (such as D.A.V. Public School, Hindustan Aerospace & Engineering, D.Y. Patil Medical College, NICMAR University, SB Phule Pune University, IISER, National Insurance Academy, etc.).

On account of several infrastructure initiatives such as metro rail project, Pune smart city project, introduction of newer town planning schemes along ring roads, etc., western Pune is expected to witness heightened interest across all real estate and non-real estate sectors.

The property is accessible through a primary access road namely, Mahadji Shinde Road that further connects with Aundh-Wakad BRTS Road. The subject property is surrounded by roads on 3 sides with a public road (namely, Wireless Lane) passing through the land plot. Also, the subject development enjoys good connectivity with other established submarkets of Pune.

The distances from key hubs to the subject property are illustrated in the table below:

Landmark	Distance (Km)
Pune Railway Station	8 – 9
Savitribai Phule Pune University	2 – 3
Pune International Airport	14 – 15
Chhatrapati Shivaji International Airport	29 – 30
Mumbai – Pune Expressway	5 – 6

Source: Consultants' research

Catchment Analysis:

The influence region for the subject property (i.e. areas located within the distance of 3-5 Km radius), comprises of dense residential catchment area predominantly in middle income to upper-middle income populace. Majority of the population in the influence region is primarily involved into IT/ITeS services. Nexus Westend (urban consumption centre) attracts footfalls from across the region by being the first and only grade A urban consumption centre in the SBD West submarket having presence of both domestic & international brands and a unique urban consumption centre of its kind having both retail and commercial spaces as a part of same development.

Surrounds:

The subject property is surrounded as follows:

- **North:** Nagras Road
- **South:** DP Road
- **East:** Mahadji Shinde Road (Primary Access Road)
- **West:** Residential developments

Potential changes in surroundings:	As highlighted earlier, the subject location is an established mixed use catchment location comprising of dense residential developments along with presence of institutional buildings, hotels coupled with urban consumption centre in the same locality and negligible availability of developable land parcels. The subject location is not expected to witness significant changes in real estate activity (apart from re-development of existing establishments).
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property

Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Savitribai Phule Pune University	**Westend Icon Offices**	1. JW Marriott Hotel	1. 24K Sereno	**Nexus Westend Complex**
2. Indian Institute of Science Education and Research	1. Panchshil Business Park	2. Serenity by Monarch	2. Kalpataru Jade Residences and Skyline	1. The Pavilion Mall
3. The Orchid School	2. Nano Space IT Park	3. Fab Hotel Vardhan House II	3. Vascon Paradise Society	2. Phoenix Mall of Millennium
4. Vitalife Medipoint Hospital	3. Amar Business Zone		4. VTP Solitaire	
5. Jupiter Hospital	4. Westport		5. NCL Colony	
6. K. Baburao Genba Shevale Hospital	5.Smartworks M-Agile		6. Camellia Apartments	
7. Spicer Adventist University	6. Solitaire Business Hub		7. Sindh Colony	
8. Aims Hospital And Research Center	7. Eleven West		8. Kapil Malhar	
	8. Yashada Business Zone			

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the subject property has adequate frontage along the Mahadji Shinde Road.

Accessibility: Based on review of the Pune's Development Plan and visual inspection undertaken, it is understood that the primary access to the subject property is via approx. 24 metres wide Mahadji Shinde Road that further connects with Aundh-Wakad BRTS Road. The subject property is surrounded by roads on 3 sides with a public road (namely, Wireless Lane) passing through the plot. By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

12.1.2 Legal Details

As per the title report, we understand that the exact address of Nexus Westend Complex is Survey No. 169/1 corresponding to CTS No. 2495 of Village Aundh, Taluka Haveli, District Pune, Pune Maharashtra. Additionally, it is understood that M/s. Chitrali Properties Private Limited ("CPPL") and Daksha Infrastructure Private Limited ("DIPL") is the exclusive owner of the land admeasuring 13.53 acres comprising of urban consumption centre and commercial office space. The subject property is freehold in nature as per the review of title documents.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities and have assumed the information provided by the Management to be correct.

12.1.3 Town Planning

Zoning	As per the information provided by the Management and based on the review of draft development plan (2007 - 2027) for PMC Old Limit of Pune Municipal Corporation sanctioned modifications in the year 2017, we understand that the total land parcel is zoned for **'Commercial' purpose**. Consultants have made no further inquiries with the local authorities in this regard. The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise. For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.
Approved Usage:	Nexus Westend Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operational urban consumption centre, comprising of LGF+GF +3 floors.**

<u>Westend Icon Offices</u>

Based on Occupancy Certificate provided by the Management and visual inspection during our site visit, **we understand that the subject property comprises of:**

1. Westend Icon Office: this is an operational commercial space, comprising of **3rd to 9th floor above the Nexus Westend building.**
2. Icon Building A: this is an operational commercial space, comprising of **UB(pt) + GFS lobby(pt) + 10th to 12th floor**
3. Icon Building B: this is an operational commercial space, comprising of **LB + UB(pt) + LG(pt) + UG(pt)+1st(pt) + 2nd(pt)+ 3rd to 11th floor**
4. Icon Building C: this is an operational commercial space, comprising of **B(pt)+GF(pt)+1st and 4th (pt) floor**
5. Icon Building D: this is an operational commercial space, comprising of **LB+UB+GF + 1st to 6th floor**

The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions: As per feedback received from the Management, there are no restrictions on the current use of the property.

Natural or induced hazards: We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

12.1.4 Statutory Approvals, Sanctions & Approvals

12.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated overleaf:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Westend	Pune Municipal Corporation	09-11-15
Westend Icon Offices	Pune Municipal Corporation	3rd – 6th floor – 27-12-21 7th – 8th floor (P) – 02-09-20 8th floor (P)– 09-12-20 9th floor – 07-09-22 Building A - 07-09-22 Building B (Part OC) - 07-09-22 Building C - 24-12-03 Building D - 07-07-16

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Nexus Westend + Westend Office

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Pune Municipal Corporation, Chief Fire Brigade Officer	14-10-21
Height Clearance	Received	Airport Authority of India	13-12-19
Environmental Clearance	Received	Government of Maharashtra, State Level Environment Impact Assessment Authority	21-01-20
Commencement Certificate	Received	Pune Municipal Corporation, Building Control Department	27-03-18
IGBC Certification (Nexus Westend)	Received	Indian Green Building Council	July 2021

Source: Approval documents provided by the Management

Westend Icon Offices

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Pune Municipal Corporation, Chief Fire Officer	Building A: 06-12-21 Building B: 16-11-10 Building C: 19-12-03 Building D: 20-10-06
Commencement Certificate	Received	Pune Municipal Corporation, Building Control Department	Building A: 16-10-20 Building B: 12-11-20 Building C: 23-04-03 Building D: 31-03-16
Environmental Clearance	Received	Government of Maharashtra, State Level Environment Impact Assessment Authority	21-01-20
Height Clearance	Received	Airport Authority of India	13-12-19
IGBC Certification	Received	Indian Green Building Council	01-07-21

12.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

12.1.5 Area Details, Type and Age of Existing Structures

Nexus Westend

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Westend	LGF + GF + 3F	289,973	429,921	401,933

Source: Rent roll, Architect certificate provided by the Management

Westend Icon Offices:

The Westend Icon Offices comprises of multiple blocks and few floors as part of the larger development. The details of the same are illustrated in the table below:

<table>
<tr><th>Subject Property</th><th>Building Elevation</th><th>Carpet Area (sf)</th><th>Leasable Area (sf)</th><th>Leased Area (sf)</th></tr>
<tr><td>Westend Office</td><td>3rd to 9th Floor</td><td>214,549</td><td>262,896</td><td>202,253</td></tr>
<tr><td>Building A</td><td>UB(pt) + GFS lobby(pt) + 10th to 12th floor</td><td>70,688</td><td>96,833</td><td rowspan="4">514,945</td></tr>
<tr><td>Building B</td><td>LB + UB(pt) + LG(pt) + UG(pt)+1st(pt) + 2nd(pt)+ 3rd to 11th floor</td><td>293,510</td><td>410,744</td></tr>
<tr><td>Building C</td><td>B(pt)+GF(pt)+1st and 4th (pt) floor</td><td>28,804</td><td>36,005</td></tr>
<tr><td>Building D</td><td>LB+UB+GF + 1st to 6th floor</td><td>129,155</td><td>170,957</td></tr>
<tr><td>Total</td><td></td><td>736,706</td><td>977,435</td><td>717,198</td></tr>
</table>

*Source: Rent roll, Architect certificate provided by the Management; *P – Part*

The table below highlights the detailed occupied area break-up of Nexus Westend:

Category	Leased Area (sf)
Anchor	166,872
In-line	109,241
Entertainment	61,775
F&B	32,433
Food Court	14,640
Others*	16,972
Total	**401,933**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF +3 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

12.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks Urban consumption center - 4W slots- 1,133; 2W slots-3,277 Office - 4W slots- 852; 2W slots-1,739 Total - 4W slots- 1,985; 2W slots-5,016

Source: Information provided by the Management, site visit

12.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management.

Over the last few months, Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	90.0	Q2 FY25

Source: Information provided by the Management

12.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Westend

Exterior of the subject property

Exterior of the subject property

Internal view of the atrium in the subject property

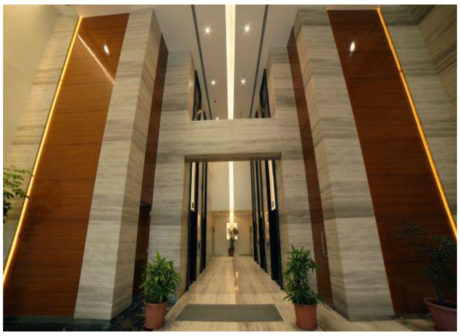
Internal view of the atrium in the subject property

View of Pop Tate's

View of primary access road

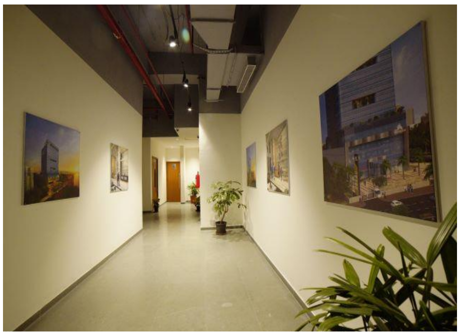
Westend Icon Offices

External view of the subject property



Internal view of the atrium in the Subject Property

Internal view of the atrium in the subject property



Internal view of the passage in the Subject Property

Building B (Center I)

Building D (Center III)

12.1.9 Summary of Property Description

Nexus Westend Complex is a Grade A, freehold property located in Pune's upscale, affluent neighbourhood Aundh. The complex comprises a 0.4 msf Grade A urban consumption centre, Nexus Westend and an adjoining 1.0 msf Grade A Westend Icon Offices. Having launched operations in 2016 and spread over 4.20 acres of land, Nexus Westend is surrounded by a dense residential catchment. It is a premier one-stop urban consumption centre destination for fashion, food and entertainment. Nexus Westend benefits from the captive demand created by the 1.0 msf commercial office space with a capacity to host over 8,000 employees. Pune, the second most populous city in Maharashtra, is an important city in terms of its economic and industrial growth and has emerged as a new start-up hub in recent years with more than 400 startups. Pune is also known for manufacturing, automobile, government and private sector research institutes and IT with 62.0% of its population under 30 years of age. Nexus Westend's proximity to the Mumbai-Pune express way makes it a destination-of-choice for retailers as well as consumers.

Nexus Westend houses various prominent domestic and international brands such as Barbeque Nation and Marks & Spencer, amongst others making it among the most sought-after shopping destinations for fashion lovers in Pune. It offers a high-end entertainment experience with its range of fine-

12.2 Tenancy Analysis

12.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix of Nexus Westend

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	166,872	41.5%	32.5%	9
In-line	109,241	27.2%	39.4%	73
Entertainment	61,775	15.4%	9.4%	2
F&B	32,433	8.1%	6.5%	9
Food Court	14,640	3.6%	4.2%	15
Others*	16,972	4.2%	7.9%	28
Total	**401,933**	**100.0%**	**100.0%**	**136**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental at** Nexus Westend:

Sr no.	Tenant Name	Leased Area (sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	39,218	9.8%	9.2%	11.1
2	Tenant 2	55,550	13.8%	8.2%	21.0
3	Tenant 3	34,476	8.6%	4.1%	26.6
4	Tenant 4	18,284	4.5%	3.5%	6.8
5	Tenant 5	15,128	3.8%	3.3%	2.6
6	Tenant 6	12,352	3.1%	3.2%	12.8
7	Tenant 7	15,112	3.8%	3.1%	2.7
8	Tenant 8	12,462	3.1%	2.7%	8.5
9	Tenant 9	13,161	3.3%	2.7%	3.0
10	Tenant 10	6,541	1.6%	1.7%	1.7
	Total	**222,284**	**55.3%**	**41.8%**	**13.7**

Source: Information provided by the Management

12.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at Nexus Westend:

Contractual Rental Mix – Nexus Westend

Tenant Category	Leased Area (sf)	% of area leased
Anchor	166,872	41.5%
In-line	109,241	27.2%
Entertainment	61,775	15.4%
F&B	32,433	8.1%
Food Court	14,640	3.6%
Others*	16,972	4.2%
Total	**401,933**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk space and Quasi Office Space*

As highlighted in the table above, the urban consumption centre has a diverse mix of tenants across categories with higher share of Anchor stores (41.5%) v/s In-line stores based on leased area. Further, the in-line category rentals are achieving almost 1.8x – 1.9x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	325,451	81.0%	85.9%
Pure MG	19,105	4.8%	7.3%
Pure TR	46,315	11.5%	5.8%
Others	11,062	2.8%	1.0%
Total	**401,933**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 81.0% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

12.2.3 Historical Trends

Nexus Westend:

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	71.8%	90.6%	94.3%	91.4%	85.9%	94.5%	97.3%
Leasable area (msf)	0.42	0.42	0.42	0.42	0.44	0.44	0.43

Source: Rent roll provided by the Management

12.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Nexus Westend:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	12,518	3.1%	5.4%
FY26	23,901	5.9%	8.1%
FY27	112,551	28.0%	35.2%
FY28	19,724	4.9%	6.6%
FY29	14,498	3.6%	3.0%
Area expiring till FY27	**151,447**	**37.7%**	**49.7%**
Area expiring till FY29	**185,670**	**46.2%**	**59.2%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY27. Considering the limited quantum of leases due for expiry in the short term (next 3 years) and limited competition in the submarket, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx.9.3 years (by area) and 6.7 years (by rental) as on the date of valuation.

Westend Icon Offices:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	28,310	3.9%	4.0%
FY26	41,310	5.8%	5.4%
FY27	374,839	52.3%	47.0%
FY28	111,085	15.5%	17.3%
FY29	161,654	22.5%	26.3%
Area expiring till FY27	**444,459**	**62.0%**	**56.3%**
Area expiring till FY29	**717,198**	**100.0%**	**100.0%**

Source: Rent roll provided by the Management

Approximately 56.3% of the total leased area is expiring by FY27. Owing to the same, the risk of tenant churn reduces as well as risk of releasing for the property goes down. Further, limited time frame to lease up the space will be required since there is no significant vacancy arising at the property in short term. Additionally, the Weighted Average Lease Expiry (WALE) for Nexus Icon Office is approx. 3.2 years (by area) and 3.1 years (by rental) as on the date of valuation.

12.2.5 Gross Leasing Summary

Nexus Westend

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	-	-	-	-	0.06	0.01	0.00
Re-leasing (msf)	-	0.01	0.00	0.00	0.03	0.02	0.04
Vacant area leasing (msf)	0.07	0.01	0.00	-	0.02	0.00	0.00
Total	**0.07**	**0.01**	**0.01**	**0.00**	**0.12**	**0.03**	**0.04**

Source: Rent roll provided by the Management

12.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	-	0.0%
FY19	0.01	64.4%
FY20	0.00	80.4%
FY21	0.00	3.0%
FY22	0.09	6.8%
FY23	0.03	10.9%
FY24	0.04	7.7%
Total	**0.16**	**10.9%**

Source: Information provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.16 msf of the space has been released to new tenants with spread of approx. 10.9% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 7.7%. This represents strong attractiveness of the property considering the dense catchment profile in the influence region.

12.3 Assumptions Rationale

Given the demographic profile of the city (viz. cosmopolitan crowd, young population and increasing income levels), the retail activity in Pune is growing at a rapid pace. In the recent past, the growth in organized retail sector has been complementary to the growth witnessed in IT sector. The retail landscape in Pune witnessed an uptick with the launch of 1.2 msf Urban consumption centre in 2011, which integrated large domestic brands and introduced the city to international brands.

Currently, there are four Grade-A Urban consumption centres spread across the Central Business District ("CBD"), Secondary Business District ("SBD") East and SBD West submarkets, cumulatively accounting for approximately 2.8 msf.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

12.3.1 Demand and Supply Dynamics

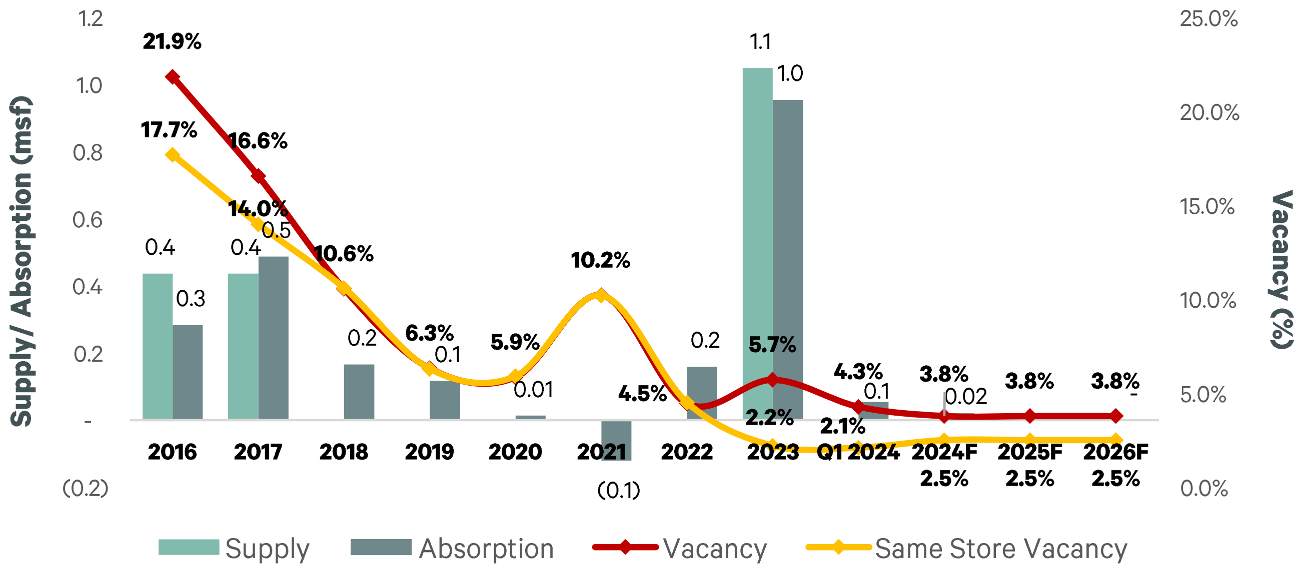
12.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024) * – msf	Approximately 3.8
Current occupied stock (Q1 2024) – msf	Approximately 3.7
Current vacancy (Q1 2024)	Approximately 4.3%
Future supply - msf	2024-25: Nil 2025-26: Nil 2026-27: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Pune)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

Occupancy levels in Grade A retail space in the city have continuedly improved with current vacancy being 4.3%. Pune's key retail submarkets include SBD West, SBD East, and CBD. The city witnessed a supply addition of 1.1 msf in 2023 being Phoenix Mall of Millenium, thereby increasing the vacancy levels for the year.

12.3.1.2 Key Developments in Submarket

Urban consumption centre

The table below highlights the prominent urban consumption centres in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2013	0.7	95%	200 - 250
Development 2	2011	1.2	97%	270 - 300
Development 3	2017	0.4	85%	250 - 300
Development 4	2023	1.1	75%	200 - 220

Source: CBRE

Commercial Office

The table below highlights the prominent commercial office spaces in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent (INR psf pm)
Development 1	2020	1,642,547	64%	80 – 85
Development 2	2013	270,000	95%	75 – 80

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent (INR psf pm)
Development 3	2021	750,000	75%	70 – 75

Source: CBRE

12.3.1.3 Future Supply

Based on the market research, we understand that there is no new supply which will be added in the subject region by 2026. However, there could be a few planned developments which would be introduced in later years.

12.3.2 Lease Rent Analysis

Urban consumption centre

The current rental in the submarket at an overall urban consumption centre typically varies between INR 95.0 – 100.0 psf pm on leasable area basis comprising of both anchor & in-line units coupled with location, size and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between INR 160 – 230 psf pm across categories.

In addition, the maintenance service charges for these developments varies in the range of INR 7 – 37 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent transaction for spaces leased in urban consumption centres in the influence region:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q2 2023	Tenant 1	6,162	Others	102
Q1 2023	Tenant 2	750	Others	230

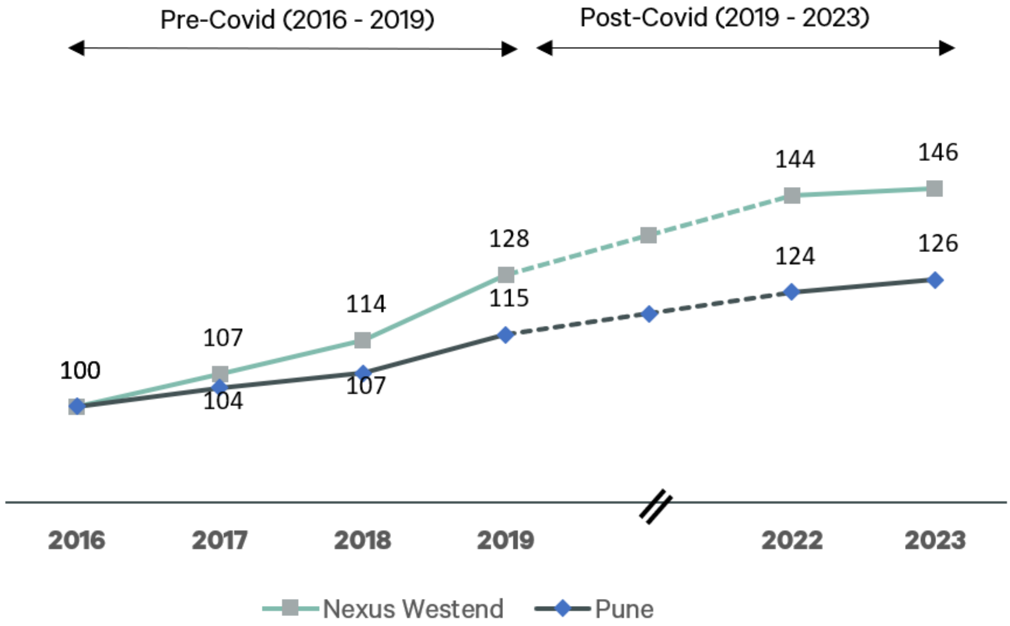
*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

The table below highlights some of the recent transaction for spaces leased in commercial office spaces in the influence region:

Date of Transaction	Tenant Name	Leasable Area (msf)	Transacted Rent Value (INR psf pm)* MG
Q2 2022	Tenant 3	3,000	80 - 85
Q4 2021	Tenant 1	42,000	90 – 95
Q4 2021	Tenant 2	35,272	70 - 75

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

12.3.2.1 Rental Index of Nexus Westend



Source: CBRE; Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Overall Pune market witnessed a healthy growth for the pre-COVID years. However, post COVID, SBD West submarket surpasses the overall Pune market ~ indicative of the stronger resilience on the back of sustained demand in the submarket. Nexus Westend has outperformed the competing assets in its submarket driven by the asset's strong position in the submarket as the premier one-stop urban consumption centre for apparel & accessories, F&B and entertainment needs for the affluent and high disposable income population in the catchment.

12.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply of grade A urban consumption centre and office spaces in the short term coupled with the dense residential and youth friendly catchment area with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers & corporates and would prefer to be part of the subject development considering the positioning as a destination urban consumption centre and grade A office spaces. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term.

Based on the market feedback and research undertaken, we understand that the rentals in urban consumption centre is expected to grow at a rate of 6.5% p.a. till FY25 with moderation at 5.5% p.a. in FY26 and at a stabilized growth of 5.0% p.a. from FY27 onwards. Further, rentals in commercial office spaces are expected to grow at a rate of 5% p.a. from FY24 onwards.

12.3.3 Assumptions Adopted for Valuation Exercise

12.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the Nexus Westend and historical trend witnessed as highlighted in section 0, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

Further, considering the demand drivers in the submarket and historical trend witnessed, the balance space incl. Westend Office is opined to be leased in next 2 – 3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

12.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space comprises of both anchor and In-line / in-line category spaces which are located on higher floors. Hence, considering the same, we have adopted an average rental of **INR 100.0 psf pm** for the vacant space. Further, the market average rental opinion for the overall urban consumption centre is approx. **INR 137.6 psf pm** across floors and categories. The detailed explanation has been given in section 12.4.5.1.

12.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 105 - 120 per sft per month, whereas the overall market rent for the subject property as illustrated in section 12.4.5.1 is at a premium of approx.1.3 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

12.4 Value Assessment

12.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre & Office Component	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

12.4.2 Area Statement

Based on information from the rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.43	0.03
Office Component	0.98	0.26

Source: Architect certificate, Rent roll

12.4.3 Construction Timelines

12.4.3.1 Completed Blocks

The property is operational since 2016.

12.4.4 Absorption/ Leasing Velocity and Occupancy Profile

12.4.4.1 Completed Blocks

As explained in section 12.3.3.1, the balance space at the urban consumption centre is opined to be leased by next 1-2 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	FY26	Total
Urban consumption centre	Percentage (%)	99.2%	0.9%	-	**100.0%**
Office Component	Percentage (%)	73.4%	9.8%	16.8%	**100.0%**

Source: Valuer's assessment

Please note that the absorption for office component have been adopted based on the Management input and market intel gathered during discussions with various market players.

12.4.5 Assumptions – Rental Revenue

12.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	429,921	401,933	In-place rent for leased area	120.8^
			Marginal rent	137.6
Office Component	977,435	717,198	In-place rent for leased area	90.7^
			Marginal rent	90.6

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*
^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 5.8% of other gross rentals for the purpose of cash flows projections.

12.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	(0.9)% of rental income
Net Maintenance Services Income / (Expense)	6.3% of rental income
Net Parking Income / (Expense)	4.1% of rental income
Net Other Operating Revenues / (Expenses)	(0.1)% of rental income
Security Deposit	**Nexus Westend:** INR 243 Mn is collected as on date of valuation. **Westend Icon Offices:** INR 475 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

12.4.7 Rent Escalation

Escalation on renewal – Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 – 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate (Nexus Westend)	% p.a.	FY25 to FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate (Nexus Westend)	% p.a.	FY25: 6.5% FY26: 5.5%, Thereafter 5.0%
Marginal rent growth rate (Westend Icon Offices)	% p.a.	FY25 onwards 5.0%

Source: Valuer's assessment

12.4.8 Capital Expenditure

12.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

12.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the Capex Expense in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	90.0	Q2 FY25

Source: Management input

12.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions for the urban consumption centre have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Nexus Westend	
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 25.0 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 7.0 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	2.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*
Westend Icon Offices	
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 42.9 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 7.8 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	5% for Westend Icon and Building C 7.5% for Building B and D
Rent Free Period	2 Months
Brokerage	2 Months

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. . 70 – 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

12.4.10Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted for have been highlighted in the table below:

Component	Capitalization Rate (%)
Nexus Westend	8.25%
Westend Icon Offices	8.25%

12.4.11 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

12.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Westend	8,954
Westend Icon Office	11,924
Nexus Westend Complex	INR 20,878 Mn

13 Nexus Esplanade

13.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Esplanade
Address	Cuttack Road, Rasulgarh Industrial Estate, Tehsil Bhubaneswar, District, Khurda, Odisha
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property is approximately 5.056 acres (aggregate of leasehold and freehold entitlements)
Leasable Area	Urban consumption centre – 0.4 msf

Source: Title report, Architect certificate

13.1.1 Site Details

Situation: Subject property – 'Nexus Esplanade' is an operational Urban consumption centre located along Cuttack Road, Rasulgarh Industrial Estate, Tehsil Bhubaneswar, District, Khurda, Odisha.

Location: The subject property is located towards the eastern part of Bhubaneswar City viz. Rasulgarh Industrial Estate, which is an established industrial vector of Bhubaneswar, and is in close proximity of several prominent residential vectors such as Saheed Nagar, MI Colony, Bhouma Nagar, TTI Colony, Jagannath Nagar, etc. Being located in the Rasulgarh area, which is well connected to the NH 5, the subject property is also well connected by road to the tri-city region of Cuttack, Bhubaneswar & Puri.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Bhubaneswar Railway Station	3 – 4
Biju Patnaik International Airport	7 – 8
OSRTC Bus Depot	10 – 11

Source: Consultants' research

Catchment Analysis:

Nexus Esplanade opened for public in July 2018, since then it has been one of the best performing urban consumption centres in the whole state of Odisha. It was the first organized retail experience in Bhubaneswar and has played a critical role in uplifting the shopping experience of the people across the state of Odisha. Spread across 0.42 msf of space, the subject property houses not only international brands but various national brands as well, some of which are available only at the subject property. Despite being located in an established industrial vector, the subject property attracts footfall across tri city of Bhubaneswar, Cuttack and Puri. The subject property attracts footfalls from all age groups, income profile across the city & neighbouring areas.

Surrounds:

The subject property is surrounded as follows:

- **North:** 12m wide Rasulgarh Industrial Road
- **South:** Other's property
- **East:** 30m wide Cuttack Road (primary access)
- **West:** Other's property

Potential changes in surroundings:

Few prominent residential vectors in close proximity to our subject property are Saheed Nagar, MI Colony, Bhouma Nagar, TTI Colony, Jagannath Nagar, etc. Further, there are various planned infrastructure initiatives such as the Smart City Mission which is expected to improve the City's Infrastructure under PAN City initiative. The application of smart solutions will enable the Bhubaneswar city to use technology to improve infrastructure and services. This is further expected to enhance the attractiveness of the subject location.

Suitability of existing use:

Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property

Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. All India Institute of medical Sciences	1. DLF Cybercity	1. Swosti Premium	1. Trishna Manor	**Nexus Esplanade**
2. Kalinga Institute of Industrial technology	2. Infinia Tower	2. MAYFAIR Lagoon	2. Bishnupriya Apartment	
3. GITA Autonomous College Bhubaneshwar	3. Utkal Signature	3. Trident Hotel	3. Metro city Apartment	
4. Odisha Institute of Technology and Research	4. IDCO Towers	4. The Crown	4. Stalwart Skycity, Patia	
5., Xavier Institute of Management (XIMB)	5. Fortune Towers	5. Welcomhotel by ITC Hotels	5. MJ Icon	
		6. Lemon Tree Premier		

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is an irregular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan, visual inspection, we understand that the subject property has adequate frontage along the Esplanade One lane which further connects to Cuttack Road.

Accessibility: Based on the site plan provided by the Management and visual inspection, the property enjoys dual accessibility via an approx. 30m wide Cuttack Road and an internal industrial estate road on the eastern and northern side respectively. By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 – Exhibit & Addendums for the site plan of the subject property.

13.1.2 Legal Details

As per the title report, we understand that the exact address of the leasehold land admeasuring 3.984 acres is Plot No. 7, 29, 30 and 6/3925 under Khata No. 1071/386 in Mouza Govind Prasad and Hal Plot No. 417, 418, 426/1104 and 356/1646 under Khata No. 426 in Mouza Bomikhal, all situated at Tehsil Bhubaneswar, District Khurda, Odisha.

Additionally, the exact address of the freehold land admeasuring approx. 1.072acres is Plot No. 416/ 1574 under Khata No. 407/490, Hal Plot No. 359 under Khata No. 407/543 and Hal Plot No. 421 under Khata No. 407/488 in Mouza Bomikhal and Hal Plot No. 31/3808 under Khata No. 1057/1574, Hal Plot No. 32/1870/3823 under Khata No. 1057/1580 and Hal Plot No. 33 under Khata No. 291 in Mouza Govind Prasad, all situated at Tehsil Bhubaneswar, District Khurda, Odisha.

Further, it is understood that the subject property is owned by Safari Retreats Private Limited and is partly leasehold and partly freehold in nature.

Out of the total land area admeasuring 5.056 acres, approx. 3.984 acres of land is leasehold in nature, for a period of 90 years commencing from 5th June 1980. The remaining land area of approx. 1.072 acres is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

13.1.3 Town Planning

Zoning	As per the information title report from the management and review of the Bhubaneswar Development Plan Area 2030, it is understood that the property was earlier earmarked for 'industrial use' and then later the land was earmarked for 'Commercial' use in the CDP (Comprehensive Development Plan), 2010. The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard. The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

	For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the management with the relevant development authorities.
Approved Usage:	Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operation urban consumption centre, comprising of LGF+GF+3 floors.** The current use of the subject property has been provided by the management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.
Restrictions:	As per feedback received from the management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

13.1.4 Statutory Approvals, Sanctions & Approvals

13.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Esplanade	Bhubaneswar Development Authority	05-07-18

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Directorate of Fire Services, Odisha	08-09-20
Height Clearance	Received	Airports Authority of India	16-09-14

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Environment Clearance	Received	State Environment Impact Assessment Authority, Odisha	03-01-13
IGBC Certification	Received	Indian Green Building Council	25-08-22

Source: Approval documents provided by the Management

13.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

13.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Esplanade	LGF+GF +3F	272,288	428,415	417,014

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	185,817
In-line	116,396
Entertainment	73,826
F&B	17,792
Food Court	21,564
Others*	1,619
Total	**417,014**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+3 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

13.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 604; 2W slots-729

Source: Information provided by the Management, site visit

13.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	8.0	Q3 FY24

Source: Information provided by the Management

13.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Esplanade

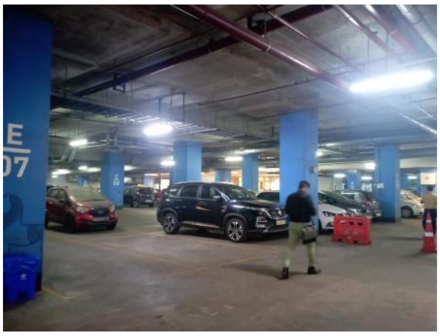
External view of the subject property

External view of the subject property

Internal view of the subject property

Internal view of the food court

View of the primary access road



View of the parking area

13.1.9 Summary of Property Description

Nexus Esplanade is a Grade A urban consumption centre located in Bhubaneswar, which is the capital city of the state of Odisha and is considered one of modern India's first planned cities. The city has a population of 1.2 million as of 2021 with favorable demographics in terms of a sizable share of working population and growing urban population. Bhubaneswar has emerged as a preferred destination for health and educational services and also serves as a shopping destination for neighboring towns such as Cuttack, Khordha and Puri.

Launched in 2018, with a total Leasable Area of 0.4 msf spread over 5.06 acres, Nexus Esplanade is the first sizeable urban consumption centre in the state of Odisha. Nexus Esplanade is situated in a prominent location in the Rasulgarh area which is well connected to the national highway. Nexus Esplanade caters to consumers from three cities of Odisha (Bhubaneswar, Cuttack and Puri). Nexus Esplanade attracts consumers from nearly 75 kilometers away (including neighboring cities and smaller towns), in addition to an active patronage from its primary catchment of several affluent residential complexes. Nexus Esplanade is surrounded by an office complex which is occupied by multiple large corporations.

Nexus Esplanade has the highest Tenant Sales Per Square Foot amongst all urban consumption centres in Odisha, which has enabled it to attract domestic and international brands such as Cinepolis, Tata Starbucks, Lifestyle and Marks & Spencer, some of which have opened their first stores across Odisha in Nexus Esplanade. Nexus Esplanade is home to a state-of-the-art multiplex and also offers multiple fine-dining options together with a food court, which houses 566 seats.

13.2 Tenancy Analysis

13.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	185,817	44.6%	34.5%	1
In-line	116,396	27.9%	41.1%	58
Entertainment	73,826	17.7%	12.7%	1
F&B	17,792	4.3%	3.2%	5
Food Court	21,564	5.2%	5.0%	12
Others*	1,619	0.4%	3.6%	25
Total	**417,014**	**100.0%**	**100.0%**	**102**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	56,859	13.6%	9.3%	13.7
2	Tenant 2	42,920	10.3%	8.7%	12.4
3	Tenant 3	32,886	7.9%	6.0%	9.5
4	Tenant 4	35,284	8.5%	5.2%	9.3
5	Tenant 5	17,371	4.2%	4.2%	12.3
6	Tenant 6	14,667	3.5%	3.0%	9.3
7	Tenant 7	10,310	2.5%	2.8%	7.6
8	Tenant 8	13,451	3.2%	2.7%	3.5
9	Tenant 9	11,250	2.7%	2.5%	6.5
10	Tenant 10	2,718	0.7%	1.9%	1.0
	Total	**237,716**	**57.0%**	**46.5%**	**10.5**

Source: Information provided by the Management

13.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	185,817	44.6%
In-line	116,396	27.9%
Entertainment	73,826	17.7%
F&B	17,792	4.3%
Food Court	21,564	5.2%
Others*	1,619	0.4%
Total	**417,014**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores (44.6%) v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 1.8x – 2.0x of the rent achieved from Anchor tenants on account of smaller shop sizes, categories and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	189,332	45.4%	55.4%
Pure MG	219,892	52.7%	43.4%
Pure TR	7,790	1.9%	1.1%
Others	-	0.0%	0.0%
Total	**417,014**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Considering the above table, we understand that the subject development has potential to have higher rent for approx. 45.5% of the leased area.

13.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	0.0%	80.0%	99.6%	99.7%	98.5%	96.6%	95.9%
Leasable area (msf)	-	0.31	0.42	0.42	0.42	0.42	0.43

Source: Rent roll provided by the Management

13.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	27,534	6.6%	10.8%
FY26	6,690	1.6%	2.1%
FY27	9,462	2.3%	3.5%
FY28	81,203	19.5%	22.5%
FY29	19,904	4.8%	6.9%
Area expiring till FY27	**43,686**	**10.5%**	**16.4%**
Area expiring till FY29	**144,793**	**34.7%**	**45.7%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness limited churn every year with maximum area expiring in the FY28. Given the limited competition in the submarket, quality asset management and prominent brands mix with consistent sales, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term and tenants would continue to be part of the development. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 8.0 years (by area) and 6.8 years (by rental) as on the date of valuation.

13.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	-	-	-	0.00	0.00	0.00	0.02
Re-leasing (msf)	-	-	-	0.01	0.01	0.01	0.02
Vacant area leasing (msf)	-	0.09	0.01	-	0.00	0.00	0.00
Total	**-**	**0.09**	**0.01**	**0.01**	**0.01**	**0.01**	**0.04**

Source: Rent roll provided by the Management

13.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	-	0.0%
FY19	-	0.0%
FY20	-	0.0%
FY21	0.01	4.5%
FY22	0.01	(12.9)%
FY23	0.01	9.5%
FY24	0.04	24.4%
Total	**0.07**	**11.6%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.07 msf of the space has been released to new tenants with negative releasing spread of approx. 11.6% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 24.4%. This is primarily on account of Covid impact on few tenants and ensuring healthy occupancy at the subject property.

13.3 Assumptions Rationale

Bhubaneswar has emerged as one of the preferred locations for both domestic and international brands, which are looking to expand their east India presence. Demand for retail in the city is significantly driven by the IT/ITeS working population, affluent local businessmen, tourists and student populace. Nexus Esplanade is the only Grade-A urban consumption centre in the city with approximate size of 0.4 msf strategically located on the Cuttack highway and attracts footfalls from both Bhubaneswar, Cuttack and nearby cities.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

13.3.1 Demand and Supply Dynamics

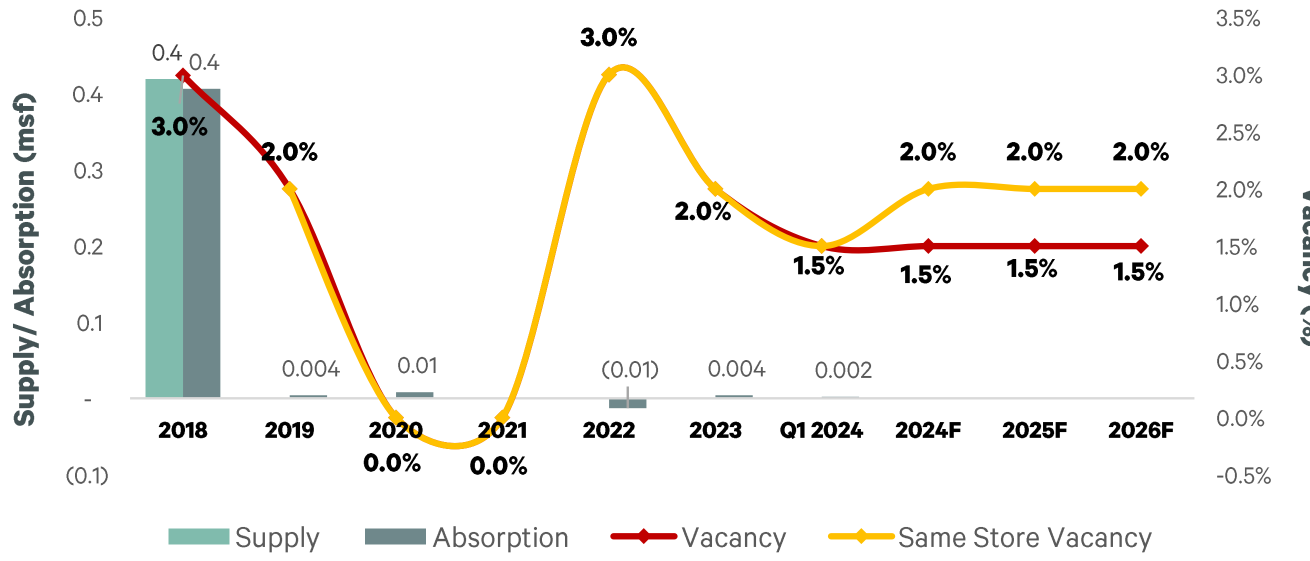
13.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 0.4
Current occupied stock (Q1 2024) – msf	Approximately 0.4
Current vacancy (Q1 2024)	Approximately 1.5%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Bhubaneswar)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

The year 2018 witnessed supply addition of approx. 0.4 msf with the completion and operation of the only grade A urban consumption centre in Bhubaneswar namely Nexus Esplanade. Nexus Esplanade is a regional consumption center and serves both Bhubaneswar and Cuttack, the largest cities in Orissa. The unique one-stop offerings at Nexus Esplanade attracts consumers from nearly 75 kilometers away (including neighboring cities and smaller towns), in addition to an active patronage from its primary catchment of several affluent residential complexes.

13.3.1.2 Key Developments in Submarket

Currently, there are 5 operational malls in Bhubaneswar comprising of Nexus Esplanade being the only quality Grade A urban consumption centre and rest of the operation developments are majorly categorized as Grade B.

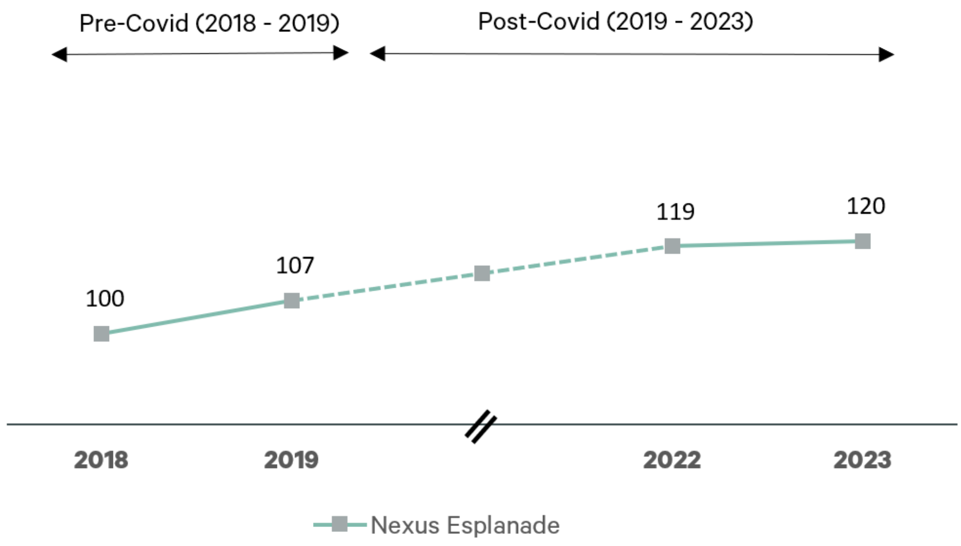
13.3.1.3 Future Supply

Based on the market research, we understand that there is no new addition in quality Grade A supply in Bhubaneswar in the recent years. Further, no new supply addition is expected in the short to medium term, signifying limited competition in the near future for Nexus Esplanade.

13.3.2 Lease Rent Analysis

Nexus Esplanade is currently the only Grade A urban consumption centre in the city, with no large-scale urban consumption centre currently planned/ upcoming. Further, healthy appreciation in rentals have been witnessed in the region during post-pandemic rent recovery vis-à-vis pre-pandemic levels over the past 4 – 5 years.

13.3.2.1 Rental Index



Source: CBRE; Marginal rentals rebased to 100 as of 2018; Nexus Bhubaneshwar was introduced in that year

Since the commencement of operations of Nexus Esplanade, the only Grade A development in Bhubaneswar, marginal rentals witnessed a growth in 2019. Despite the impact of COVID-19, marginal rentals recorded as of 2022 are higher than pre-pandemic levels thereby highlighting resilient demand in the market.

13.3.2.2 Rent ~ Future Outlook for Submarket

Considering there is no new grade A supply addition in the short term coupled with the increasing demand from customers, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 8.0% p.a. till FY25, 6.0% p.a. in FY26 and would stabilize at 5.0% from FY27 onwards.

13.3.3 Assumptions Adopted for Valuation Exercise

13.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 13.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

13.3.3.2 Rental Value – Urban consumption center

Nexus Esplanade, being the only grade A urban consumption centre with superior location attributes attracts majority of the retailers that prefer to be part of the subject development. Thus, subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of mini-anchor space which are relatively larger in size and located on lower ground floor. Hence, considering the same, we have adopted a rental of **INR 152.0 psf pm** for the vacant space. Further, the weighted average market rental opinion for the overall subject development is approx. **INR 149.7 psf pm** across floors and categories. The detailed explanation has been given in section 13.4.5.1.

13.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 60 - 70 per sft per month, whereas the overall market rent for the subject property as illustrated in section 13.4.5.1 is at a premium of approx.2.5 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

13.4 Value Assessment

13.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the management's consultations and giving due consideration to the management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

13.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.43	0.01

Source: Architect certificate, Rent roll

13.4.3 Construction Timelines

13.4.3.1 Completed Blocks

The property is operational since 2018.

13.4.4 Absorption/ Leasing Velocity and Occupancy Profile

13.4.4.1 Completed Blocks

As explained in section 13.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operation from FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	99.1%	0.9%	**100.0%**

Source: Valuer's assessment

13.4.5 Assumptions – Rental Revenue

13.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	428,415	417,014	In-place rent for leased area	135.4^
			Marginal rent	149.7

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*
^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the mall.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 3.4% of other gross rentals for the purpose of cash flows projections.

13.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking, and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	1.1% of rental income
Net Maintenance Services Income / (Expense)	0.9% of rental income
Net Parking Income / (Expense)	1.2% of rental income
Net Other Operating Revenues / (Expenses)	0.0% of rental income
Security Deposit	INR 324 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

13.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25: 9.0% FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25: 8.0% FY26: 6.0% Thereafter 5.0%

Source: Valuer's assessment

13.4.8 Capital Expenditure

13.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

13.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	8.0	Q2 FY25

Source: Management input

13.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 17.7 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 5.1 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	2.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

13.4.10Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **8.00%.**

13.4.11Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

13.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Esplanade	**INR 9,960 Mn**

14 Nexus Amritsar

14.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Amritsar
Address	Khasra nos. 605, 622, 624, 606, 621/1, 621/2, 602, 607, 620, 601, 608, 619, 610, 617, 625 and 626, Sultanwind Suburban, G. T. Road, Amritsar, Punjab
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 10.29 acres
Leasable Area	Urban consumption centre – 0.5 msf

Source: Title report, Architect certificate

14.1.1 Site Details

Situation: Subject property – 'Nexus Amritsar' is an operational Urban consumption centre located along Grand Trunk Road, Rajinder Nagar, Amritsar, Punjab.

Location: The subject property is located in an established real estate vector, G.T. Road, comprising primarily of residential activity characterized by plotted layouts known as Rajinder Nagar located towards the eastern part of Amritsar city.

Nexus Amritsar is located on the famous GT Road and is approx. 4 Km from the world-renowned Golden Temple and is a 30 minute drive from the Guru Ram Das International Airport which makes the subject property popular destination not only to the nearby catchment areas but also for the people residing in nearby rich satellite towns.

The distances from key hubs to the subject property are presented in the table below:

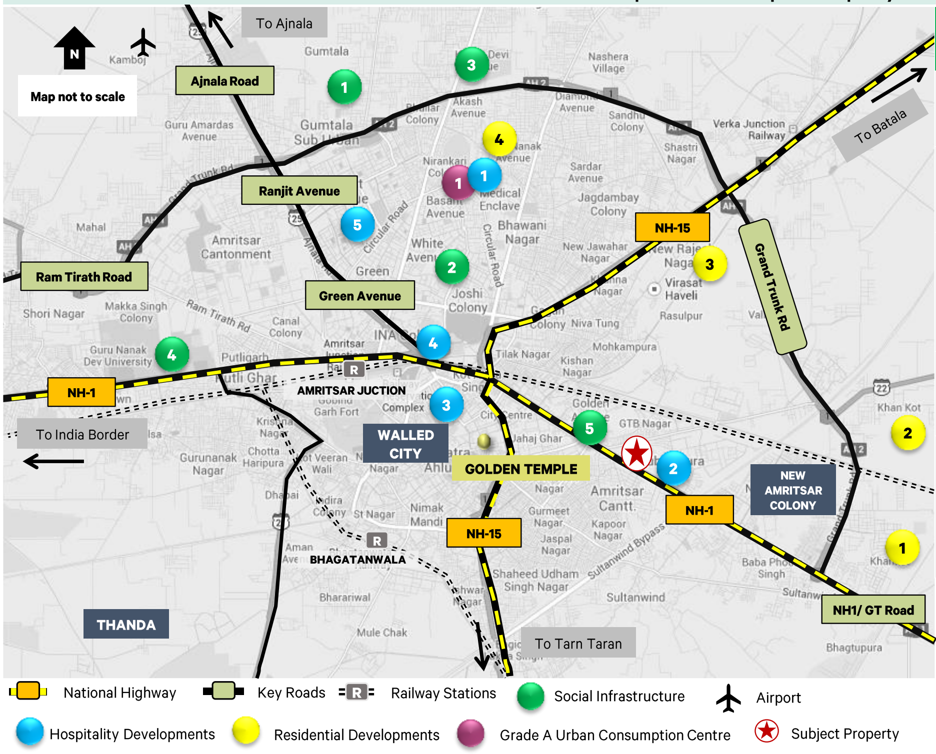
Landmark	Distance (Km)
Amritsar Junction Railway Station	4 – 5
Mall Road (CBD of Amritsar)	5 – 6
Sri Guru Ram Dass Jee International Airport	14 – 15

Source: Consultants' research

Catchment Analysis:	The subject property is located along G.T. Road, and is in close proximity to various plotted residential area such as Sant Nagar, Azad Nagar, New Pratap Nagar etc. Since Nexus Amritsar is one of the largest urban consumption centre of the city it houses not only just international but also locally known brands. Thus, the customers are not restricted to a particular income or age group. The urban consumption centre attracts a large no. of visitors on account of being located adjacent to one of the prominent hospitality development of the city viz Hyatt Regency Chandigarh. Nexus Amritsar is the city's definitive social and shopping destination which is a complete package of entertainment, food and shopping experience for its patrons.
Surrounds:	The subject property enjoys dual accessibility via an approx. 40m wide Grand Trunk Road and an internal road on the southern and western side respectively. The subject property is surrounded as follows: • **North:** Private Property • **South:** 40m wide Grand Trunk Road • **East:** Hyatt Regency Chandigarh Hotel • **West:** 8m wide internal access road
Potential changes in surroundings:	By the virtue of being located in an established vector of city, the subject location has limited availability of land for future development. Therefore, development profile of the subject vector is unlikely to witness any change in short-medium term.
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Holy Heart Presidency School	1. Taj Swarna	1. Silver Leaf Apartments	**Nexus Amritsar**
2. DAV Public School	2. Hyatt Regency	2. Ashberry Homes	1. VR Ambarsar
3. Delhi Public School	3. Ramada	3. Golden Green Towers	
4. Khalsa College	4. Country Inn & Suites	4. Silver Oak	
5. Sri Guru Ram Das Institute of Dental Sciences & Research	5. Holiday Inn		

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: As per the site plan and our site visit, the subject property appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the subject property has adequate frontage along the Grand Trunk Road.

Accessibility: The property enjoys dual accessibility via 40m wide Grand Trunk Road and an internal road on the southern and western side respectively.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

14.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Khasra nos. 605, 622, 624, 606, 621/1, 621/2, 602, 607, 620, 601, 608, 619, 610, 617, 625 and 626, Sultanwind Suburban, G. T. Road, Amritsar, Punjab, India. Additionally, it is understood that the subject property is owned by Euthoria Developers Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

14.1.3 Town Planning

Zoning

As per the review of the Amritsar Master Plan - 2031, it is understood that the subject property is zoned for 'Commercial' activity/services. The current commercial/retail activity is permissible under the aforesaid zoning. The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard.

The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage:

Based on the floor plans provided by the Management and visual inspection during our site visit**, we understand that the subject property is an urban consumption centre comprising of LGF+GF+2 floors.** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

14.1.4 Statutory Approvals, Sanctions & Approvals

14.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Amritsar	Municipal Corporation, Amritsar	24-12-09

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Punjab Fire Services	01-01-22
Height Clearance	Received	Airport Authority of India	24-08-06
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	08-01-08
IGBC Certification	Received	Indian Green Building Council	05-08-22

Source: Approval documents provided by the Management

14.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

14.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Amritsar	LGF+GF +2F	378,192	539,079	526,255

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	255,619
In-line	150,723
Entertainment	60,041
F&B	23,616
Food Court	22,284
Others*	13,972
Total	**526,255**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+2 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

14.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 1,545; 2W slots-750

Source: Information provided by the Management, site visit

14.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure, best-in-class asset management and environment friendly green initiatives.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	10.0	Q2 FY25

Source: Information provided by the Management

14.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Amritsar

External view of the subject property

Internal view of the subject property

Internal view of the subject property

View of the cinema hall

View of the primary access road

View of the primary access road

14.1.9 Summary of Property Description

Nexus Amritsar is a Grade A property located in Amritsar, which is home to the "Golden Temple", a leading spiritual and cultural centre and a popular tourist attraction in the country. Amritsar attracts more than 25 million tourists annually from across the globe. Nexus Amritsar is located on the popular Grand Trunk road, approximately four kilometers from the Golden Temple and approximately 30 minutes from Amritsar's international airport.

Launched in 2009, with a total Leasable Area of 0.5 msf spread across 10.29 acres, Nexus Amritsar is renowned for its state-of-the-art infrastructure, large atrium and world-class food court. This has attracted several international brands to open their first stores in the city. Through its strong one-stop offerings, Nexus Amritsar has become the go-to urban consumption centre in Amritsar with significantly higher occupancy and Tenant Sales Per Square Foot as compared to its competition.

Nexus Amritsar maintains its status as the city's definitive social and shopping destination through its complete package of shopping, food and entertainment experiences. Nexus Amritsar boasts domestic and international brands among its retail tenants, including Hamleys, Forever 21 and Under Armour.

14.2 Tenancy Analysis

14.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	255,619	48.6%	26.5%	14
In-line	150,723	28.6%	50.8%	90
Entertainment	60,041	11.4%	9.6%	3
F&B	23,616	4.5%	4.1%	11
Food Court	22,284	4.2%	4.4%	14
Others*	13,972	2.7%	4.6%	31
Total	**526,255**	**100.0%**	**100.0%**	**163**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	41,553	7.9%	5.8%	19.0
2	Tenant 2	60,625	11.5%	4.3%	18.9
3	Tenant 3	38,891	7.4%	3.5%	9.4
4	Tenant 4	22,684	4.3%	3.4%	4.1
5	Tenant 5	25,784	4.9%	3.3%	28.3
6	Tenant 6	13,723	2.6%	3.0%	2.0
7	Tenant 7	4,795	0.9%	2.4%	5.7
8	Tenant 8	10,461	2.0%	1.9%	13.4
9	Tenant 9	15,588	3.0%	1.8%	6.6
10	Tenant 10	25,299	4.8%	1.6%	10.5
	Total	259,403	49.3%	30.9%	14.2

Source: Information provided by the Management

14.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	255,619	48.6%
In-line	150,723	28.6%
Entertainment	60,041	11.4%
F&B	23,616	4.5%
Food Court	22,284	4.2%
Others*	13,972	2.7%
Total	**526,255**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores (48.6%) v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 3.2x – 3.3x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	435,588	82.8%	88.8%
Pure MG	5,678	1.1%	1.5%
Pure TR	51,560	9.8%	6.0%
Others	33,429	6.4%	3.7%
Total	**526,255**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR –Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 82.8% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

14.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	69.8%	81.5%	93.7%	87.8%	89.6%	92.4%	94.4%
Leasable area (msf)	0.54	0.54	0.54	0.54	0.54	0.54	0.54

Source: Rent roll provided by the Management

14.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	25,185	4.8%	8.9%
FY26	25,564	4.9%	3.6%
FY27	48,004	9.1%	10.8%
FY28	64,579	12.3%	16.8%
FY29	76,988	14.6%	22.6%
Area expiring till FY27	**104,796**	**19.9%**	**25.2%**
Area expiring till FY29	**246,363**	**46.8%**	**64.6%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in the FY29. Given the limited competition in the submarket, quality asset management and prominent brands mix with consistent sales, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term and tenants would continue to be part of the development. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 9.0 years (by area) and 6.4 years (by rental) as on the date of valuation.

14.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	0.00	0.04	0.00	0.01	0.01	0.03	0.02
Re-leasing (msf)	0.07	0.03	0.02	0.03	0.01	0.02	0.02
Vacant area leasing (msf)	0.09	0.02	0.02	0.02	0.02	0.00	0.01
Total	**0.17**	**0.09**	**0.04**	**0.06**	**0.04**	**0.05**	**0.05**

Source: Rent roll provided by the Management

14.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.07	12.8%
FY19	0.07	58.0%
FY20	0.02	47.7%
FY21	0.01	28.1%
FY22	0.02	20.9%
FY23	0.04	34.8%
FY24	0.03	35.5%
Total	**0.26**	**34.4%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.26 msf of the space has been released to new tenants with spread of approx. 34.4% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 35.5%. This represents the attractiveness of the property considering the dense catchment profile in the influence region and remains favourite among the consumers.

14.3 Assumptions Rationale

Traditionally, the urban consumption centre in Amritsar was characterized in the form of congested and unorganized small-scale developments positioned to service the daily needs of the local catchment. Higher disposable incomes and global exposure of the populace led to an inherent upsurge in their "aspirational" brand consciousness, thereby leading to a demand for more sophisticated retail formats. Being a key city in Punjab, it also attracts shoppers from wealthy farming community from across the state. Currently there are two Grade-A urban consumption centres in the city spread across 1.2 msf area.

The following sections would further deep-dive into the demand supply dynamics and upcoming competition in the subject region.

14.3.1 Demand and Supply Dynamics

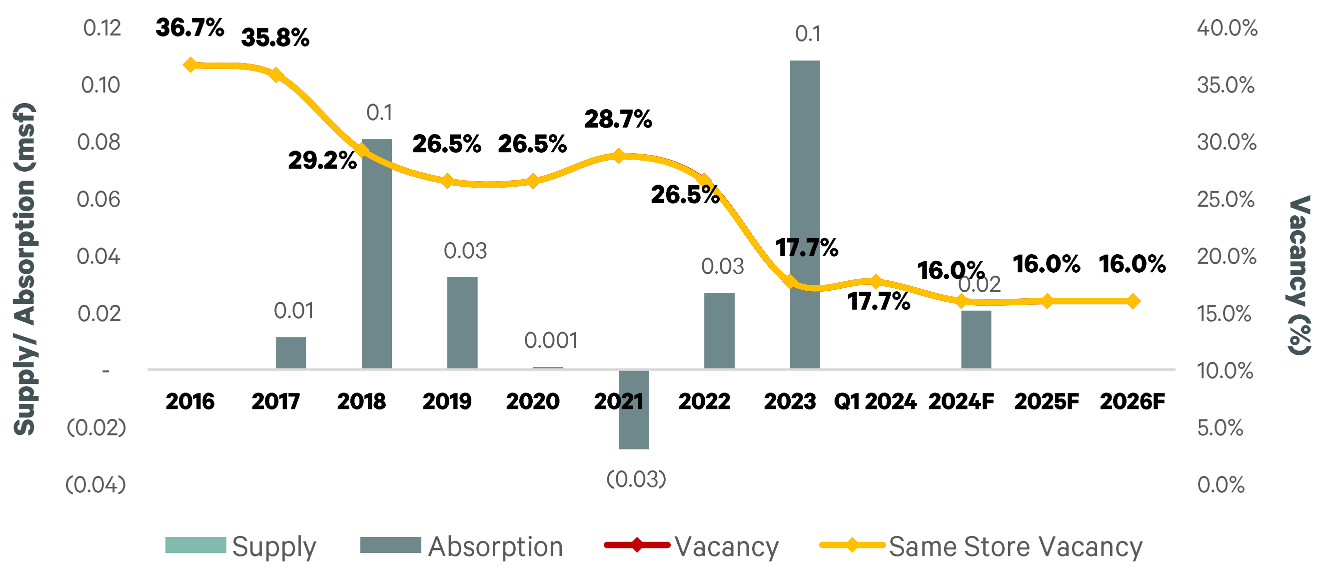
14.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 1.2
Current occupied stock (Q1 2024) – msf	Approximately 1.1
Current vacancy (Q1 2024)	Approximately 17.7%
Future supply - msf	2024-26F: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Amritsar)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

Nexus Amritsar is the only Grade A Urban consumption centre in Amritsar with low levels of vacancy of approx. 3-4%. Nexus Amritsar houses a state-of-the-art infrastructure, large atrium and world-class food court. This has attracted several international brands to open their first stores in the city in Nexus Amritsar.

Further, high levels of vacancy (approx. 45.0%) has been witnessed in VR Ambarsar primarily on account of design and structural issues. As of Q1 2024, overall Grade A stock vacancy levels have declined as compared to previous years with increased net absorption. However, it has been forecasted that in the next 1-2 years the vacancy levels would witness a decline by approx. 2-3%.

14.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2013	0.7	70%	145 - 155

Source: CBRE

14.3.1.3 Future Supply

Based on the market research, we understand that there is no new supply which will be added in the subject region by 2026. There are few planned developments which will be introduced in later years.

14.3.2 Lease Rent Analysis

The prevailing weighted average rents in the submarket at an overall urban consumption centre level typically varies between INR 60.0 – 80.0 psf pm on leasable area basis comprising of both anchor & non-anchors coupled with location, size, and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between INR 100 – 150 psf pm across floors, categories, etc.

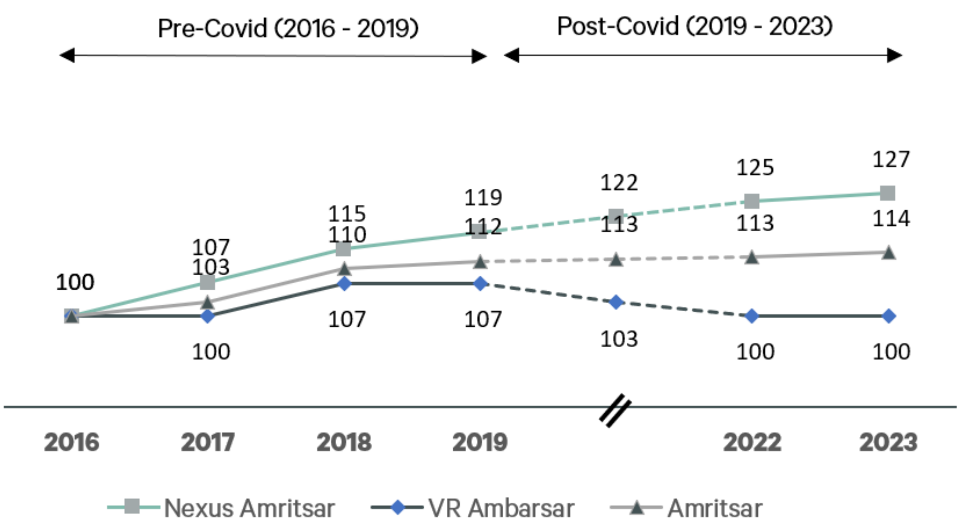
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 35.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the transacted rent for space in urban consumption centres in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q4 2023	Tenant 1	460	Other	105
Q4 2023	Tenant 2	550	Other	110

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

14.3.2.1 Rental Index



Source: CBRE; Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Nexus Amritsar commands a premium in rent over other Grade A urban consumption centres in the city. While marginal rentals across Nexus Amritsar & VR Ambarsar moved in tandem from 2016 to 2018, VR Ambarsar witnessed a stagnation in marginal rentals as opposed to Nexus Amritsar where marginal rentals increased moderately. As of 2022, despite the onset of the pandemic, Nexus Amritsar recorded higher growth in marginal rentals than pre-pandemic levels whereas VR Ambarsar witnessed marginal rentals falling to 2016-2017 levels. Nexus Amritsar through its strong one-stop offerings has become the go-to urban consumption centre in Amritsar with significantly higher committed occupancy and tenant sales psf as compared to its competition.

14.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply in the short term coupled with the dense residential catchment with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination urban consumption centre coupled with recent refurbishment done. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at a rate of 5.5% p.a. till FY26 and further stabilized at 5.0% p.a. from FY27 onwards.

14.3.3 Assumptions Adopted for Valuation Exercise

14.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 14.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

14.3.3.2 Rental Value

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line category spaces which are smaller in size and located across floors. Hence, considering the same, we have adopted a rental of **INR 86.1 psf pm** for the vacant space. However, the weighted average rental opinion for the overall urban consumption centre is approx. **INR 89.0 psf pm** across floors and categories. The detailed explanation has been given in section 14.4.5.1.

14.4 Value Assessment

14.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

14.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.54	0.01

Source: Architect certificate, Rent roll

14.4.3 Construction Timelines

14.4.3.1 Completed Blocks

The property is operational since 2009 and comprises of one block only.

14.4.4 Absorption/ Leasing Velocity and Occupancy Profile

14.4.4.1 Completed Blocks

As explained in section 14.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operational from FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	99.0%	1.0%	**100.0%**

Source: Valuer's assessment

14.4.5 Assumptions – Rental Revenue

14.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	539,079	526,255	In-place rent for leased area	78.3^
			Marginal rent	89.0

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*
^weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the urban consumption centres.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 4.6% of other gross rentals for the purpose of cash flows projections.

14.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	(0.4)% of rental income
Net Maintenance Services Income / (Expense)	2.4% of rental income
Net Parking Income / (Expense)	4.7% of rental income
Net Other Operating Revenues / (Expenses)	(0.8)% of rental income
Security Deposit	INR 211 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

14.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be steady and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25 & FY26: 6.5% Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25 to FY26: 5.5% Thereafter 5.0%

Source: Valuer's assessment

14.4.8 Capital Expenditure

14.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

14.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	10.0	Q2 FY25

Source: Management input

14.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 8.4 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 5.6 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	2.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

14.4.10 Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **8.0%.**

14.4.11Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

14.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Amritsar	INR 7,565 Mn[22]

[22] *Interest valued is 99.45%*

15 Nexus Shantiniketan

15.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Shantiniketan
Address	Municipal No. 13 / 288, Sy. No. 130 (P), 129/2, 70, 71, 72, 73, 74/1, 74/2, 77/1A, 77/2A, 77/1B, 77/2B, 78, Hoodi – Sadaramangala, Whitefield Sub-Division, Mahadevapura Range, Bengaluru
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 5.325 acres
Leasable Area	Urban consumption centre – 0.4 msf

Source: Title report, Architect certificate

15.1.1 Site Details

Situation: Subject property – 'Nexus Shantiniketan' is an operational urban consumption centre located in Whitefield Main Road, Thigalarapalya, Krishnarajapura, Bengaluru, Karnataka.

Location: The subject property is located in Whitefield Main Road, an established IT/ITeS hub located towards east of the Bengaluru City.

The subject micro market is considered as one of the most prominent suburbs of Bengaluru and is recognized as a prominent IT/ITeS hub of the city. The region is well supported by significant residential, retail and hospitality activity. The subject property is a landmark development located on Whitefield Main Road and is a part of Prestige Shantiniketan Township.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Outer Ring Road (Marathahalli Junction)	16 - 17
M G Road (CBD Area of Bengaluru)	13 - 14
Majestic Railway Station	19 - 20
Kempegowda International Airport	37 - 38

Source: Consultants' research

Catchment Analysis:	The subject micro-market is an established IT/ITeS hub of the city and is supported by Residential, Commercial, Hospitality and Retail activity. The Subject property is a landmark development located on Whitefield Main Road and has proximity to several Hospitals and educational institutions such as Manipal Hospital Whitefield, Svastha Hospital, Orchid International School, National Public School Whitefield etc. Whitefield Main Road is a prominent Road comprising of (IT/ITeS) commercial and mixed use developments such as International tech park (ITPB), Salarpuria GR Tech park, Brigade Tech park, etc.
Surrounds:	The subject property is surrounded as follows: • **North:** Private property (Britania Industries) • **South:** ITPL Main Road • **East:** Sheraton Grand Bengaluru Whitefield Hotel & Convention Center • **West:** Bounded by internal road
Potential changes in surroundings:	The subject micro market is expected to further emerge as an attractive investment destination and a prominent real estate hub on account of the infrastructure initiatives to cater to the increasing developments in the region and therefore, is also expected to witness good demand levels across all real estate segment. Going forward, there are planned infrastructure initiatives such as the metro connectivity which will further enhance the attractiveness of the subject location.
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property

Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Gopalan College of Engineering	1. ITPB	1. Ginger Hotel	1. Godrej United	**Nexus Shantiniketan**
2. MVJ College of Engineering	2. GR Tech Park	2. Radha Hometel	2. Prestige Waterford	1. Nexus Whitefield
3. Sri Satya Sai Institute of Higher Med. Sciences	3. HM Tech Park	3. Fortune Select Trinity	3. Sobha Windsor	2. Phoenix Market City
4. Euro School	4. Sattva Knowledge Court	4. Taj Vivanta	4. Orchid Whitefield	3. VR Bengaluru Mall
	5. Brigade Tech Garden	5. Sheraton Grand	5. Brigade Lakefront	4. Park Square Mall
	6. Kalyani Tech Park	6. Fairfield by Marriott	6. Habitat Eden Heights	
	7. Prestige Technostar	7. Zuri Hotels & Resorts	7. Brigade Cosmopolis	
	8. Prestige Shantiniketan	8. Four Points by Sheraton	8. Shriram Blue	
	9. Bhoruka Technology Park	9. Marriott Hotel	9. Prestige Shantiniketan Apartment Complex	

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection we understand that the subject property enjoys adequate frontage along the Whitefield Main Road.

Accessibility: Based on the site plan provided by the Management and visual inspection, the primary access to the subject property is via approx. 80 ft wide Whitefield Main road. By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

15.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Municipal No. 13 / 288, Sy. No. 130 (P), 129/2, 70, 71, 72, 73, 74/1, 74/2, 77/1A, 77/2A, 77/1B, 77/2B, 78, Hoodi – Sadaramangala, Whitefield Sub-Division, Mahadevapura Range, Bengaluru, Karnataka. Additionally, it is understood that the subject property is owned by Nexus Shantiniketan Retail Private Limited (NSRL) and is freehold in nature.

Operational data presented above represents 100% interest in Nexus Shantiniketan. However, please note that NSRPL is entitled to only 64.90% identified share of the total Leasable Area of 625,091 sq. ft. in Nexus Shantiniketan, and a corresponding 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

15.1.3 Town Planning

Zoning	As per the review of Bangalore Development Authority (BDA) the provisions of the Revised Master Plan 2015. We understand that the subject property is zoned for "**Residential (Main)**" and converted to the current usage. As per Occupancy Certificate it is located within the jurisdiction of Bangalore Development Authority (BDA). The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard. The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise. For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage:	Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an Urban consumption centre, comprising of LGF+GF+4 floors.** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.
Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

15.1.4 Statutory Approvals, One-time Sanctions & Periodic Clearances

15.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Shantiniketan	Bangalore Development Authority	03-04-2018

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Government of Karnataka, Karnataka State Fire and Emergency Services	02-01-2021
Height Clearance	Received	Airport Authority of India	21-07-2005
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	04-09-2006
IGBC Certification	Received	Indian Green Building Council	01-08-2022

Source: Approval documents provided by the Management

15.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

15.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Shantiniketan	LGF+GF+4F	401,185	625,091	594,765

Source: Rent roll, Architect certificate provided by the Management; Operational data presented above represents 100% interest in Nexus Shantiniketan. However, please note that NSRPL is entitled to only 64.90% of an identified share of the total Leasable Area of 625,091 sf underlying Nexus Shantiniketan, while the balance is owned by a third-party landowner. Pursuant to commercial arrangements entered into between NSRPL and the landowner, NSRPL is entitled to, among other things, to (i) the sole and exclusive right to undertake leasing, management and operation for the entire asset (including the landowner portion); and (ii) 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchors	272,063
In-line	99,896
Entertainment	98,188
F&B	62,036
Food Court	47,266
Others*	15,316
Total	**594,765**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+4 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained with refurbishments undertaken in this year.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

15.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 1,385; 2W slots-1,000

Source: Information provided by the Management, site visit

15.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management. Over the last few months, the Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

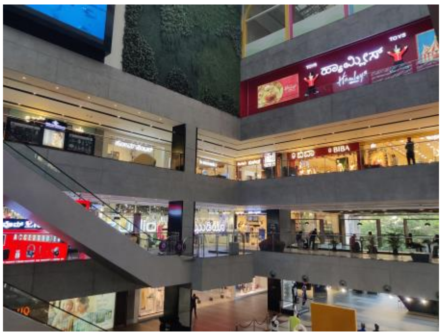
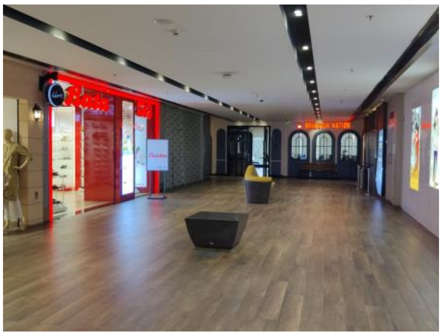
The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	10.0	Q2 FY25

Source: Information provided by the Management

15.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Shantiniketan	
	
External view of the subject property	External view of the subject property
	
Internal view of the subject property	Internal view of the subject property
	
View of food court area	View of the primary access road

15.1.9 Summary of Property Description

Nexus Shantiniketan is a Grade A, freehold property located in Bengaluru. Launched in 2018, with a total Leasable Area of 0.6 msf spread over 5.33 acres, Nexus Shantiniketan has established itself as an iconic development in Whitefield. Nexus Shantiniketan is a part of a large project layout spread over 105 acres, which houses over 3,000 premium residential apartments, commercial office blocks, a hotel and a convention centre. The urban consumption centre is well located in the sub-market of Whitefield which is one of the largest InfoTech clusters in the world.

Nexus Shantiniketan's quality, scale and locational advantage has attracted domestic and international brands such as Hamleys, Timezone, Miniso and Van Heusen, in addition dining options and a unique four-level microbrewery. The urban consumption centre provides a holistic experience to consumers with dedicated areas created for live performances and F&B hub. Nexus Shantiniketan also has the largest food court in Bengaluru with a seating capacity of 863 seats and hosts leading F&B brands such as Barbeque Nation, amongst others.

15.2 Tenancy Analysis

15.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	272,063	45.7%	31.9%	10
In-line	99,896	16.8%	27.5%	66
Entertainment	98,188	16.5%	13.0%	2
F&B	62,036	10.4%	14.6%	18
Food Court	47,266	7.9%	6.7%	14
Others*	15,316	2.6%	6.3%	32
Total	**594,765**	**100.0%**	**100.0%**	**142**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	73,834	12.4%	10.3%	12.9
2	Tenant 2	55,826	9.4%	7.1%	9.4
3	Tenant 3	62,680	10.5%	4.8%	9.6
4	Tenant 4	35,585	6.0%	4.7%	9.8
5	Tenant 5	18,367	3.1%	3.3%	4.5
6	Tenant 6	15,322	2.6%	3.0%	4.7
7	Tenant 7	24,354	4.1%	2.8%	3.8
8	Tenant 8	18,723	3.1%	2.4%	13.5
9	Tenant 9	15,638	2.6%	2.3%	4.8
10	Tenant 10	21,063	3.5%	2.2%	19.9
	Total	**341,392**	**57.4%**	**42.8%**	**10.0**

Source: Information provided by the Management

15.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	272,063	45.7%
In-line	99,896	16.8%
Entertainment	98,188	16.5%
F&B	62,036	10.4%
Food Court	47,266	7.9%
Others*	15,316	2.6%
Total	**594,765**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores (45.7%) v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 2.3x – 2.4x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	532,695	89.6%	90.9%
Pure MG	21,277	3.6%	5.4%
Pure TR	31,696	5.3%	2.9%
Others	9,097	1.5%	0.7%
Total	**594,765**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 89.6% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

15.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	0.0%	37.3%	82.1%	83.9%	79.3%	88.5%	94.8%
Leasable area (msf)	-	0.31	0.62	0.62	0.65	0.63	0.63

Source: Rent roll provided by the Management

15.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	52,107	8.8%	16.0%
FY26	23,741	4.0%	7.0%
FY27	2,446	0.4%	0.9%
FY28	85,951	14.5%	19.7%
FY29	68,439	11.5%	12.2%
Area expiring till FY27	**78,294**	**13.2%**	**23.9%**
Area expiring till FY29	**232,684**	**39.1%**	**55.8%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY28. Considering the limited quantum of leases due for expiry in the short term (next 3 years) and limited competition in the submarket, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 7.8 years (by area) and 6.1 years (by rental) as on the date of valuation.

15.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	-	-	-	-	0.00	0.00	-
Re-leasing (msf)	-	-	0.00	-	0.01	0.03	0.02
Vacant area leasing (msf)	-	0.49	0.05	0.02	0.04	0.03	0.02
Total	**-**	**0.49**	**0.05**	**0.02**	**0.06**	**0.06**	**0.03**

Source: Rent roll provided by the Management

15.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	-	0.0%
FY19	-	0.0%
FY20	0.00	(5.2)%
FY21	-	0.0%
FY22	0.01	(9.1)%
FY23	0.01	(8.1)%
FY24	0.02	24.2%
Total	**0.04**	**0.1%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.04 msf of the space has been released to new tenants with spread of approx. 0.1% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 24.2%..

15.3 Assumptions Rationale

Whitefield submarket is one of the most prominent commercial IT/IteS hub (one of the largest InfoTech clusters in the world), a leading residential suburb of Bengaluru and a self-sufficient ecosystem. With the increase in IT/IteS activity in the recent past, residential activity has also witnessed a commensurate increase to support the increasing demand of the working populace in Whitefield. Strong demand has been witnessed from retailers in this region on account of the established nature of the location, presence of quality Grade-A stock and proximity.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

15.3.1 Demand and Supply Dynamics

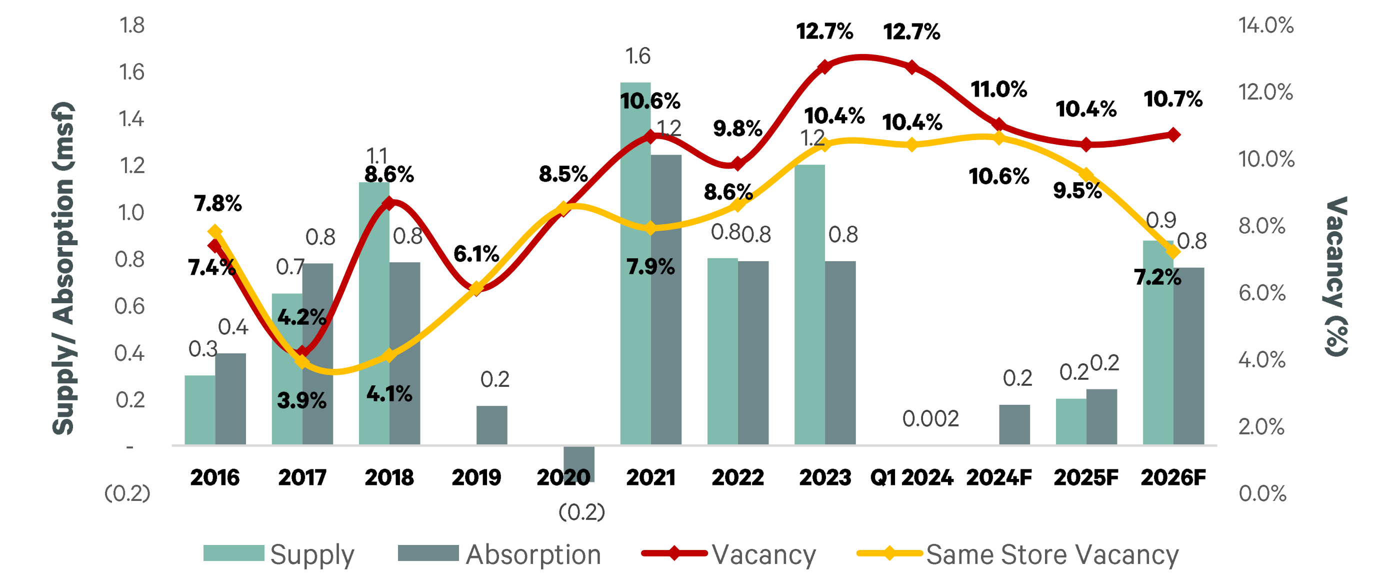
15.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 10.2
Current occupied stock (Q1 2024) – msf	Approximately 8.9
Current vacancy (Q1 2024)	Approximately 12.7%
Future supply – msf	2024-25: Nil 2025-26:0.2 2026-27:0.9

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Bengaluru)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

Bengaluru has witnessed 3.6 msf of new supply addition in the last three years and a net absorption of 2.8 msf from 2021 – 2023. No new supply is expected to be witnessed in the year 2024, however 0.2 msf of future supply is expected to be witnessed in the year 2025 mainly being the expansion area of Phoenix Market City & 0.9 msf in 2026 being Mantri Arena respectively. The vacancy levels in Q1 2024 stood at approx. 12.7% and is expected to decrease to approx. 10.7% and remain range bound for the next 2-3 years.

15.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development -1	2011	1.0	96%	325 - 350
Development 2	2015	0.5	70%	140 -150

Source: CBRE

15.3.1.3 Future Supply

Based on the market research, we understand that there is 1.1 msf of new supply will be added in the subject region till 2026. Further, there are also few planned developments which will be introduced in later years.

15.3.2 Lease Rent Analysis

The current rental in the subject submarket at an urban consumption centre level typically varies between INR 70.0 – 100.0 psf pm on leasable area basis comprising of both anchor & non-anchors based on location, size, positioning and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between INR 195 – 205 psf across floors, categories, etc.

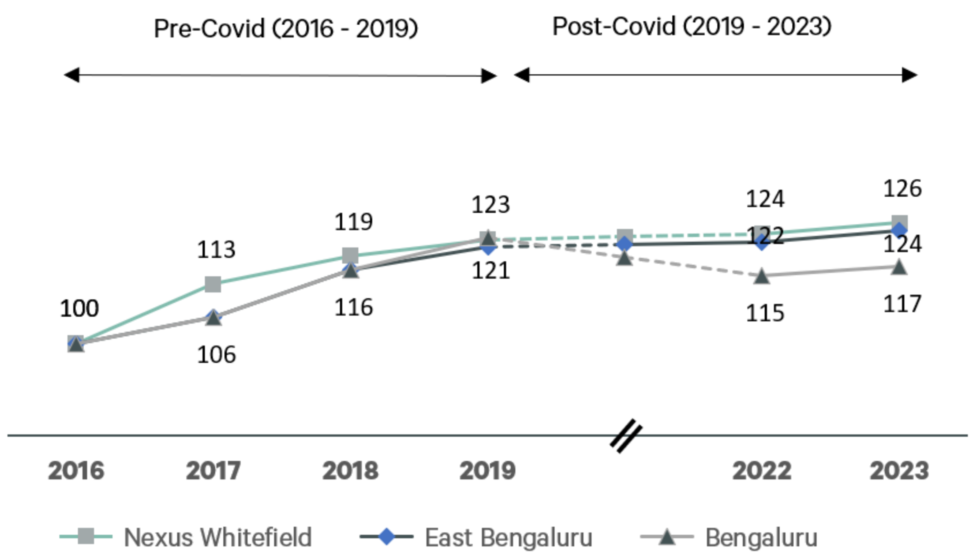
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 30.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent transacted rent for space in urban consumption centre in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q4 2023	Tenant 1	32,848	Anchor	125
Q2 2023	Tenant 2	1,199	In-line	450
Q2 2023	Tenant 3	1,223	In-line	375

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

15.3.2.1 Rental Index



**Rental growth for Nexus Shantiniketan is between 2018 – 2019*

Source: CBRE; Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

East Bengaluru market witnessed a positive recovery trend in 2022 post covid owing to increased footfalls due to lifting of Covid based restrictions.

15.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply of grade A urban consumption centres in the short term coupled with the dense residential and youth friendly catchment area with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination mall. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 6.5% p.a. till FY25 with moderate growth of 5.5% in FY26 and will stabilize at 5.0% from FY27 onwards.

15.3.3 Assumptions Adopted for Valuation Exercise

15.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 15.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

15.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line category spaces which are smaller in size and located across floors. Hence, considering the same, we have adopted a rental of **INR 111.7 psf pm** for the vacant space. However, the market rental opinion for the overall development is approx. **INR 104.3 psf pm** across floors and categories. The detailed explanation has been given in section 15.4.5.1.

15.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 60 - 65 per sft per month, whereas the overall market rent for the subject property as illustrated in section 15.4.5.1 is at a premium of approx.1.7 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

15.4 Value Assessment

15.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

15.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.63	0.03

Source: Architect certificate, Rent roll

15.4.3 Construction Timelines

15.4.3.1 Completed Blocks

The property is operational since 2018.

15.4.4 Absorption/ Leasing Velocity and Occupancy Profile

15.4.4.1 Completed Blocks

As explained in section 15.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	97.5%	2.5%	**100.0%**

Source: Valuer's assessment

15.4.5 Assumptions – Rental Revenue

15.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)*
Urban consumption centre	625,091	594,765	In-place rent for leased area	93.8^
			Marginal rent	104.3

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.; ^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management*

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the mall.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 6.1% of other gross rentals for the purpose of cash flows projections.

15.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	0.3% of rental income
Net Maintenance Services Income / (Expense)	5.5% of rental income
Net Parking Income / (Expense)	8.6% of rental income
Net Other Operating Revenues / (Expenses)	0.6% of rental income
Security Deposit	INR 202 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

15.4.7 Rent Escalation

Escalation on renewal – Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 – 5 years, which is in-line with the trend observed in the market. The same has been adopted by CBRE for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25: 9.0% FY26: 8.0%, Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25: 6.5% FY26: 5.5%, Thereafter 5.0%

Source: Valuer's assessment

15.4.8 Capital Expenditure

15.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

15.4.8.2 Major Repair and improvements

The table below highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	10.0	Q2 FY25

Source: Management input

15.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 28.4 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 6.0 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	2.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 – 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

15.4.10Capitalization Rate

As highlighted in section 3.3, the cap rate adopted is 8.0%.

15.4.11Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

15.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Shantiniketan	**INR 7,221 Mn[23]**

[23] *Represents 100% interest in Nexus Shantiniketan. However, please note that NSRPL is entitled to only 64.90% identified share of the total Leasable Area of 625,091 sq. ft. in Nexus Shantiniketan, and a corresponding 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan.*

16 Nexus Whitefield Complex

16.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Whitefield Complex
Address	Survey No. 62, Whitefield Main Road, Whitefield, Bengaluru, Karnataka – 560066
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 5.02 acres
Leasable Area	Urban consumption centre – 0.3 msf Hotel component – 143 keys

Source: Title report, Architect certificate

16.1.1 Site Details

Situation: Subject property – 'Nexus Whitefield Complex' is an operational development comprising of Urban consumption centre (Nexus Whitefield) and comprises of Oakwood Residence Whitefield Bangalore hotel located in Whitefield Main Road, Whitefield, Bengaluru, Karnataka .

Location: The subject property is located in Whitefield Main Road, an established IT/IteS hub located towards east of the Bengaluru City.

The subject micro market is considered as one of the most prominent suburbs of Bengaluru and is recognized as a prominent IT/IteS hub of the city. The region is well supported by significant residential, retail and hospitality activity. The subject property is a landmark development located on Whitefield Main Road.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Outer Ring Road (Marathahalli J unction)	22 – 23
M G Road (CBD Area of Bengaluru)	17 – 18
Majestic Railway Station	22 – 23
Kempegowda International Airport	31 – 32

Source: Consultants' research

Catchment Analysis: The subject micro-market is an established IT/IteS hub of the city and is supported by residential, commercial, hospitality and retail activity. The Subject property is a landmark development located on Whitefield Main Road and has proximity to several hospitals and educational institutions namely Manipal Hospital Whitefield, Svastha Hospital, Orchid International School, National Public School Whitefield etc. Whitefield Main Road is a prominent Road comprising of (IT/IteS) commercial and mixed use developments such as International tech park (ITPB), Salarpuria GR Tech park, Brigade Tech Park, etc.

Surrounds: The subject property is surrounded as follows:

- **North:** Private and Residential developments (Carmel Heights by Incor)
- **South:** Prestige Courtyard Ozone Club
- **East:** Prestige Courtyard Ozone Club
- **West:** Whitefield Main Road

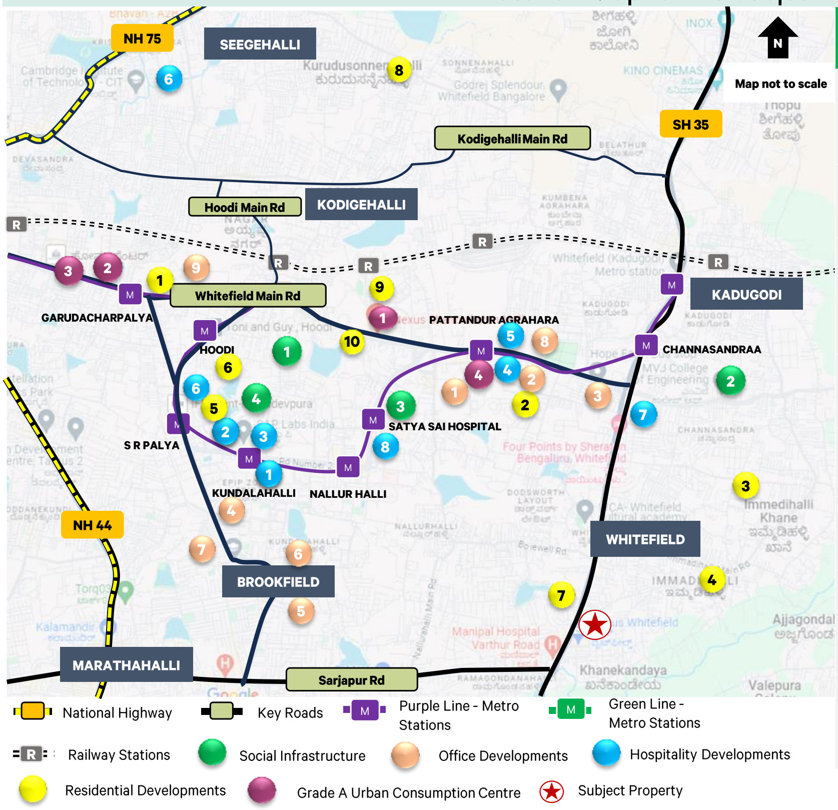
Potential changes in surroundings: The subject micro market is expected to further emerge as an attractive investment destination and a prominent real estate hub on account of the infrastructure initiatives to cater to the increasing developments in the region and therefore, is also expected to witness good demand levels across all real estate segments.

Going forward, there are planned infrastructure initiatives such as the metro connectivity which will further enhance the attractiveness of the subject location.

Suitability of existing use: Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Gopalan College of Engineering	1. ITPB	**Oakwood Residence Whitefield Bangalore**	1. Godrej United	**Nexus Whitefield**
2. MVJ College of Engineering	2. GR Tech Park	1. Ginger Hotel	2. Prestige Waterford	1. Nexus Shantiniketan
3. Sri Satya Sai Institute of Higher Med. Sciences	3. HM Tech Park	2. Radha Hometel	3. Sobha Windsor	2. Phoenix Market City
4. Euro School	4. Sattva Knowledge Court	3. Fortune Select Trinity	4. Orchid Whitefield	3. VR Bengaluru Mall
	5. Brigade Tech Garden	4. Taj Vivanta	5. Brigade Lakefront	4. Park Square Mall
	6. Kalyani Tech Park	5. Sheraton Grand	6. Habitat Eden Heights	
	7. Prestige Technostar	6. Fairfield by Marriott	7. Brigade Cosmopolis	
	8. Prestige Shantiniketan	7. Four Points by Sheraton	8. Shriram Blue	
	9. Bhoruka Technology Park	8. Marriott Hotel	9. Prestige Shantiniketan Apartment Complex	

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the subject property has adequate frontage along the Whitefield Main Road.

Accessibility: Based on the site plan provided by the Management and visual inspection, the primary access to the subject property is via approx. 80 ft. wide Whitefield Main road. By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 – Exhibit & Addendums for the site plan of the subject property.

16.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Survey No. 62, Whitefield Main Road, Whitefield, Bengaluru, Karnataka – 560066. Additionally, it is understood that the subject property is owned by Nexusmalls Whitefield Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

16.1.3 Town Planning

Zoning	As per the review of Bangalore Development Authority (BDA) the provisions of the Revised Master Plan 2015. We understand that the subject property is zoned for "Multiple Use" which allows urban consumption centre activity. As per Occupancy Certificate it is located within the jurisdiction of Bangalore Development Authority (BDA). The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard. The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise. For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.
Approved Usage:	Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an urban consumption centre, comprising of GF+3 floors.** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions: As per feedback received from the Management, there are no restrictions on the current use of the property.

Natural or induced hazards: We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

16.1.4 Statutory Approvals, Sanctions & Approvals

16.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Whitefield Complex	Bangalore Development Authority	10-12-2008

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Government of Karnataka, Karnataka state fire and emergency services	24-11-2020
Height Clearance	Received	Airport Authority of India	29-06-2005
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	20-08-2007
IGBC Certification	Received	Indian Green Building Council	09-07-2022

Source: Approval documents provided by the Management

16.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

16.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Whitefield	GF + 3F	401,185	319,460	298,622
Hotel Component			143 keys	Occupancy – 70.6%*

*Source: Rent roll, Architect certificate provided by the Management; *As of FY24*

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	95,848
In-line	73,488
Entertainment	55,974
F&B	31,451
Food Court	28,786
Others*	13,075
Total	**298,622**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	GF + 3 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained with refurbishments undertaken in this year.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

16.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 664; 2W slots-627

Source: Information provided by the Management, site visit

16.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Over the last few months, the Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	18.0	Q2 FY25

Source: Information provided by the Management

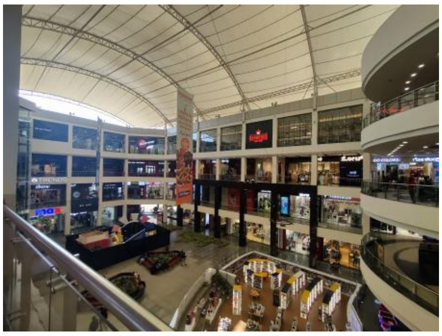
16.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Nexus Whitefield

External view of the subject property

External view of the subject property



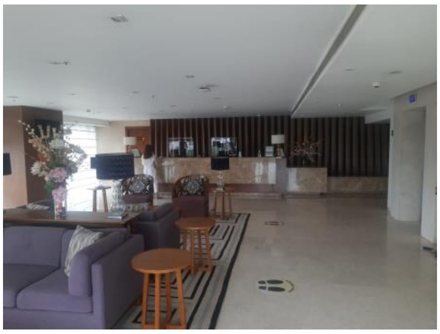
Internal View of the subject property

Internal View of the subject property

View of the food court area

View of the primary access road

View of the Oakwood Residence Whitefield Bangalore



Internal view of the Oakwood Residence Whitefield Bangalore

View of the primary access road

View of the primary access road

16.1.9 Summary of Property Description

Nexus Whitefield Complex is a 5.02 acres mixed-use complex in Bengaluru comprising of a 0.3 msf Leasable Area Grade A urban consumption centre, Nexus Whitefield, and a 143-key Oakwood Residence Whitefield Bangalore hotel. In terms of economic growth, Bengaluru is one of the fastest growing cities in India with the presence of young and affluent population leading to growth in consumption. Nexus Whitefield is situated in the heart of Whitefield, a self-sufficient ecosystem, one of the largest InfoTech clusters in the world and a leading residential suburb. As part of this integrated development, Nexus Whitefield Complex features the premium 143-key Oakwood Residence Whitefield Bangalore hotel, an extended stay hotel with Hotel Occupancy of 70.6% and ARR of Rs. 7,300 for Q4 FY24. Since its launch, Nexus Whitefield has seen the local catchment evolve and has engaged the surrounding residential catchments through unique community engagements, events, consumer happiness campaigns and health and fitness activities.

Nexus Whitefield recently transformed and upgraded its atrium and façade, repositioning itself to deliver a premium shopping and lifestyle experience to its consumers. Nexus Whitefield serves its consumer base through its strong retail offering which features a carefully curated mix of brands including Loyal World, a premium supermarket, in addition to other brands such as five-screen Inox, Max, Reliance Trends, Decathlon, Gloria Jean's Coffees, Puma, Blackberrys, McDonald's, Hauz Khas Village, Smoke and many more.

16.2 Tenancy Analysis

16.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	95,848	32.1%	20.2%	4
In-line	73,488	24.6%	43.2%	54
Entertainment	55,974	18.7%	14.8%	2
F&B	31,451	10.5%	8.4%	9
Food Court	28,786	9.6%	8.1%	11
Others*	13,075	4.4%	5.4%	18
Total	**298,622**	**100.0%**	**100.0%**	**98**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	48,643	16.3%	13.2%	3.3
2	Tenant 2	26,114	8.7%	6.8%	10.2
3	Tenant 3	45,125	15.1%	6.6%	1.9
4	Tenant 4	16,875	5.7%	4.4%	5.1
5	Tenant 5	11,945	4.0%	2.7%	4.8
6	Tenant 6	6,350	2.1%	1.9%	4.6
7	Tenant 7	4,469	1.5%	1.8%	3.3
8	Tenant 8	5,070	1.7%	1.6%	1.3
9	Tenant 9	1,926	0.6%	1.6%	13.0
10	Tenant 10	7,331	2.5%	1.6%	4.6
	Total	**173,848**	**58.2%**	**42.2%**	**4.4**

Source: Information provided by the Management

16.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the urban consumption centre.

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	95,848	32.1%
In-line	73,488	24.6%
Entertainment	55,974	18.7%
F&B	31,451	10.5%
Food Court	28,786	9.6%
Others*	13,075	4.4%
Total	**298,622**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores 32.1% v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 2.7x – 2.8x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	264,774	88.7%	90.2%
Pure MG	18,947	6.3%	7.7%
Pure TR	0	0.0%	0.0%
Others	14,901	5.0%	2.1%
Total	**298,622**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 88.7% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

16.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	91.0%	88.0%	91.9%	87.0%	85.3%	86.7%	91.2%
Leasable area (msf)	0.30	0.30	0.30	0.30	0.30	0.31	0.32

Source: Rent roll provided by the Management

16.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	21,623	7.2%	9.8%
FY26	53,528	17.9%	12.9%
FY27	8,712	2.9%	3.2%
FY28	78,555	26.3%	29.8%
FY29	46,955	15.7%	18.4%
Area expiring till FY27	**83,863**	**28.1%**	**25.9%**
Area expiring till FY29	**209,373**	**70.1%**	**74.1%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY28. Considering the limited quantum of leases due for expiry in the short term (next 3 years) and limited competition in the submarket, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 4.3 years (by area) and 4.2 years (by rental) as on the date of valuation.

16.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	0.00	0.08	0.02	0.00	0.00	0.02	0.00
Re-leasing (msf)	0.01	0.01	0.02	0.00	0.05	0.05	0.01
Vacant area leasing (msf)	-	0.01	0.01	0.00	0.00	0.01	0.02
Total	**0.01**	**0.10**	**0.05**	**0.01**	**0.05**	**0.07**	**0.01**

Source: Rent roll provided by the Management

16.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.01	17.8%
FY19	0.08	13.9%
FY20	0.03	20.9%
FY21	0.00	13.0%
FY22	0.04	20.6%
FY23	0.04	5.7%
FY24	0.01	2.6%
Total	**0.22**	**12.8%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.22 msf of the space has been released to new tenants with spread of approx. 12.8% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 2.6%. This represents attractiveness for the property considering the dense catchment profile in the influence region.

16.3 Assumptions Rationale

Whitefield submarket is one of the most prominent commercial IT/IteS hub (one of the largest InfoTech clusters in the world), a leading residential suburb of Bengaluru and a self-sufficient ecosystem. With the increase in IT/IteS activity in the recent past, residential activity has also witnessed a commensurate increase to support the increasing demand of the working populace in Whitefield. Strong demand has been witnessed from retailers in this region on account of the established nature of the location, presence of quality Grade-A stock and proximity.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

16.3.1 Demand and Supply Dynamics

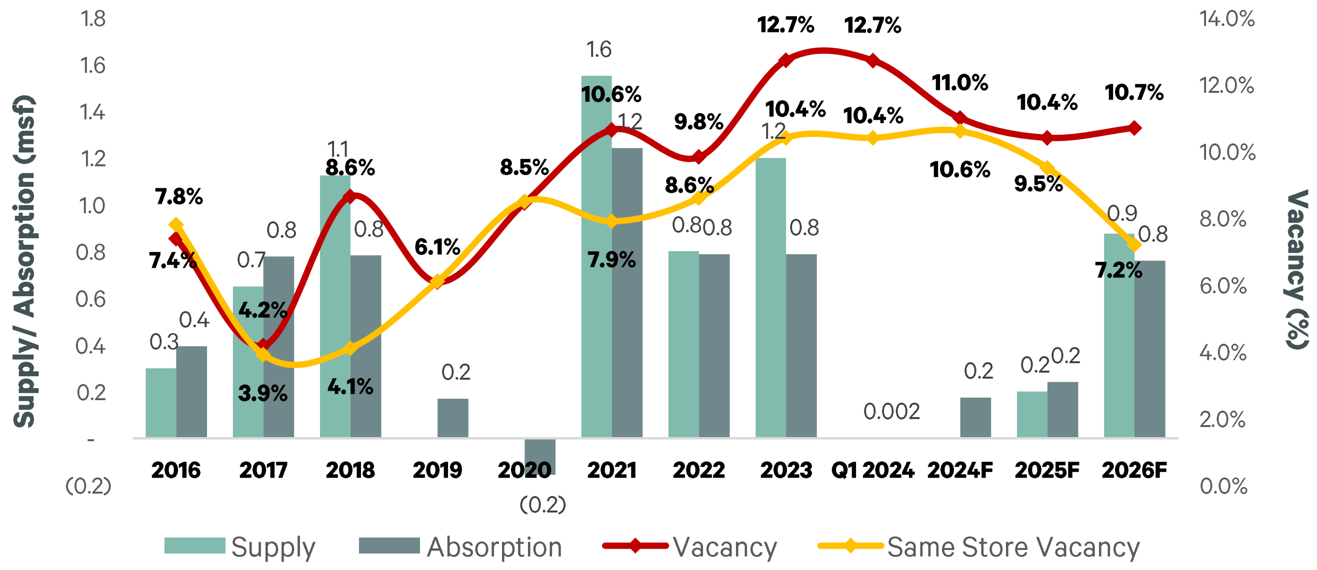
16.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 10.2
Current occupied stock (Q1 2024) – msf	Approximately 8.9
Current vacancy (Q1 2024)	Approximately 12.7%
Future supply - msf	2024-25: Nil 2025-26: 0.2 2026-27: 0.9

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Bengaluru)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

Bengaluru has witnessed 3.6 msf of new supply addition in the last three years and a net absorption of 2.8 msf from 2021 – 2023. No new supply is expected to be witnessed in the year 2024, however 0.2 msf of future supply is expected to be witnessed in the year 2025 mainly being the expansion area of Phoenix Market City & 0.9 msf in 2026 being Mantri Arena respectively. The vacancy levels in Q1 2024 stood at approx. 12.7% and is expected to decrease to approx. 10.7% and remain range bound for the next 2-3 years.

16.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development -1	2011	1.0	96%	325 - 350
Development 2	2015	0.5	70%	140 -150

Source: CBRE

16.3.1.3 Future Supply

Based on the market research, we understand that there is 1.1 msf of new supply will be added in the subject region till 2026. Further, there are also few planned developments which will be introduced in later years.

16.3.2 Lease Rent Analysis

The current rental in the subject submarket at an urban consumption centre level typically varies between INR 70.0 – 100.0 psf pm on leasable area basis comprising of both anchor & non-anchors based on location, size, positioning and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between INR 195 – 205 psf across floors, categories, etc.

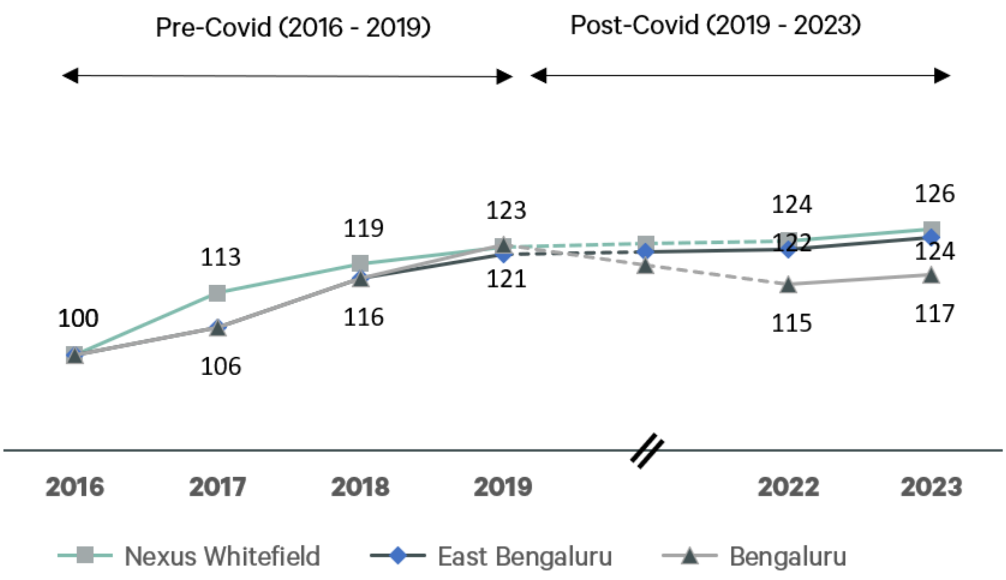
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 30.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent transacted rent for space in urban consumption centre in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q4 2023	Tenant 1	32,848	Anchor	125
Q2 2023	Tenant 2	1,199	In-line	450
Q2 2023	Tenant 3	1,223	In-line	375

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

16.3.2.1 Rental Index



**Rental growth for Nexus Shantiniketan is between 2018 - 2019*

Source: CBRE; Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

East Bengaluru market witnessed a positive recovery trend in 2022 post covid owing to increased footfalls due to lifting of Covid based restrictions.

16.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply of grade A urban consumption centres in the short term coupled with the dense residential and youth friendly catchment area with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination mall. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 5.5% p.a. till FY26 and will stabilize at 5.0% from FY27 onwards.

16.3.3 Assumptions Adopted for Valuation Exercise

16.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 16.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

16.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line category spaces which are smaller in size and located across floors. Hence, considering the same, we have adopted a rental of **INR 142.2 psf pm** for the vacant space. However, the market rental opinion for the overall development is approx. **INR 91.1 psf pm** across floors and categories. The detailed explanation has been given in section 16.4.5.1.

16.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 60 - 65 per sft per month, whereas the overall market rent for the subject property as illustrated in section 16.4.5.1 is at a premium of approx.1.5 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

16.4 Value Assessment

16.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approaches:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)
Hotel Component	Discounted cashflow method

The sections below highlight the detailed valuation workings for the subject property.

16.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.33	0.02
Hotel Component	143 keys	NA

Source: Architect certificate, Rent roll

16.4.3 Construction Timelines

16.4.3.1 Completed Blocks

The property is operational since 2008.

16.4.4 Absorption/ Leasing Velocity and Occupancy Profile

16.4.4.1 Completed Blocks

As explained in section 16.3.3.1, the balance space is opined to be leased by 1-2 next quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operation from FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	97.5%	2.5%	**100.0%**

Source: Valuer's assessment

16.4.5 Assumptions – Rental Revenue

16.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	319,460	298,622	In-place rent for leased area	84.2 ^
			Marginal rent	91.1
Hotel component	143 keys		ARR	7,300

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*
^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the mall.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 5.2% of other gross rentals for the purpose of cash flows projections.

16.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	0.0% of rental income
Net Maintenance Services Income / (Expense)	3.6% of rental income
Net Parking Income / (Expense)	5.6% of rental income
Net Other Operating Revenues / (Expenses)	0.4% of rental income
Security Deposit	INR 155 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

16.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25 to FY26: 6.5% Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25 to FY26: 5.5% Thereafter 5.0%

Source: Valuer's assessment

16.4.8 Capital Expenditure

16.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

16.4.8.2 Major Repair and improvements

The table below highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	18.0	Q2 FY25

Source: Management Input

16.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 10.0 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 3.6 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	2.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

16.4.10Revenue Assumptions – Hotel Component

16.4.10.1ARR and Occupancy Assumptions

Room Revenues

Based on the market research, the similarly positioned hospitality developments located in the influence region and number of room keys at the subject development, we are of the opinion that the subject property would command an ARR of INR 7,189 in FY24 and escalated at 5% p.a. thereafter.

Occupancy

As highlighted in earlier sections, the subject property has 143 room keys. Based on the market research and positioning of the subject property, we are of the opinion that the subject development would be able to achieve an occupancy of approx. 72% in Year 1, increasing to reach at 75% in Year 2 and stabilizing at 80% in Year 3 onwards.

Other revenue Assumptions

Considering the location, positioning of the subject property, past performance, prevalent market dynamics, etc. we are of the opinion that, the subject property is expected to witness other revenues as follows:

Nature of Income	Details	Units
F&B Revenue	13%	% of room revenue
MOD Revenue	1%	% of room revenue

Source: Management Input/ Valuer's assessment

16.4.11 Expense Assumptions – Hotel Component

16.4.11.1 *Development Cost*

Not applicable. The subject property is an operational development.

16.4.11.2 Operational Cost

The following operating costs have been considered to arrive at the net cash flows for the purpose of this valuation exercise:

Nature of Expense	Details	Basis
Room Cost	12%	% Room Revenue
F&B Cost	82%	% F&B Revenue
MOD Cost	30%	% MOD Revenue
Administrative Expenses	7.0%	% Total Revenue
Maintenance Expenditure	7.0%	% Total Revenue
Heat, Light & Power Expenses	10.0%	% Total Revenue
Marketing Expenditure	2.5%	% Total Revenue
Base Management Fee	2.25%	% Total Revenue
Management Incentive	5.0%	% Gross Operating Profit
Transaction cost on Exit	0.5%	% of terminal value

Source: Management Input/ Valuer's assessment

16.4.12 Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted for have been highlighted in the table below:

Component	Capitalization Rate (%)
Nexus Whitefield	8.25%
Oakwood Residence Whitefield Bangalore	14x EV/EBITDA multiple

16.4.13 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

16.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Whitefield	4,454
Oakwood Residence Whitefield Bangalore	2,261
Nexus Whitefield Complex	**INR 6,715 Mn**

17 Nexus Celebration

17.1 Property Description

Brief Description	
Particulars	Details
Property Name	Nexus Celebration
Address	Bhuwana (Phase – II), NH-8, Udaipur, Rajasthan
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the leasehold ownership of the Management is approximately 3.11 acres
Leasable Area	Urban consumption centre – 0.4 msf

Source: Title report, Architect certificate

17.1.1 Site Details

Situation: Subject property – 'Nexus Celebration' is an operational Urban consumption centre located in Bhuwana (Phase – II), N H 8, Udaipur, Rajasthan.

Location: The subject property is located in the centre of Udaipur city which is an established residential vector of the city. It is located along Bhuwana bypass road, which is the same road that connects several tourist destinations within and around Udaipur such as Mount Abu, Ranakpur, etc. Some of the unorganised residential colonies in the vicinity are Sawami Nagar, New Flora Colony, etc. Additionally, Ananta Hospital and Paras Hospital are also situated in proximity to the SP.

Further, the subject property is developed on a corner plot and enjoys dual accessibility via Bhuwana Bypass Road and internal road on the western and northern side respectively.

The distances from key hubs to the subject property are presented in the table below:

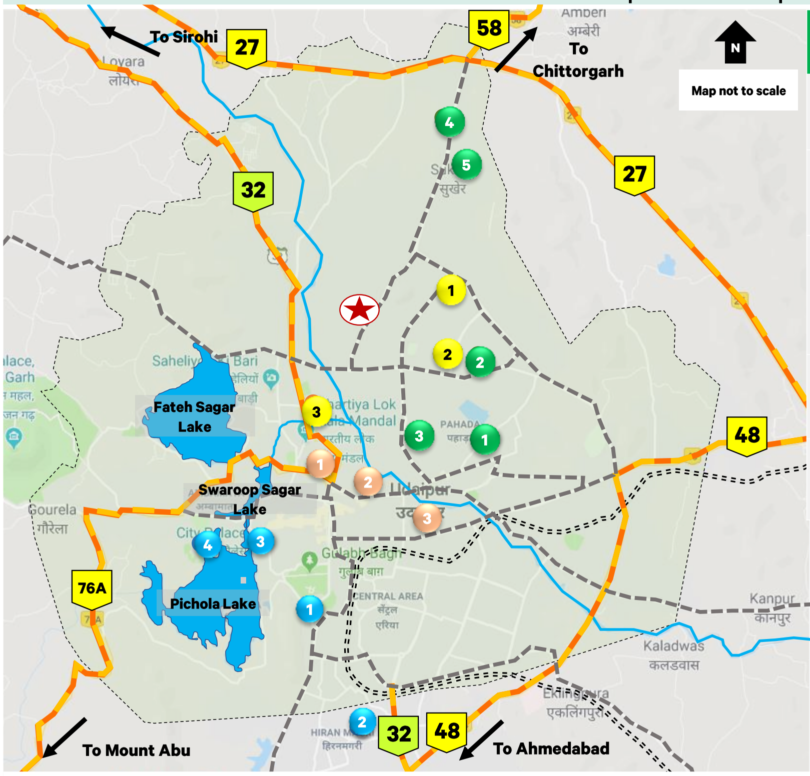
Landmark	Distance (Km)
Udaipur City Palace	5 – 6
Udaipur Railway Station	7 – 8
Maharana Pratap Airport	21 – 23

Source: Consultants' research

Catchment Analysis:	As the first urban consumption centre in Udaipur, Nexus Celebration enjoys loyalty from customers within the entire city along with the catchment areas that extend as far as 50 Km. The subject property is also highly accessible and close to popular tourist destinations such as the Lake Palace Hotel, City Palace, etc.
Surrounds:	The subject property is surrounded as follows: • **North:** approx. 12m wide internal road • **South:** Other's property • **East:** Other's property • **West:** approx. 45m wide Bhuwana Bypass Road (Primary access road)
Potential changes in surroundings:	As highlighted earlier, the subject location is an established residential vector, we understand that there is limited scope for real estate development activity in the subject micro-market. Further, there are various planned infrastructure initiatives such as the Udaipur smart city development plan, which will focus on development and upliftment of certain existing aspects, along with development of additional new smart and futuristic projects. This is further expected to enhance the attractiveness of the city and the location.
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. The Stanvord School	1. Amit Shree	1. Hotel Le Roi	1. Meeradhe Dreams	**Nexus Celebration**
2. Delhi Public School	2. City Center	2. Just a Rajputana	2. Archie Paradise	
3. St. Gregarious School	3. Manglam Fun Square	3. Hotel Rajdarshan	3. Sky Marina	
4. Witty International School		4. The Oberoi Udaivilas		
5. ESIC Hospital				

National Highway | Key Roads | Railway Stations | Social Infrastructure | Office Developments
Hospitality Developments | Residential Developments | Grade A Urban Consumption Centre | Subject Property

Source: Consultants' research

Shape: Based on floor plans provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the subject property has adequate frontage along the Bhuwana Bypass Road.

Accessibility: Based on the site plan provided by the Management and visual inspection, the primary access to the subject property is via 45m wide Bhuwana Bypass Road and a secondary access road of 12m wide internal road. By virtue of the same, the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

17.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Bhuwana (Phase – II), N H 8, Udaipur, Rajasthan. Additionally, it is understood that the subject property is owned by Nexus Udaipur Retail Private Limited and is leasehold in nature.

Lease Details - Further, the lease agreement was signed between The Urban Improvement Trust, Udaipur (UIT) and Eloise Overseas & Associates on 14th May 2004, for a period of 99years. In September 2006, UIT granted permission to Eloise Overseas & Associates to assign their leasehold rights to Advance India Projects Limited, which later entered into an agreement in October 2007 to transfer the subject property to Nexus Udaipur Retail Private Limited .

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

17.1.3 Town Planning

Zoning

As per the review of Udaipur Master Plan 2031 and Occupancy Certificate, we understand that the subject property is zoned for "**Commercial" Use**. The current commercial/retail activity is permissible under the aforesaid zoning. The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard.

It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage:

Based on Occupancy Certificate (OC) provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operation urban consumption centre, comprising of LGF+GF+5 floors .** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any

	enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.
Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

17.1.4 Statutory Approvals, Sanctions & Approvals

17.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property	Authority	Date of Issue (DD-MM-YY)
Occupancy Certificate	Urban Improvement Trust, Udaipur	19-09-11

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Office of the Municipal Corporation, Udaipur (Rajasthan)	11-11-20
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	03-07-07
IGBC Certification	Received	Indian Green Building Council	22-08-22

Source: Approval documents provided by the Management

17.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

17.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Celebration	LGF+GF +5F	263,742	406,397	378,314

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	114,298
In-line	119,310
Entertainment	82,591
F&B	34,686
Food Court	17,236
Others*	10,193
Total	**378,314**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+5 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

17.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building Management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 523; 2W slots-98

Source: Information provided by the Management, site visit

17.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	8.0	Q2 FY25

Source: Information provided by the Management

17.1.8 Property Photographs

Please refer to the property photographs highlighted below:

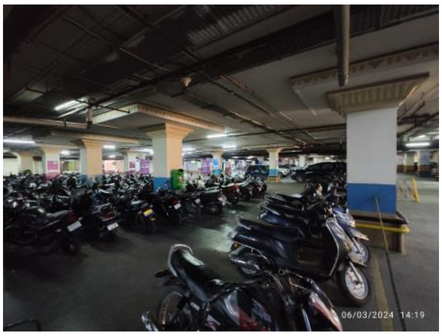
Nexus Celebration

External view of the subject property

External view of the subject property

Internal View of the subject property

Internal view of subject property



View of the parking area

View of the primary access road

17.1.9 Summary of Property Description

Nexus Celebration is a Grade A, leasehold property located in Udaipur. Udaipur, also known as the City of Lakes or the Venice of the East, is a prominent tourist destination known for its antiquity, culture and scenic beauty. Ranked as the seventh most beautiful city of the world by "Travel & Living Magazine in 2020", Udaipur attracts more than approximately 22 million tourists annually from across the globe. Udaipur also serves as a major regional trading hub and is home to several state and regional public offices.

Launched in 2011, with a total Leasable Area of 0.4 msf spread over 3.11 acres, Nexus Celebration is built along the styles of traditional palatial architecture and since its launch has been a landmark destination for locals and tourists alike. With its diverse offerings and high-quality infrastructure, Nexus Celebration has established itself as a prominent urban consumption centre in Udaipur and the state of Rajasthan. Nexus Celebration is also accessible and close to popular tourist destinations such as Fatehsagar Lake, Sukhadia Circle, Sahelion Ki Bari and Moti Magri. Nexus Celebration is located on NH8, which connects several tourist destinations within and around Udaipur such as Mount Abu, Ranakpur and others. Nexus Celebration services consumers from catchment areas that extend as far as 50 kilometers.

Nexus Celebration has the highest Tenant Sales Per Square Foot amongst all urban consumption centres in Udaipur, which has enabled it to attract domestic and international brands including leading brands such as PVR Cinemas, Nykaa, Reliance Trends, Max, Reliance Digital and many more. In addition to its retail offerings, Nexus Celebration offers a variety of F&B options such as McDonald's, Dominos, Barbeque Nation and others. Nexus Celebration also offers a range of fine-dining options together with a recently renovated food court, which houses 450 seats.

17.2 Tenancy Analysis

17.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	114,298	30.2%	17.9%	6
In-line	119,310	31.5%	51.9%	65
Entertainment	82,591	21.8%	11.4%	2
F&B	34,686	9.2%	3.8%	6
Food Court	17,236	4.6%	4.7%	11
Others*	10,193	2.7%	10.3%	34
Total	**378,314**	**100.0%**	**100.0%**	**124**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	66,877	17.7%	7.5%	2.2
2	Tenant 2	20,153	5.3%	4.8%	6.5
3	Tenant 3	53,018	14.0%	4.5%	7.5
4	Tenant 4	15,714	4.2%	3.9%	3.2
5	Tenant 5	8,938	2.4%	3.2%	8.0
6	Tenant 6	12,420	3.3%	2.7%	8.3
7	Tenant 7	14,730	3.9%	2.0%	7.5
8	Tenant 8	2,372	0.6%	1.8%	8.0
9	Tenant 9	6,974	1.8%	1.8%	7.2
10	Tenant 10	3,174	0.8%	1.8%	7.6
	Total	**204,370**	**54.0%**	**34.0%**	**5.4**

Source: Information provided by the Management

17.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	114,298	30.2%
In-line	119,310	31.5%
Entertainment	82,591	21.8%
F&B	34,686	9.2%
Food Court	17,236	4.6%
Others*	10,193	2.7%
Total	**378,314**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of In-line stores 31.5% v/s -Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 2.7x – 2.8x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	275,441	72.8%	88.1%
Pure MG	74,524	19.7%	9.3%
Pure TR	3,892	1.0%	1.3%
Others	24,457	6.5%	1.3%
Total	**378,314**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee, TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 72.8% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

17.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	90.9%	92.4%	88.9%	81.6%	77.8%	87.0%	93.1%
Leasable area (msf)	0.40	0.40	0.40	0.40	0.40	0.41	0.41

Source: Rent roll provided by the Management

17.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	2,349	0.6%	1.5%
FY26	28,827	7.6%	3.8%
FY27	76,636	20.3%	13.1%
FY28	48,645	12.9%	21.4%
FY29	31,362	8.3%	14.0%
Area expiring till FY27	**109,069**	**28.8%**	**18.8%**
Area expiring till FY29	**189,076**	**50.0%**	**54.1%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in the FY27. Given the limited competition in the submarket, quality asset management and prominent brands mix with consistently growing sales, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term and tenants would continue to be part of the development. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is 5.1 years (by area) and 4.8 years (by rental) as on the date of valuation.

17.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	0.00	0.01	0.01	0.00	0.04	0.04	0.02
Re-leasing (msf)	0.01	0.01	0.01	0.00	0.04	0.04	0.01
Vacant area leasing (msf)	-	0.01	0.00	-	0.02	0.01	0.02
Total	**0.01**	**0.03**	**0.02**	**0.00**	**0.09**	**0.10**	**0.04**

Source: Rent roll provided by the Management

17.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	0.01	27.1%
FY19	0.02	31.7%
FY20	0.02	53.6%
FY21	0.00	67.9%
FY22	0.08	118.4%
FY23	0.09	58.9%
FY24	0.03	29.8%
Total	**0.26**	**58.1%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.26 msf of the space has been released to new tenants with spread of approx. 58.1% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 29.8%. This represents strong attractiveness of the property considering the dense catchment profile in the influence region and low base rental.

17.3 Assumptions Rationale

Organized retail activity in Udaipur is still at nascent stage with limited availability of Grade-A urban consumption centre. Nexus Celebration is the first organized retail urban consumption centre experience in Udaipur and its nearby cities – serving consumers from a catchment area that extend as far as 50 kilometers.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

17.3.1 Demand and Supply Dynamics

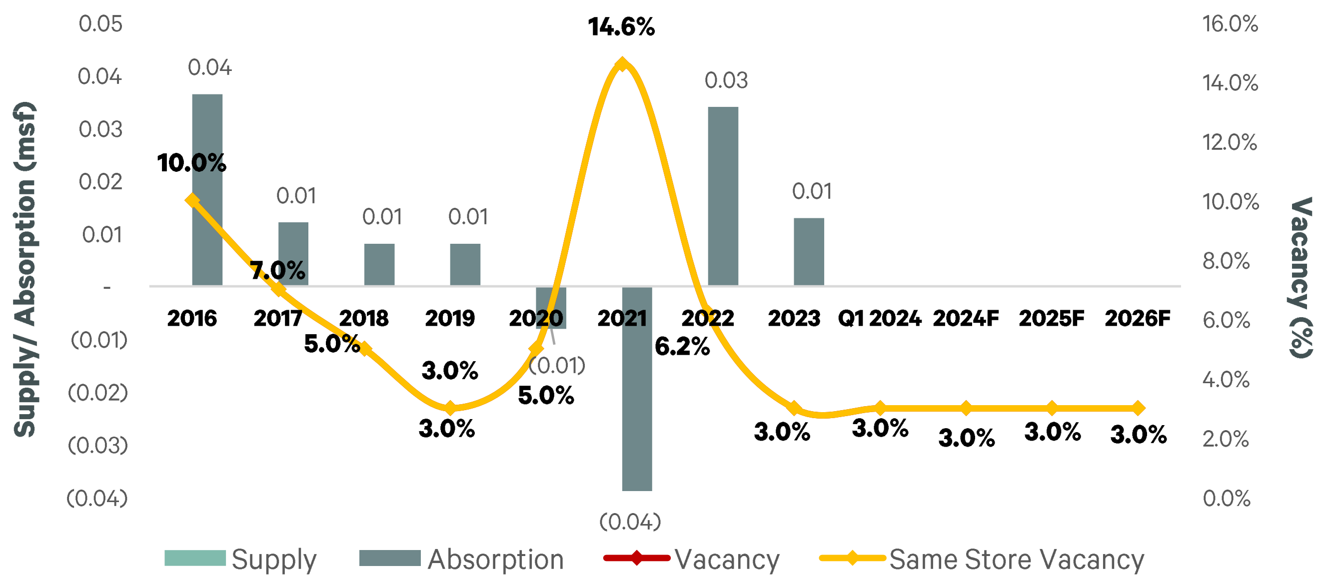
17.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 0.4
Current occupied stock (Q1 2024) – msf	Approximately 0.4
Current vacancy (Q1 2024)	Approximately 3.0%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Udaipur)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

The year 2011 witnessed supply addition of approx. 0.4 msf with the completion and operation of the only Grade A urban consumption centre in Udaipur namely Nexus Celebration. No new addition in quality Grade A supply in Udaipur has been witnessed in the recent past. Further, no new supply addition is expected in the short to medium term due to limited land availability, signifying limited competition in the near future.

As compared to 2018 & 2019 which witnessed 3-5% vacancy, the year 2020 and 2021 witnessed an increase in vacancy levels owing to the impact of global COVID-19 pandemic. However, gradual recovery can be witnessed in Q1 2024 with vacancy dropping to 3%.

17.3.1.2 Key Developments in Submarket

The subject micro market has only one quality Grade A development namely Nexus Celebration (subject property) located in Bhuwana.

17.3.1.3 Future Supply

Based on the market research, we understand that there has been no new addition in quality Grade A supply in Udaipur. Further, no new supply addition is expected in the short to medium term due to limited land availability, signifying limited competition in the near future.

17.3.2 Lease Rent Analysis

As mentioned in the above sections, there is no competing grade A development except the subject property. Hence, for the purpose of analysis, the performance of the subject property has been considering while assessing the market rentals. We understand that the subject property currently quotes the highest psf rental in the city and currently in the range of INR 60 – 70 psf pm on leasable area basis comprising of both anchor & non-anchors stores.

Being the only quality grade A urban consumption centre, the rentals have witnessed a steady increase over the past 4-5 years. Going forward, stable rental trend is expected in the region on account of limited availability of investment grade space.

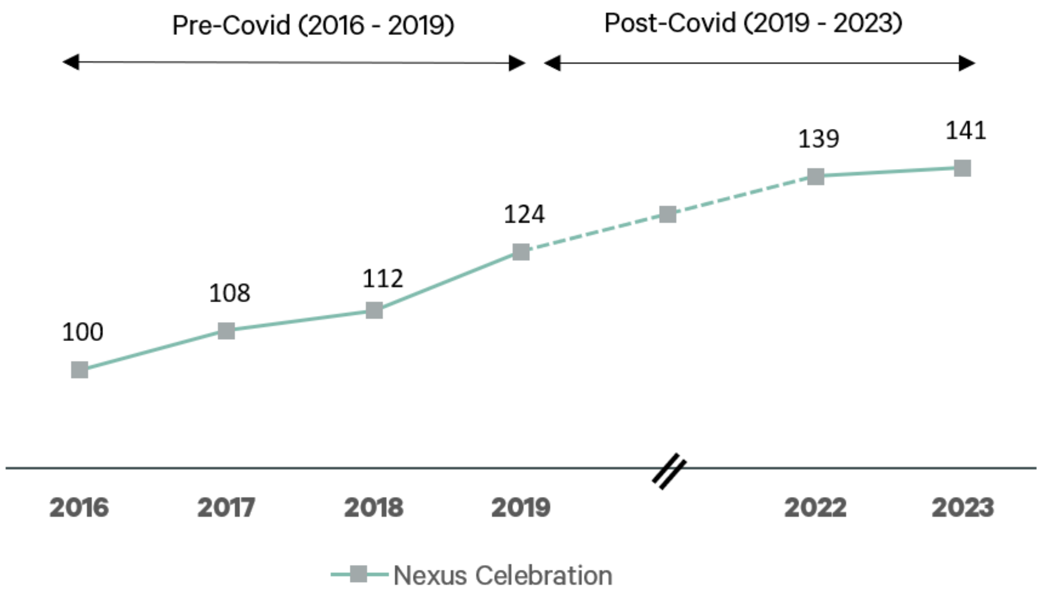
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 30.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent transacted rent for space in urban consumption centre in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q4 2023	Tenant 1	350	Other	70
Q3 2023	Tenant 2	280	Other	77

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

17.3.2.1 Rental Index



Source: CBRE; Note: Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Nexus Celebration, being the only Grade-A urban consumption centre in Udaipur, has witnessed a constant increase in marginal rentals from the period 2016 to 2019. As of 2022, despite the impact of COVID-19, marginal rentals have increased 1.1x from pre-pandemic levels on account of an increase in absorption by retailers. Nexus Celebration has one of the highest Tenant Sales psf amongst all urban consumption centres in Udaipur. Being the only Grade-A urban consumption centre in the city and the positioning as the most prominent urban consumption centre in Udaipur and the state of Rajasthan, Nexus Celebration continues to be a preferred location-of-choice for brands resulting in strong market marginal rental growth.

17.3.2.2 Rent ~ Future Outlook for Submarket

Considering there is no upcoming supply in the short term and limited vacancy in the subject development, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination urban consumption centre. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 5.5% p.a. till FY26 and would stabilize at 5.0% from FY27 onwards.

17.3.3 Assumptions Adopted for Valuation Exercise

17.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 17.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

17.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line category spaces and F&B spaces located across upper floors. Hence, considering the same, we have adopted a rental of **INR 26.8 psf pm** for the vacant space. Further, the weighted average rental opinion for the overall urban consumption centre is approx. **72.6 psf pm** across floors and categories. The detailed explanation has been given in section 17.4.5.1.

17.3.3.3 Rental Overview - Office

The prevailing quoted lease rentals for warm shell office space in the micro-market ranges between INR 45 - 55 per sft per month, whereas the overall market rent for the subject property as illustrated in section 17.4.5.1 is at a premium of approx.1.6 times of prevailing rentals of office space.

Please note that the quoted lease rentals are based on our interactions with local market players and developers in the region, and varies on account of factors such as location, accessibility, quality of development, occupiers, distance from key hubs of the city and amenities provided.

17.4 Value Assessment

17.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

17.4.2 Area Statement

Based on information from the rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.41	0.03

Source: Architect certificate, Rent roll

17.4.3 Construction Timelines

17.4.3.1 Completed Blocks

The property is operational since 2011.

17.4.4 Absorption/ Leasing Velocity and Occupancy Profile

17.4.4.1 Completed Blocks

As explained in section 17.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operation from FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	93.5%	6.5%	**100.0%**

Source: Valuer's assessment

17.4.5 Assumptions – Rental Revenue

17.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	406,397	378,314	In-place rent for leased area	66.5^
			Marginal rent	72.6

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.; ^weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management*

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the subject development.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 10.7% of other gross rentals for the purpose of cash flows projections.

17.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking, and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	(1.4)% of rental income
Net Maintenance Services Income / (Expense)	(1.1)% of rental income
Net Parking Income / (Expense)	3.7% of rental income
Net Other Operating Revenues / (Expenses)	(0.3)% of rental income
Security Deposit	INR 145 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

17.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25 & FY26: 6.5% Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25 to FY26: 5.5% Thereafter 5.0%

Source: Valuer's assessment

17.4.8 Capital Expenditure

17.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

17.4.8.2 Major Repair and improvements

The table below highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	8.0	Q2 FY25

Source: Management input

17.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	NA
Insurance	INR 3.0 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	5.0% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

17.4.10Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **8.25%.**

17.4.11Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

17.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Celebration	INR 4,710 Mn

18 Fiza by Nexus

18.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Fiza by Nexus
Address	Plot No. TS 210 (R.S. No. 335), Attavara village, Cantonment Ward, Pandeshwar Road, within the limits of Mangalore City Corporation
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 5.7 acres
Leasable Area	Urban consumption centre – 0.7 msf

Source: Title report, Architect certificate

18.1.1 Site Details

Situation: Subject property – 'Fiza by Nexus' is an operational urban consumption centre located in Attavara village, Cantonment Ward, Pandeshwar Road Mangaluru.

Location: The subject property is located in Mangaladevi Temple Road, an established Urban consumption centre hub located towards the southern side of Mangaluru City.

The subject micro market is considered as one of the most prominent urban consumption centre hub of the city and is well supported by significant residential, commercial and hospitality activity. The subject property is a landmark development located on Mangaladevi Temple Road.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Pumpwell Junction	6 - 7
Mangalore Central Railway Station	1 - 2
Hampankatta (CBD of Mangalore)	2 - 3
Mangalore International Airport	15 - 16

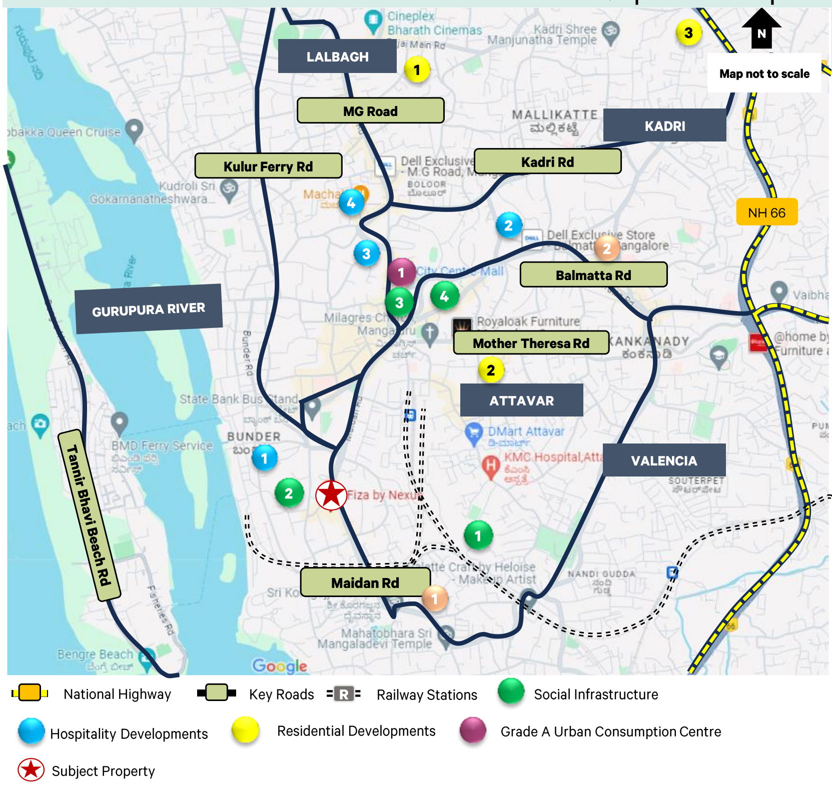
Source: Consultants' research

Catchment Analysis: The Subject property is a landmark development located on Mangaladevi Temple Road. Key residential areas within the subject micro market include Bejai, Hampankatta, Bendoorwell Main Road, Attavar, Pandeshwar, etc., which largely comprises of independent bungalows and stand-alone mid to high-end apartments. The subject region has also witnessed significant number of

	commercial and Hospitality developments such as Invenger Technologies, Cognizant, Mphasis, Gateway Hotel, Goldfinch Hotel, etc.
Surrounds:	The subject property is surrounded as follows: • **North:** Pandeshwar Road • **South:** Private Properties • **East:** Mangaladevi Temple Road • **West:** Vishwas Sahara Heights
Potential changes in surroundings:	The proposed ring road will extend around the city from Ullal Bridge through Bunder, Sultan Battery, Kulur Bridge, Maravoor Bridge, Gurpur Bridge up to Padil to join NH-48 and is expected to ease traffic bottlenecks on the highways in the district and enhance the connectivity between the city and Mulky, Polali, Kateel, Mudipu and Thokkottu and would further have a positive impact on the subject location.
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Manipal School	1. Mphasis	1. The Gateway Hotel	1. Rohan City	**Fiza by Nexus**
2. Carmel School	2. Cognizant	2. Goldfinch Hotel	2. Ivory Towers	1. City Centre Mall
3. Canara College		3. Hotel Sai Palace	3. Reliable Heights	
4. Kasturba Medical College		4. Treebo Trend Pappilon Palace		

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the property enjoys significant frontage along the Mangaladevi Temple Road .

Accessibility: Based on the site plan provided by the Management and visual inspection, the primary access to the subject property is via approx. 50 ft. wide Mangaladevi Temple Road. By virtue of the same, the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

18.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Plot No. TS 210 (R.S. No. 335) situated at Attavara village, Cantonment Ward, located on Pandeshwar Road, within the limits of Mangalore City Corporation. Additionally, it is understood that the subject property is owned by Nexus Mangalore Retail Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

18.1.3 Town Planning

Zoning	As per the review of Mangalore Urban Development Authority (MUDA) the provisions of the Revised Master Plan 2015. We understand that the subject property is zoned for "Multiple Use". As per Occupancy Certificate it is located within the jurisdiction of Mangalore City Corporation (MCC).The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard. The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise. For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.
Approved Usage:	Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operational urban consumption centre, comprising of GF+4 floors.** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

18.1.4 Statutory Approvals, One-time Sanctions & Periodic Clearances

18.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Fiza by Nexus	Mangalore City Corporation	07-01-2014

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Government of Karnataka, Karnataka State Fire and Emergency Services Department	10-05-2020
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	04-04-2008
IGBC Certification	Received	Indian Green Building Council	18-08-2022

Source: Approval documents provided by the Management

18.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

18.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Fiza by Nexus	GF+4F	473,831	723,474	636,459

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	371,206
In-line	97,435
Entertainment	107,733
F&B	22,691
Food Court	31,189
Others*	6,205
Total	**636,459**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	GF+4 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained with refurbishments undertaken in this year.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

18.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Height Clearance	NA
Car parks provided	Basement, Covered and Open car parks 4W slots- 843; 2W slots-214

Source: Information provided by the Management, site visit

18.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management. Over the last few months, the Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

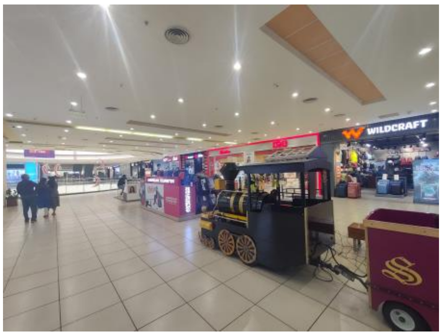
The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	15.0	Q2 FY25

Source: Information provided by the Management

18.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Fiza by Nexus	
	
External view of the subject property	External view of the subject property
 	
Internal View of the subject property	Internal View of the subject property
	
View of primary access road	View of the primary access road

18.1.9 Summary of Property Description

Fiza by Nexus is a Grade A, freehold property located in Mangaluru. With a population of 0.7 million as of 2021, Mangaluru is characterized by a high literacy rate, which is an important factor contributing to the overall growth of the economy and emergence of corporate activity in the city. Fiza by Nexus benefits from a large tourist influx and a strong catchment as a result of its central location in the city. Mangaluru has a young population that is attracted to Mangaluru's education and medical hubs.

Launched in 2014, with 0.7 msf of total Leasable Area spread across 5.7 acres of land, Fiza by Nexus maintains its status as the largest go-to retail urban consumption centre destination in coastal Karnataka. Fiza by Nexus is located in the heart of the city, with excellent transport connectivity across various modes of public and private transport. It is a hub for shopping and entertainment in Mangaluru and the bordering areas of Udupi, Manipal, Kasargod and in Kerela, which extends Fiza by Nexus' catchments beyond the city to over 75 kilometers (including neighboring cities and smaller towns).

Fiza by Nexus has attracted brands like Westside, Lifestyle and Max and offers a diverse offering of F&B options including a pub, a 500-seater food court and popular quick service restaurants, as well as fine dining restaurants. Fiza by Nexus is also home to the first and only PVR Cinemas in the region with six screens. With domestic and international brands such as Marks & Spencer, Centro, Nykaa and Smaaash, amongst others, Fiza by Nexus has established itself as one of the most desired destinations for shopping and entertainment in the region.

18.2 Tenancy Analysis

18.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	371,206	58.3%	47.7%	12
In-line	97,435	15.3%	27.2%	61
Entertainment	107,733	16.9%	14.1%	5
F&B	22,691	3.6%	3.4%	7
Food Court	31,189	4.9%	3.7%	9
Others*	6,205	1.0%	3.9%	23
Total	**636,459**	**100.0%**	**100.0%**	**117**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	70,145	11.0%	10.3%	5.6
2	Tenant 2	58,462	9.2%	9.3%	5.2
3	Tenant 3	64,243	10.1%	8.7%	5.3
4	Tenant 4	35,143	5.5%	7.0%	10.6
5	Tenant 5	59,545	9.4%	4.3%	11.3
6	Tenant 6	12,687	2.0%	3.4%	14.1
7	Tenant 7	16,835	2.6%	3.4%	2.2
8	Tenant 8	23,957	3.8%	2.9%	20.6
9	Tenant 9	23,786	3.7%	2.5%	11.6
10	Tenant 10	15,389	2.4%	2.4%	5.6
	Total	**380,192**	**59.7%**	**54.2%**	**8.3**

Source: Information provided by the Management

18.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	371,206	58.3%
In-line	97,435	15.3%
Entertainment	107,733	16.9%
F&B	22,691	3.6%
Food Court	31,189	4.9%
Others*	6,205	1.0%
Total	**636,459**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores 58.3% v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 2.1x – 2.2x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leasable Area(sf)	% of area leased	% of gross rental
MG + TR*	409,864	64.4%	79.5%
Pure MG	11,292	1.8%	3.4%
Pure TR	120,472	18.9%	8.6%
Others	94,831	14.9%	8.5%
Total	**636,459**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 64.4% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

18.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	74.5%	70.9%	62.9%	68.5%	70.1%	69.8%	82.3%
Leasable area (msf)	0.71	0.71	0.71	0.71	0.71	0.72	0.72

Source: Rent roll provided by the Management

18.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	36,199	5.7%	6.9%
FY26	14,266	2.2%	6.0%
FY27	59,660	9.4%	10.7%
FY28	10,930	1.7%	3.0%
FY29	18,932	3.0%	5.0%
Area expiring till FY27	**134,841**	**21.2%**	**25.8%**
Area expiring till FY29	**164,703**	**25.9%**	**33.8%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY27. Considering the limited quantum of leases due for expiry in the short term (next 3 years), we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 6.7 years (by area) and 6.0 years (by rental) as on the date of valuation.

18.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	-	0.00	0.01	0.00	0.03	0.04	0.06
Re-leasing (msf)	-	0.02	0.02	0.06	0.01	0.00	0.04
Vacant area leasing (msf)	-	0.01	0.02	0.01	0.01	0.07	0.09
Total	**-**	**0.03**	**0.05**	**0.07**	**0.05**	**0.12**	**0.15**

Source: Rent roll provided by the Management

18.2.6 Re-Leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	-	0.0%
FY19	0.02	15.7%
FY20	0.01	27.8%
FY21	0.00	19.8%
FY22	0.02	(5.6)%
FY23	0.02	21.2%
FY24	0.08	15.6%
Total	**0.14**	**11.1%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.14 msf of the space has been released to new tenants with spread of approx. 11.1% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 15.6%. This represents strong attractiveness of the property considering the dense catchment profile in the influence region and low base rental.

18.3 Assumptions Rationale

Presence of only two prominent Grade A developments in Mangaluru namely City Centre Mall which was introduced in 2010 and Fiza by Nexus which was introduced in 2014. No new addition in quality Grade A supply in the city has been witnessed in the recent years and in the coming future as well no new supply addition is foreseen, signifying limited competition for subject property. Fiza by Nexus benefits from a large tourist influx and a strong catchment area as a result of its central location in the city which has a young population that is attracted to Mangaluru's education and medical hubs.

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

18.3.1 Demand and Supply Dynamics

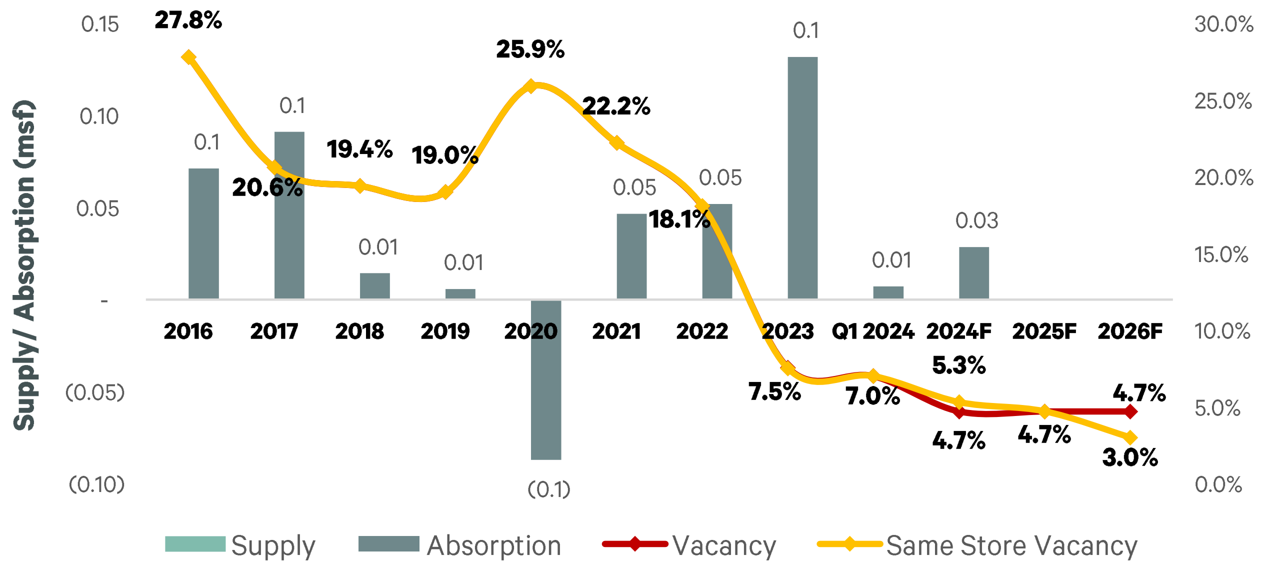
18.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 1.3
Current occupied stock (Q1 2024) – msf	Approximately 1.2
Current vacancy (Q1 2024)	Approximately 7%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Mangaluru)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

Currently, the city has only two Grade-A Urban consumption centres with cumulative stock of 1.3 msf. The vacancy levels in Q1 2024 stood at approx. 7.0% and is expected to drop to approx. 4.7% in the coming years.

18.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2010	0.5	95%	180-200

Source: CBRE

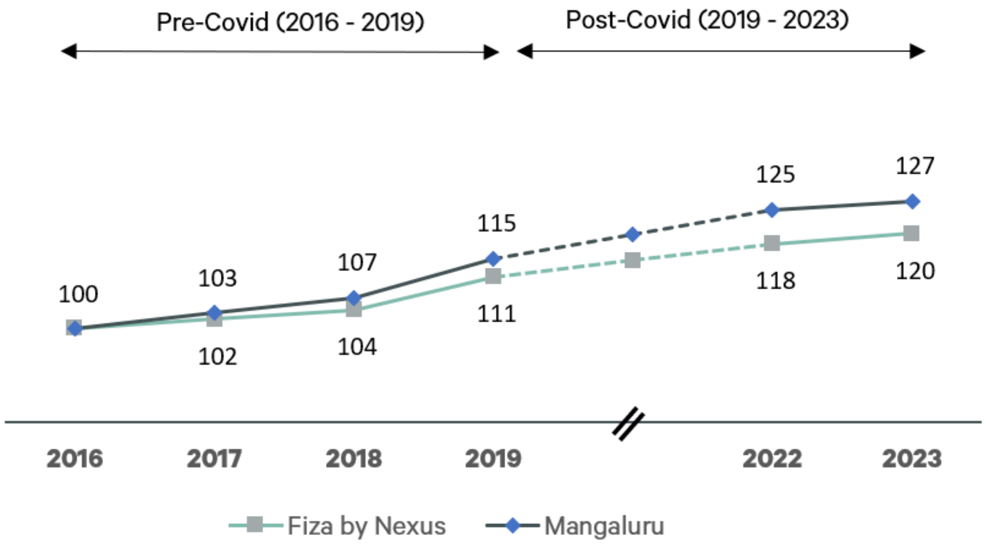
18.3.1.3 Future Supply

Based on the market research, we understand that there is no new supply which will be added in the subject region by 2026. However, there are few planned developments which will be introduced in later years.

18.3.2 Lease Rent Analysis

Fiza by Nexus is currently the only Grade A urban consumption centre in the city, with no large-scale urban consumption centre currently planned/ upcoming. Further, moderate appreciation in rentals have been witnessed in the region with post-pandemic rent recovery higher than pre-pandemic levels

18.3.2.1 Rental Index



Source: CBRE; Note: Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Fiza by Nexus has witnessed steady growth. The Mangaluru market witnessed a positive recovery trend in 2022 owing to increased footfalls due to lifting of COVID based restrictions; where Fiza by Nexus has seen a significant marginal rental growth post covid owing to tenants preferring quality Grade A spaces which are in short supply as indicated by a drop in vacancy levels

18.3.2.2 Rent ~ Future Outlook for Submarket

Considering the future competition expected in the market coupled with improved performance of the urban consumption centre resulting from overall control of the tenant mix by the developer and drop in the vacancy levels, we believe that the rentals would move steady in line with the inflationary trends as the occupancy improves. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 6.0% p.a. till FY26 and would stabilize at 5.0% from FY27 onwards.

18.3.3 Assumptions Adopted for Valuation Exercise

18.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 18.2.5, the balance space is opined to be leased in next 1-2 years with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY26 onwards.

18.3.3.2 Rental Value

The vacant space comprises of various category of tenants such as in-line, anchors, F&B, etc. located across floors. Hence, considering the same, we have adopted a rental of **INR 46.2 psf pm** for the vacant space. However, the market rental opinion for the overall Urban consumption centre is approx. **INR 51.8 psf pm** across floors and categories. The detailed explanation has been given in section 18.4.5.1.

18.4 Value Assessment

18.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

18.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.72	0.09

Source: Architect certificate, Rent roll

18.4.3 Construction Timelines

18.4.3.1 Completed Blocks

The property is operational since 2014

18.4.4 Absorption/ Leasing Velocity and Occupancy Profile

18.4.4.1 Completed Blocks

As explained in section 18.3.3.1, the balance space is opined to be leased in next 2 - 3 years with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY26 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	FY26	Total
Urban consumption centre	Percentage (%)	93.1%	2.2%	4.7%	**100.0%**

Source: Valuer's assessment

18.4.5 Assumptions – Rental Revenue

18.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	723,474	636,459	In-place rent for leased area	48.8 ^
			Marginal rent	51.8

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*
^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the Urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 3.2% of other gross rentals for the purpose of cash flows projections.

18.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	(1.3)% of rental income
Net Maintenance Services Income / (Expense)	0.0% of rental income
Net Parking Income / (Expense)	1.1% of rental income
Net Other Operating Revenues / (Expenses)	(0.3)% of rental income
Security Deposit	INR 132 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

18.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25: 6.0% Thereafter 5.0%
Marginal rent growth rate	% p.a.	5.0% from FY25 onwards

Source: Valuer's assessment

18.4.8 Capital Expenditure

18.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

18.4.8.2 Major Repair and improvements

The table below highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	15.0	Q2 FY25

Source: Management input

18.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 11.1 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 3.7 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	7.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

18.4.10Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **8.5%.**

18.4.11Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

18.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Fiza by Nexus[24]	**INR 3,419Mn**

[24] *Represents 100% interest in Fiza by Nexus. However, please note that NMRPL (Mangalore) is entitled to only 68% identified share of the total Leasable Area of 723,474 sq. ft. in Fiza by Nexus and a corresponding 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus.*

19 Nexus Centre City

19.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Centre City
Address	Survey No. 9 and Khata No. 33 of Eranagare Village, Hyderali Road, Nazarbad Mohalla, Mysuru, Karnataka 570010
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 3.62 acres
Leasable Area	Urban consumption centre – 0.3 msf

Source: Title report, Architect certificate

19.1.1 Site Details

Situation: Subject property – 'Nexus Centre City' is an operational urban consumption centre located in Hyderali Road, Nazarbad Mohalla, Mysuru, Karnataka 570010.

Location: The subject property is located in Hyderali Road towards north-east periphery of the Mysuru City.

The subject micro market is located in proximity to the CBD of Mysuru City which comprises of localities like Devraj Urs Road, Ashoka Road, Sayyaji Rao Road, Siddapa Square, etc., where the activity is primarily concentrated around the Mysuru Palace area and consists of standalone residential dwelling units along with government offices with urban consumption centres being witnessed on the main roads connecting different layouts present in the zone. The subject property is a landmark development located in the region.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Krishnarajasagar (KRS) dam	20 – 21
Hebbal Industrial Estate	11 – 12
Mysore Railway Station	3 – 4
Mandakalli Airport	12 – 13

Source: Consultants' research

Catchment Analysis:	The subject property is a landmark development located on Hyderali Road and is in close proximity to many tourist attractions such as Mysuru Zoo, Mysuru Palace, Mysuru Rail Museum, and St. Philomena's Cathedral which witness good footfall throughout the year. The location also has the presence of government establishments such as the Karnataka Police Training Academy consisting of training academy, staff quarters and guest house. The subject property attracts footfall from across the city due to its strategic location.
Surrounds:	The subject property is surrounded as follows: • **North:** Private properties • **South:** Abba Road • **East:** Hyderali Road • **West:** Mahadevpura Main Road
Potential changes in surroundings:	There are planned infrastructure initiatives such as the Nandi Infrastructure Corridor project will further enhance the attractiveness of the subject location as the main objective of the project is to provide seamless connectivity from Mysuru to Bengaluru in order to facilitate development of Mysuru as a satellite city of Bengaluru, thereby improving the potential footfalls to the subject property. Due to lack of development land parcels. We do not expect any major change in the short term from real estate perspective.
Suitability of existing use:	Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property

Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. University of Mysuru	1. Infosys Campus	1. Radisson Blu	1. Brigade Topaz	**Nexus Centre City**
2. JSS Academy of Higher Education & Research	2. L&T Campus	2. Windflower Resort	2. Brigade Sapphire	
3. Karnataka State Dr. Gangubhai Hangal Music & Performing Arts University	3. V2Soft Campus	3. Sandesh The Prince	3. Gravity One Viaana	
4. Karnataka State Open University	4. Wipro	4. Fortune JP		
5. St. Philomena's College	5. Cognizant	5. Golden Mark		
6. Mysuru Medical College & Research Institute		6. Silent Shore Resort		
7. The National Institute of Engineering		7. Lalith Mahal		
		8. Grand Mercure		
		9. Royal Orchid Metropole		

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that there is adequate frontage along the Hyderali Road.

Accessibility: Based on the site plan provided by the Management and visual inspection, the primary access to the subject property is via approx. 80 ft. wide Hyderali Road.

By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

19.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Survey No. 9 and Khata No. 33 of Eranagare Village, Hyderali Road, Nazarbad Mohalla, Mysuru, Karnataka 570010. Additionally, it is understood that the subject property is owned by Nexus Mysore Retail Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

19.1.3 Town Planning

Zoning

As per the review of Mysore Urban Development Authority (MUDA) the provisions of the Revised Master Plan 2015. We understand that the subject property is zoned for "Multiple Use". As per Occupancy Certificate it is located within the jurisdiction of Mysore City Corporation (MCC). The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard.

The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage:

Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operational urban consumption centre, comprising of LGF+GF+4 floors.** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions: As per feedback received from the Management, there are no restrictions on the current use of the property.

Natural or induced hazards: We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

19.1.4 Statutory Approvals, One-time Sanctions & Periodic Clearances

19.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Centre City	Mysore City Corporation	20-12-2017

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Government of Karnataka, Karnataka State Fire and Emergency Services Department	20-03-2017
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	12-01-2011
IGBC Certification	Received	Indian Green Building Council	23-08-2022

Source: Approval documents provided by the Management

19.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

19.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Centre City	LGF+GF+4F	216,100	326,233	315,363

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	153,927
In-line	59,986
Entertainment	64,628
F&B	6,500
Food Court	19,884
Others*	10,438
Total	**315,363**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+4 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained with refurbishments undertaken in this year.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

19.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 727; 2W slots-26

Source: Information provided by the Management, site visit

19.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management.

Over the last few months, Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next quarter:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	8.0	Q2 FY25

Source: Information provided by the Management

19.1.8 Property Photographs

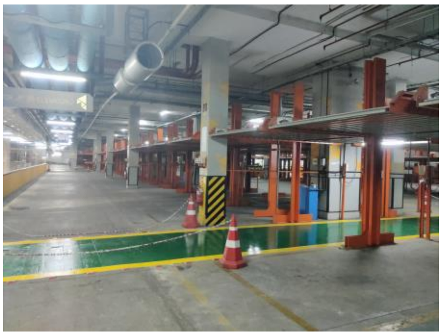
Please refer to the property photographs highlighted below:

Nexus Centre City

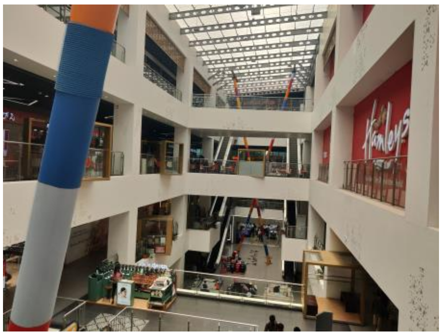
External view of the subject property

Internal view of the subject property

Internal View of the subject property



View of parking area



Internal view of the subject property

View of the primary access road

19.1.9 Summary of Property Description

Nexus Centre City is a Grade A, freehold property in Mysuru. Launched in 2017, with 0.3 msf of total Leasable Area spread over 3.62 acres of land, Nexus Centre City is the largest urban consumption centre located in the centre of Mysuru. The city of Mysuru is the second largest city after Bengaluru in the state of Karnataka. Stemming from the availability of qualified manpower, over time, Mysuru has established itself as an important manufacturing and emerging services hub. Nexus Centre City enjoys a status as a go-to destination for shopping, entertainment and dining in Mysuru and nearby cities. As one of the most successful urban consumption centres in Mysuru and nearby cities, the catchment area for Nexus Centre City extends to over 50 kilometers (including neighboring cities and smaller towns).

Nexus Centre City has attracted a tenant mix of premium domestic and international brands including Forever New, Hamleys and many more. Nexus Centre City delivers a holistic shopping experience with access to F&B, apparels and accessories, multiplex, hypermarket and gaming arcade options all under one roof, thus making it a popular destination for consumers. It also offers a variety of entertainment options including PVR Cinemas, Buster's and a full-fledged entertainment hub that regularly hosts food festivals, concerts and various other activities and cultural events. Nexus Centre City houses over ten dining options offering diverse cuisines from many countries.

19.2 Tenancy Analysis

19.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	153,927	48.8%	34.1%	8
In-line	59,986	19.0%	37.1%	50
Entertainment	64,628	20.5%	10.8%	3
F&B	6,500	2.1%	1.5%	1
Food Court	19,884	6.3%	8.6%	10
Others*	10,438	3.3%	7.8%	27
Total	**315,363**	**100.0%**	**100.0%**	**99**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	53,147	16.9%	9.2%	11.9
2	Tenant 2	39,578	12.5%	8.7%	8.8
3	Tenant 3	22,812	7.2%	6.2%	8.8
4	Tenant 4	27,191	8.6%	4.9%	19.3
5	Tenant 5	15,883	5.0%	4.8%	5.8
6	Tenant 6	14,177	4.5%	4.3%	3.8
7	Tenant 7	11,708	3.7%	2.6%	8.8
8	Tenant 8	17,498	5.5%	2.2%	3.0
9	Tenant 9	10,169	3.2%	2.0%	3.9
10	Tenant 10	1,175	0.4%	1.7%	5.2
	Total	**213,338**	**67.6%**	**46.5%**	**9.6**

Source: Information provided by the Management

19.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased	Total In place rental
Anchor	153,927	48.8%	43.0
In-line	59,986	19.0%	120.0
Entertainment	64,628	20.5%	32.5
F&B	6,500	2.1%	44.7
Food Court	19,884	6.3%	84.3
Others*	10,438	3.3%	144.9
Total	**315,363**	**100.0%**	**61.5**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores 48.8% v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 2.7x – 2.8x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leasable Area(sf)	% of area leased	Gross Rental – For Mar 2024 (INR Mn)	% of gross rental
MG + TR*	251,642	79.8%	16.6	85.3%
Pure MG	13,040	4.1%	1.1	5.8%
Pure TR	45,376	14.4%	1.4	7.3%
Others	5,305	1.7%	0.3	1.6%
Total	**315,363**	**100.0%**	**19.4**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR– Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 79.8% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

19.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	55.6%	62.4%	70.9%	77.2%	84.3%	96.1%	97.4%
Leasable area (msf)	0.08	0.32	0.32	0.32	0.32	0.33	0.33

Source: Rent roll provided by the Management

19.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	2,141	0.7%	0.5%
FY26	4,803	1.5%	2.6%
FY27	47,325	15.0%	20.8%
FY28	39,901	12.7%	12.1%
FY29	4,495	1.4%	2.9%
Area expiring till FY27	**65,329**	**20.7%**	**30.9%**
Area expiring till FY29	**109,725**	**34.8%**	**45.8%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY27. Considering the limited quantum of leases due for expiry in the short term (next 3 years), we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 7.8 years (by area) and 6.1 years (by rental) as on the date of valuation.

19.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	-	0.00	0.00	-	0.01	0.00	0.02
Re-leasing (msf)	-	-	0.00	0.00	0.01	0.01	0.01
Vacant area leasing (msf)	-	0.03	0.04	0.05	0.01	0.00	0.00
Total	-	**0.03**	**0.04**	**0.05**	**0.03**	**0.02**	**0.02**

Source: Rent roll provided by the Management

19.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	-	0.0%
FY19	0.00	8.2%
FY20	0.00	9.3%
FY21	0.00	0.0%
FY22	0.01	2.0%
FY23	0.01	(1.5)%
FY24	0.03	26.4%
Total	**0.06**	**15.1%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.06 msf of the space has been released to new tenants with spread of approx. 15.1% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 26.4%.

19.3 Assumptions Rationale

The retail activity in the city is primarily in the form of unorganized mixed-use formats. The commercial developments comprise of unorganized high-street retail formats, wholesale shops and budget hotels. Organized retail is still in a nascent stage. The city has only one Grade-A urban consumption centre namely Nexus Centre City, which became operational in 2017, with total leasable area of approximately 0.32 msf

The following sections would further deep dive into the demand supply dynamics and upcoming competition in the subject region.

19.3.1 Demand and Supply Dynamics

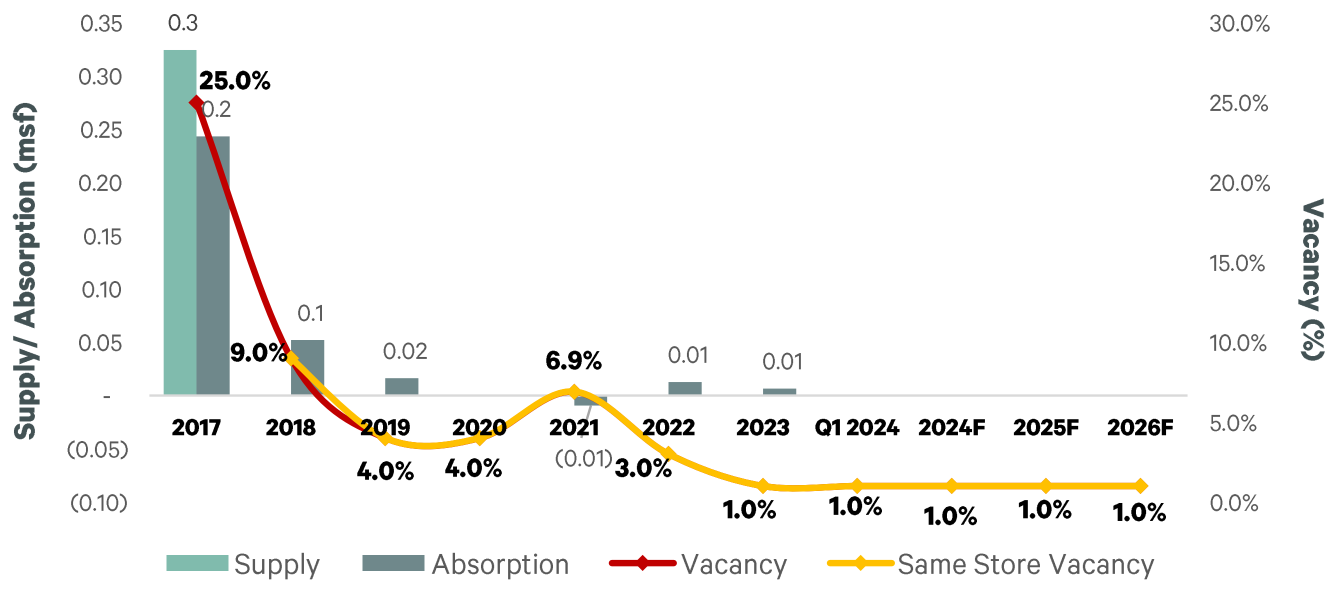
19.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 0.3
Current occupied stock (Q1 2024) – msf	Approximately 0.3
Current vacancy (Q1 2024)	Approximately 1%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Mysuru)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

The year 2017 witnessed supply addition of approx. 0.3 msf with the operation of first Grade A Urban consumption centre - Nexus Centre City. No new addition in supply in the city has been witnessed in the recent years. Grade A development vacancy stood at approx. 1%, which is expected to further reduce to approx. 0.8% by the end of 2024.

19.3.1.2 Key Developments in Submarket

The subject micro market has only one quality Grade A development namely Nexus Center City (subject property).

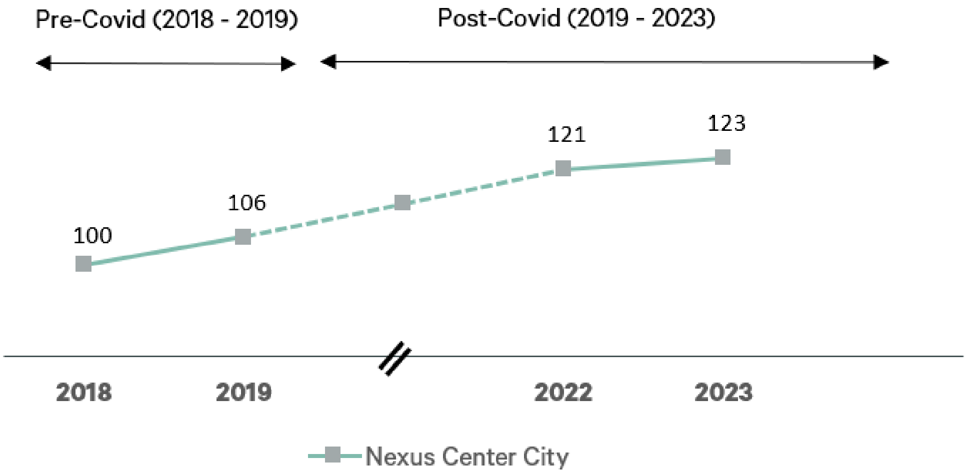
19.3.1.3 Future Supply

Based on the market research, we understand that there is no new supply expected to be operational in the subject region by 2026. Currently, there are no new planned developments which would be introduced in later years.

19.3.2 Lease Rent Analysis

Nexus Centre City is currently the only Grade A urban consumption centre in the city, with no large-scale urban consumption centre currently planned/ upcoming. Further, moderate appreciation in rentals have been witnessed in the region with post-pandemic rent recovery higher than pre-pandemic levels.

19.3.2.1 Rental Index



Source: CBRE; Note: Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Nexus Centre City being the single Grade A Urban consumption centre in Mysuru, the marginal rentals for the same have been plotted. It witnessed a growth of 6% between 2018 and 2019. Further the marginal rental growth post covid witnessed a significant growth owing to increased footfalls due to lifting of COVID based restrictions. Mysuru has witnessed a positive trend in the marginal rental growth owing to the increased demand for Grade A development coupled with limited vacancy levels due to dearth of supply of Grade A spaces. Being the only Grade A urban consumption centre in the city, Nexus City Centre continues to be a preferred location-of-choice for brands resulting in strong marginal rental growth.

19.3.2.2 Rent ~ Future Outlook for Submarket

Considering the limited supply of grade A urban consumption centres in the short term coupled with the dense residential and youth friendly catchment area with reasonably good disposable income, we believe that the subject region will remain attractive to majority of the retailers and would prefer to be part of the subject development considering the positioning as a destination mall. We believe that the rentals will remain steady with upward bias and would continue to grow in the short to medium term. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 5.5% in FY26 and will stabilize at 5.0% from FY27 onwards.

19.3.3 Assumptions Adopted for Valuation Exercise

19.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 19.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

19.3.3.2 Rental Value

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of In-line category spaces located across upper floors. Hence, considering the same, we have adopted a rental of **INR 87.8 psf pm** for the vacant space. However, the market rental opinion for the overall Urban consumption centre is approx. **INR 74.1 psf pm** across floors and categories. The detailed explanation has been given in section 19.4.5.1.

19.4 Value Assessment

19.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

19.4.2 Area Statement

Based on information from rent roll and architect certificate provided by the Management, we understand that subject property is an operational Urban consumption centre. Further, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant area (msf)
Urban consumption centre	0.33	0.01

Source: Architect certificate, Rent roll

19.4.3 Construction Timelines

19.4.3.1 Completed Blocks

The property is operational since 2017.

19.4.4 Absorption/ Leasing Velocity and Occupancy Profile

19.4.4.1 Completed Blocks

As explained in section 19.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	98.2%	1.8%	**100.0%**

Source: Valuer's assessment

19.4.5 Assumptions – Rental Revenue

19.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (msf)	Occupied Area (msf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	326,233	315,363	In-place rent for leased area	61.5^
			Marginal rent	74.1

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.; ^ weighted average warm shell rent for area already leased – as per rent roll shared by the management*

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the Urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 7.9% of other gross rentals for the purpose of cash flows projections.

19.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	(2.4)% of rental income
Net Maintenance Services Income / (Expense)	(2.7)% of rental income
Net Parking Income / (Expense)	(2.2)% of rental income
Net Other Operating Revenues / (Expenses)	2.0% of rental income
Security Deposit	INR 106 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

19.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25 to FY26: 6.5% Thereafter 5.0%
Marginal rent growth rate	% p.a.	FY25 to FY26: 5.5% Thereafter 5.0%

Source: Valuer's assessment

19.4.8 Capital Expenditure

19.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

19.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	8.0	Q2 FY25

Source: Management input

19.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 4.4 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 2.2 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	5.0% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

19.4.10Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **8.5%.**

19.4.11Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

19.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Centre City	**INR 3,014 Mn**

20 Nexus Indore Central

20.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Nexus Indore Central
Address	170, Rabindranath Tagore Marg, Tukoganj Marg, Indore, Madhya Pradesh
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Management is approximately 1.70 acres
Leasable Area	Urban consumption centre - 0.2 msf

Source: Title report, Architect certificate

20.1.1 Site Details

Situation: Subject property – 'Nexus Indore Central' is an operational urban consumption centre located in Rabindranath Tagore Marg, Tukoganj Marg, Indore, Madhya Pradesh.

Location: The subject property is located along RNT Marg in Central Business District (CBD) area and forms part of central Indore. The site is surrounded by established commercial hub such as MG Road, Racecourse Road, Kothari Market, etc. Further, prominent residential hubs in the vicinity of the subject property include South Tukoganj, Manormaganj, Palasia, etc. Tukoganj is an established residential area of Central Indore with a large catchment of affluent populace in proximity to the subject property.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Indore Junction Railway Station	0 – 1
Devi Ahilyabai Holkar International Airport	8 – 9
Pithampur Industrial Area	30 – 35

Source: Consultants' research

Catchment Analysis: By virtue of being located in the central part of the city, the region forms part of CBD which is an established commercial and residential vector of Indore. This helps in attracting population from major parts of the city both old and new city area comprising of both mid & upper income populace.

Nexus Indore Central was acquired and relaunched by Nexus in 2009. It is known for bringing the premium shopping and entertainment brands like Centro, Nykaa, Forest Essentials etc, for the first time in the state of Madhya Pradesh. The presence of Inox cinema at the subject development also attracts footfalls. Further, located in the centre of the city, Nexus Indore Central became a preferred choice for tourists due to easy connectivity with the railway station and hotels like Sarovar Portico, Lemon Tree, Shreemaya etc.

Surrounds: The subject property is surrounded as follows:

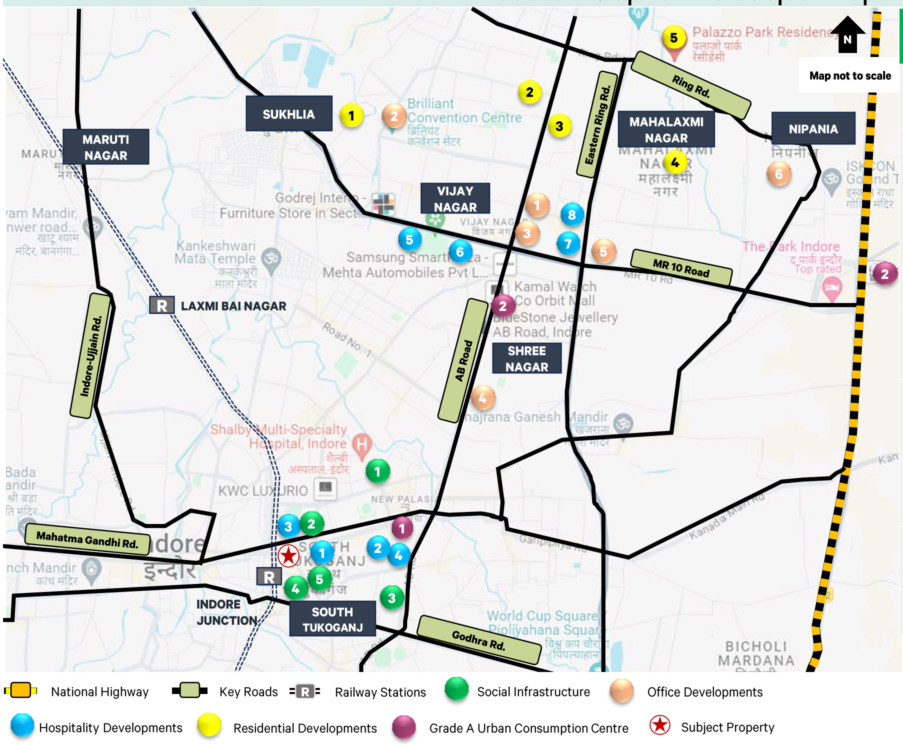
- **North:** Other's property
- **South:** 12m wide Jhabua Tower road
- **East:** 25m wide RNT Marg (primary access)
- **West:** Other's property

Potential changes in surroundings: As highlighted earlier, the subject location is an established commercial vector with mixed use, retail / commercial activity on the main arterial roads. Further, there are various planned infrastructure initiatives such as the smart city development plan, under which Indore city has received a sum of a total of INR 10,000 Mn, which will be used for the development and upliftment of certain existing aspects, along with development of additional new smart and futuristic projects. This is further expected to enhance the attractiveness of the subject location. However, due to limited availability of the developable land parcels, no major real estate activity is expected to witness in the short term.

Suitability of existing use: Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Oshin International School	1. NRK Business Park	1. Lemon-tree Hotel	1. Clifton Park	**Nexus Indore Central**
2. Vedant International School	2. Brilliant Sapphire	2. Hotel South Avenue	2. Skye Luxuria 20	1. Nexus Treasure Island
3. Mahatama Gandhi Medical College	3. Apollo Premier	3. Sarovar Portico Hotel Indore	3. Shalimar Premium Towers	2. Phoenix Citadel Mall
4. Indore Christian College	4. Singapore Business park	4. Hotel Crown Palace	4. Elite Apex	
5., Devi Ahilya Vishwavidyalaya	5. C21 Business Park	5. Indore Marriott	5. Palazzo Park Residency	
	6. Skye Luxuria Park	6. Sayaji Hotel Indore		
		7. Radisson Blu Hotel Indore		
		8. Effotel by Sayaji		

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the subject property has adequate frontage along the RNT Marg.

Accessibility: Based on the site plan provided by the Management and visual inspection, the property is accessible via approx. 25m wide RNT Marg located on the eastern side of the development. By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

20.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Plot No. 170, Rabindranath Tagore Marg, Indore, Madhya Pradesh. Additionally, it is understood that the subject property is owned by Naman Mall Management Company Private Limited and is freehold in nature.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

20.1.3 Town Planning

Zoning

As per the Occupancy Certificate received from the Management and review of Indore Master Plan 2021, it is understood that the land use for the subject property is for '**Commercial activity/services'** and is located within the jurisdiction of Indore Municipal Corporation. The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard.

The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.

Approved Usage:

Based on Occupancy Certificate provided by the Management and visual inspection during our site visit**, we understand that the subject property is an operational urban consumption centre, comprising of LGF+GF+5 floors.** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

20.1.4 Statutory Approvals, Sanctions & Approvals

20.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Nexus Indore Central	Indore Municipal Corporation	29-05-09

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Directorate of Urban Administration & Development, M.P., Bhopal	24-05-18*
Environment Clearance	Received	M.P. Pollution Control Board	25-07-19*
IGBC Certification	Received	Indian Green Building Council	15-08-22

*Source: Approval documents provided by the Management; *The dates mentioned are based on the revised approvals received*

20.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

20.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Nexus Indore Central	LGF+GF +5F	185,650	246,565	229,633

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	124,795
In-line	20,030
Entertainment	71,062
F&B	9,112
Food Court	4,452
Others*	182
Total	**229,633**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+5 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

20.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building Management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 173; 2W slots-250

Source: Information provided by the Management, site visit

20.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management.

The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	6.0	Q2 FY25

Source: Information provided by the Management

20.1.8 Property Photographs

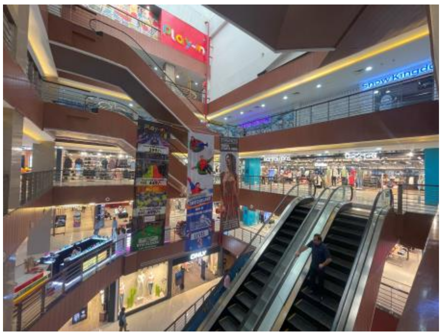
Please refer to the property photographs highlighted below:

Nexus Indore Central

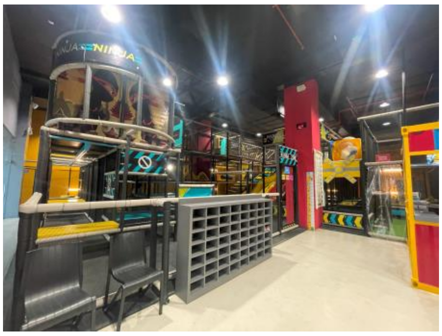
External view of the subject property

External view of the subject property

External view of the subject property



Internal view of the subject property



Internal view of the subject property

View of the primary access road

20.1.9 Summary of Property Description

Nexus Indore Central is a Grade A, freehold property located in the heart of the city of Indore. The city of Indore is the commercial capital of state of Madhya Pradesh and the hub for all business activities in the western region of Madhya Pradesh. The city has an urban population base of 3.1 million as of 2021, and is well connected by road, rail and air.

Launched in 2009, with a total Leasable Area of 0.2 msf and spread over 1.7 acres, Nexus Indore Central is located in city-centre Indore making it among the most sought-after destinations for shopping and entertainment in the region. Nexus Indore Central recently upgraded its façade and overall aesthetics to improve the experience for its consumers. This has enabled it to become home to the branches of leading fashion, beauty and entertainment brands such as Centro, Nykaa and Forest Essentials, amongst others, many of which were the first branches of such brands opened in the state of Madhya Pradesh. Nexus Indore Central also offers consumers a luxury cinema experience through Inox and Insignia.

20.2 Tenancy Analysis

20.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	124,795	54.3%	60.5%	4
In-line	20,030	8.7%	11.8%	12
Entertainment	71,062	30.9%	25.0%	3
F&B	9,112	4.0%	1.0%	2
Food Court	4,452	1.9%	0.7%	3
Others*	182	0.1%	1.0%	5
Total	**229,633**	**100.0%**	**100.0%**	**29**

*Source: Information provided by the Management *Includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on gross area (in years)
1	Tenant 1	79,288	34.5%	49.5%	13.8
2	Tenant 2	43,613	19.0%	23.4%	15.4
3	Tenant 3	18,854	8.2%	7.4%	23.5
4	Tenant 4	2,266	1.0%	3.0%	3.5
5	Tenant 5	16,413	7.1%	2.4%	13.2
6	Tenant 6	2,490	1.1%	1.4%	7.3
7	Tenant 7	10,240	4.5%	1.2%	2.8
8	Tenant 8	960	0.4%	1.1%	3.0
9	Tenant 9	3,419	1.5%	1.0%	3.4
10	Tenant 10	928	0.4%	1.0%	3.6
	Total	**178,471**	**77.7%**	**91.4%**	**14.0**

Source: Information provided by the Management

20.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	124,795	54.3%
In-line	20,030	8.7%
Entertainment	71,062	30.9%
F&B	9,112	4.0%
Food Court	4,452	1.9%
Others*	182	0.1%
Total	**229,633**	**100.0%**

*Source: Information provided by the Management; *Includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores 54.3% v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 1.2x – 1.3x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	20,504	8.9%	13.0%
Pure MG	122,903	53.5%	73.4%
Pure TR	69,013	30.1%	11.2%
Others	17,213	7.5%	2.4%
Total	**229,633**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee; TR – Turnover Rental*

As a prevalent market practice, tenants are charged rental based on minimum guarantee or as percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Considering the above table, we understand that the subject development has potential to have higher rent for approx. 8.9% of the leased area.

20.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	58.1%	83.1%	81.5%	71.1%	73.8%	82.0%	86.0%
Leasable area (msf)	0.12	0.25	0.25	0.25	0.24	0.24	0.25

Source: Rent roll provided by the Management

20.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	0	0.0%	0.0%
FY26	2,654	1.2%	1.2%
FY27	11,200	4.9%	2.3%
FY28	16,533	7.2%	8.5%
FY29	4,375	1.9%	0.5%
Area expiring till FY27	**13,854**	**6.0%**	**3.4%**
Area expiring till FY29	**34,762**	**15.1%**	**12.5%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in FY28. Given the limited vacancy in the submarket, quality asset management and prominent brands mix with growing sales, we opine that the marketing/leasing risk of the subject property would be moderate in the short term and tenants would continue to be part of the development. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 12.3 years (by area) and 13.2 years (by rental) as on the date of valuation.

20.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	-	-	-	-	-	0.00	0.01
Re-leasing (msf)	-	-	-	0.01	0.01	0.00	0.00
Vacant area leasing (msf)	0.06	0.00	-	-	0.03	0.00	0.00
Total	**0.06**	**0.00**	-	**0.01**	**0.04**	**0.01**	**0.02**

Source: Rent roll provided by the Management

20.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	-	0.0%
FY19	-	0.0%
FY20	-	0.0%
FY21	0.00	(42.9)%
FY22	0.00	(15.6)%
FY23	0.01	(14.6)%
FY24	0.01	(26.5)%
Total	**0.02**	**(21.2)%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.02 sf of the space has been released to new tenants with negative spread of approx. 21.2% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a negative releasing spread of 26.5%.

20.3 Assumptions Rationale

Traditionally, retail activity in the city was present as a part of shop-cum-office complexes/mixed-use formats (with retail on ground and first floor and office space on upper floors). Further, multiple national and international brands have occupied space in the Grade-A developments Nexus Indore Central.

Currently, Treasure Island and Nexus Indore Central are the only quality Grade-A Urban consumption centres. These are some of the most prominent urban consumption centre in the city. Further there is an upcoming Grade A urban consumption centre expected to be operational in FY23 located on the outskirts of the city, which is expected to further strengthen the retail market in the city.

The following sections would further deep-dive into the demand supply dynamics and upcoming competition in the subject region.

20.3.1 Demand and Supply Dynamics

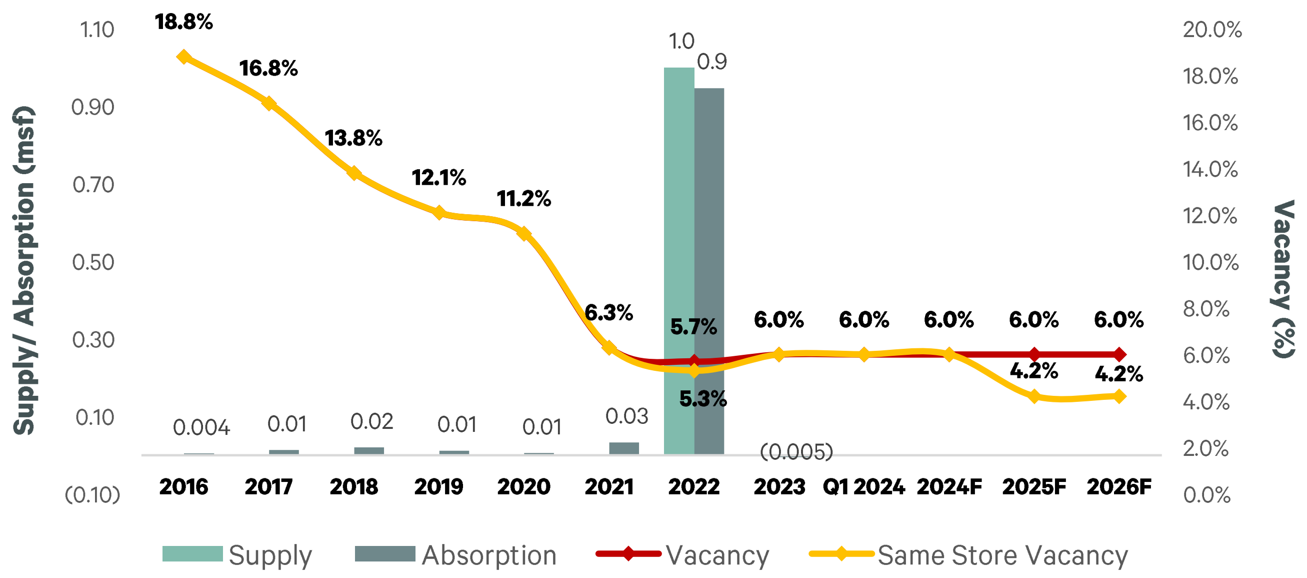
20.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024) *– msf	Approximately 1.7
Current occupied stock (Q1 2024) – msf	Approximately 1.6
Current vacancy (Q1 2024)	Approximately 6%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Indore)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

The year 2022 witnessed supply addition of approx. 1.0 msf with the completion and operation of one of the prominent urban consumption centres in the city mainly Phoenix Citadel. No new addition in quality Grade A supply is expected in the city in the next 2-3 years.

Vacancy levels have remained stagnant over the past 2-3 years owing to improved performance of the urban consumption centres resulting from overall control of the tenant mix by the developer. As of Q1 2024, vacancy stands at 6.0%.

20.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2006	0.4	90% - 95%	175 – 180
Development 2	2022	1.0	92% - 94%	180 – 200

Source: CBRE

20.3.1.3 Future Supply

Based on the market research, we understand that there is no new supply expected to be operational in the subject region by 2026. Currently, there are no new planned developments which would be introduced in later years.

20.3.2 Lease Rent Analysis

The current rental in subject submarket typically varies between INR 60 – 70 psf pm on leasable area basis for the urban consumption centre comprising of both anchor & non-anchors coupled with location, size, and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between 135 – 145 psf across floors, categories, etc.

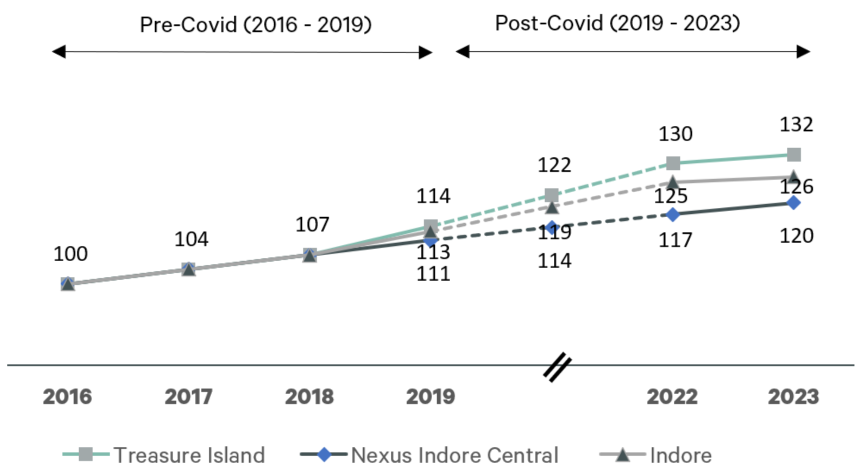
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 35.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent lease transactions for spaces in urban consumption centre assets in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q4 2022	Tenant 1	3,447	Vanilla	120
Q4 2022	Tenant 2	4,065	Vanilla	100
Q4 2022	Tenant 3	13,236	Anchor	80
Q4 2022	Tenant 4	401	Vanilla	180
Q4 2022	Tenant 5	1,810	Vanilla	127

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

20.3.2.1 Rental Index



Source: CBRE; Note: Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Marginal rentals in Treasure Island & Nexus Indore Central, which account for the entire grade A stock of Indore, have grown in tandem from 2016 to 2018 with 2019 witnessing a moderate differential whereby marginal rentals of Treasure Island grew slightly higher as compared to Nexus Indore Central. Despite the pandemic, post-covid recovery in 2022 has been robust with recorded marginal rentals higher than pre-pandemic levels across both Urban consumption centres indicating resilient demand for brick & mortar retail. Marginal Rents at Treasure Island have outperformed the competing assets in the submarket over the past 4-5 years. Given its position as one of the most preferred retail destinations in the region for consumers' shopping and entertainment needs, marginal rents at the asset are expected to be at a premium relative to the competing assets.

20.3.2.2 Rent ~ Future Outlook for Submarket

Considering the future competition expected in the market coupled with improved performance of the urban consumption centre resulting from overall control of the tenant mix by the developer and drop in the vacancy levels, we believe that the rentals would move steady in line with the inflationary trends as the occupancy improves. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 6.0% p.a. till FY26 and would stabilize at 5.0% from FY27 onwards.

20.3.3 Assumptions Adopted for Valuation Exercise

20.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 20.2.5, the balance is opined to be leased by next 1-2 years with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY26 onwards.

20.3.3.2 Rental Value – Urban consumption center

The subject development is the second best in the influence region after Treasure Island. Further, the vacant space primarily comprises of F&B, mini anchor and in-line category spaces of varying sizes and located across upper floors. Hence, considering the same, we have adopted a rental of **INR 63.5 psf pm** for the vacant space. Further, the weighted average market rental opinion for the overall urban consumption centre is approx. **INR 72.6 psf pm** across floors and categories. The detailed explanation has been given in section 20.4.5.1.

20.4 Value Assessment

20.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

20.4.2 Area Statement

Based on information from the rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.25	0.02

Source: Architect certificate, Rent roll

20.4.3 Construction Timelines

20.4.3.1 Completed Blocks

The property is operational since 2009

20.4.4 Absorption/ Leasing Velocity and Occupancy Profile

20.4.4.1 Completed Blocks

As explained in section 20.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operational from FY26 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	FY26	Total
Urban consumption centre	Percentage (%)	94.2%	3.5%	2.3%	**100.0%**

Source: Valuer's assessment

20.4.5 Assumptions – Rental Revenue

20.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	246,565	229,633	In-place rent for leased area	57.2^
			Marginal rent	72.6

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.; ^weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management*

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 0.9% of other gross rentals for the purpose of cash flows projections.

20.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking and other incomes. Based on inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	(3.9)% of rental income
Net Maintenance Services Income / (Expense)	(5.2)% of rental income
Net Parking Income / (Expense)	1.0% of rental income
Net Other Operating Revenues / (Expenses)	1.1% of rental income
Security Deposit	INR 86 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

20.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25: 6.0% Thereafter 5.0%
Marginal rent growth rate	% p.a.	5.0% from FY25 onwards

Source: Valuer's assessment

20.4.8 Capital Expenditure

20.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

20.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	6.0	Q2 FY25

Source: Management input

20.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 4.5 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 2.3 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	7.5% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

20.4.10 Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **8.5%.**

20.4.11 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

20.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Nexus Indore Central	INR 2,000 Mn

21 Karnataka Solar Park

21.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Karnataka Solar Park
Address	Kodabagi Village, Mamadapura Hobli, Babaleshwar Taluk and Bijapura District, Vijayapura, Karnataka - 586113
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the leasehold ownership of the Management is approximately 67.925 acres
Capacity	Total Capacity – 15 MW (AC)

Source: Title report, Architect certificate

21.1.1 Site Details

Situation: The subject property is a Solar PV electricity generation facility owned by Mamadapur Solar Private Limited (MSPL) located in Mamadapur Village, Babaleshwar Taluk, Vijaypur District, Karnataka.

Location: The subject location is situated at a distance of more than 500 Km from Bengaluru City and the region is predominantly characterized by the presence of agricultural land parcels and the property is accessible via State Highway 47.

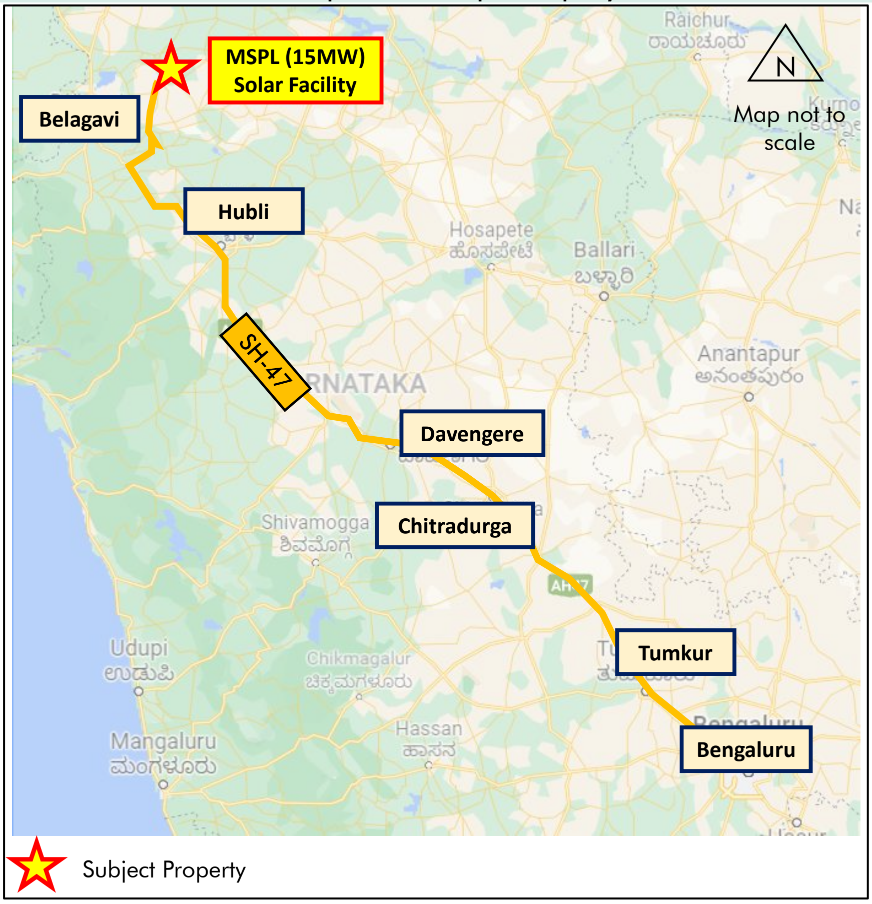
The solar facility enjoys good connectivity to neighbouring towns and villages on account of being accessible via state highways.

Suitability of existing use: Considering the profile of subject location, the subject property is opined to be suited for its current use viz. Solar Park Facility

Topography: Based on visual inspection, the site appears to be even and on the same level as adjoining properties.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Source: Consultants' research

21.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Kodabagi Village, Mamadapura Hobli, Babaleshwar Taluk and Bijapura District, Vijayapura, Karnataka – 586113.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

21.1.3 Town Planning

Zoning: Based on the information provided by the Management, we understand that the subject property is zoned for 'Solar Facility'.

For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the management with the relevant development authorities.

Approved Usage:	As highlighted earlier, the subject property is currently an electricity generating solar facility. The current use of the subject property has been provided by the management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.
Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced Hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

21.1.4 Property Photographs

Please refer to the property photographs highlighted below:

Karnataka Solar Park

External view of the subject property

External view of the courtyard at the SP

External view of the subject property

Arial view of the subject property

21.2 Macro Data

21.2.1 Indian Solar Industry Overview

India is endowed with huge solar energy potential with most states having about 300 sunny days per year with an annual solar radiation in the range of 4.5 – 6.5 kWh/m2/day. Further, the favourable state level policies, feed-in-tariff regime, viability gap funding mechanism, capital subsidies, progressive net-metering arrangements and solar specific Renewable Purchase Obligations (RPO) have created a supportive environment for development of solar power in the country.

In the past years, there were several policy measures which were undertaken to encourage renewable energy generation. A few key policy initiatives have been highlighted below:

Policy	Target
National Action Plan for Climate Change	To increase renewable penetration in energy from 5% to 15% by 2020
National Solar Mission	Target of 100 GW Solar energy capacity additions by 2022
Renewable Purchase obligations	States have already specified; ranging from 2% to 14% of the total energy demand to be met by renewable energy
Renewable Energy Certificate	Renewable Energy Certificates provide a mechanism for the purchase of renewable energy that is added to and pulled from the electrical grid. And further, these RECs are tradeable in the open market for end use purposes
State level policies	Individual State specific solar policy targets 10GW+ capacity addition by 2022
National tariff Policy	The National Tariff Policy for Electricity was amended by the Union Government on 20 January 2016. The policy aims to achieve the objectives of Ujwal DISCOM Assurance Yojana (UDAY scheme) with a special focus on renewable energy

Source: www.ibef.org

The key driver amongst all the policies is National Solar Mission who is also known as Jawaharlal Nehru National Solar Mission (JNNSM). The said mission is a part of the several initiatives that are part of National Action Plan for Climate Change. The program was launched in 2010 with a target of 20GW of contribution to the total energy requirement which was later revised to 100 GW in 2015 Union budget.

21.2.2 Capacity Utilization Factor (CUF)

The energy generation of a plant primarily depends on two key parameters; solar radiation and the number of clear sunny days experienced by the plant's location. The performance of a PV power plant is often denominated by a metric called the capacity utilisation factor (CUF), also known as Plant Load Factor (PLF). It is the ratio of the actual output from a solar plant over the year to the maximum possible output from it for a year under ideal conditions. Capacity utilisation factor is usually expressed as a percentage of the total installed capacity.

On the basis of the research undertaken and with reference to the various reports from Ministry of New and Renewable Energy (MNRE), we understand that the average capacity utilisation of Solar PV Plants in India is in the range of 18% - 22% in solar friendly states. We have also reviewed the units generated by the subject property in FY21, FY22 and FY23, and understand that the PUF is in the range of 22-23% on an average.

Hence, the Capacity Utilization Factor of 22% assumed for the subject plant which is in line with industry benchmarks and subject property performance.

21.2.3 Commercial and Industrial Tariff

Based on review of Power Purchase Agreements (PPAs) signed between Mamadapur Solar Private Limited and various entities, we understand that solar plant supplies electricity to the existing office parks of Embassy in Bengaluru and the tariff shall be calculated in accordance with the prevailing BESCOM tariff.

Hence, in order to ascertain the revenues from the solar plant, we have looked at the prevailing and historical BESCOM tariffs applicable to areas under Bruhat Bengaluru Mahanagara Palike (BBMP) and Municipal Corporations for commercial and industrial category consumers.

The details of the same have been mentioned in the table below:

Category	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Commercial HT 2b (i)* (Highest Slab)	6.80	7.00	7.25	7.65	7.85	8.35	8.55	8.80	9.00	9.25	9.40	9.83	8.00

*Source: http://bescom.org; *The tariffs are mentioned in INR per kWH*

As highlighted in the table above, it is understood that that the prevailing BESCOM tariff for commercial category is INR 8.00 per kWH. Given the PPA signed between MSPL and the receiving entities, we have considered a tariff of INR 8.00 per kWH for the subject plant.

21.2.4 Escalation in Tariff

Based on the review of various Power Purchase Agreements (PPA's) signed, we understand that the tariff for the billable energy shall be calculated in accordance with the prevailing BESCOM tariffs. Hence, in order to ascertain the future growth in tariff, we have analysed the historical BESCOM unit rates to understand how the tariffs have grown over the last 9-10 years.

Based on our analysis, it is understood that the CAGR for BESCOM tariff is 4.0% for commercial category, while the industrial tariffs have witnessed a CAGR of 4.5% over a period of last 9-10 years. Hence, keeping the same in perspective coupled with increasing share of renewable energy (owing to favourable policy environment), the tariffs are expected to rationalize going forward. Hence, on a conservative basis, we have assumed an annual escalation of 3.5% in the tariff.

21.3 Value Assessment

21.3.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Completed Blocks
Valuation Methodology	Discounted Cash Flow

The sections below highlight the detailed valuation workings for the subject property.

21.3.2 Area Statement

Based on the title report and the commencement certificate, we understand that the subject property is an operational solar park with details as under:

Block	Land Area (acres)	Capacity (MW)	PPA Effective date	Expiry of PPA
Karnataka Solar Park	67.925	15 MW (AC)	April 2021	April 2046

Source: Title report, commencement certificate

21.3.3 Development Timelines

Based on the information provided by the management, it is understood that the subject plant is operational as on date of valuation.

21.3.4 Electricity Consumption

As highlighted earlier, the subject property supply electricity to the various entities and has PPA for a 25-year period with Prestige Garden Constructions, Prestige Shantiniketan Leisures, Prestige Hyderabad Retail Ventures

21.3.5 Revenue Assumptions

The tariff and the escalation adopted are as under:

Particular	Basis	Details
Blended Tariff	INR per kWh	8.00
Annual Escalation	% p.a.	3.5%

Source: Valuer's assessment

21.3.6 Expense Assumptions

21.3.6.1 Asset Management Charges (AMC):

Based on review of O&M contracts with the service provide, we understand that the annual operating expenditure is INR 375,000 per MW (as of 2019). Hence, in light of the same, we have assumed annual O&M (operation & maintenance) expenses of INR 400,000 per MW for the subject solar park (as on date). Further, these expenses have been escalated at 4% p.a. in line with the O&M contract.

21.3.6.2 Open Access Charges:

The details of these charges adopted for the purpose of this exercise have been tabulated below (effective April 1, 2028):

Particular	Basis	Details
Fixed Open Access Charges	INR Mn per quarter	1.55 (escalated at 3.5% p.a.)
Variable Open Access Charges	% of revenue	4%

Source: Valuer's Research

21.3.6.3 Other Charges:

Insurance Premium

We have considered an annual outflow towards insurance premium of INR 0.4 Mn.

Replacement Cost of Inverter

Based on market feedback and various research reports, it is understood that a solar inverter generally has a lifespan of approx. 10 – 12 years. Hence, we have considered an additional outflow towards replacement of inverter in 13th year from COD.

Additionally, it is understood that the prevailing market price for inverters manufactured in India is approx. INR 2 Mn per MW, while the price is close to INR 3 Mn per MW for those made in Germany. It is also understood that the entire inverter may not need replacement and only the Insulated Gate Bipolar Transistors (IGBT) / electronics will be replaced. Hence, considering the reducing capital cost in the industry, the cost adopted for replacing the inverter has been considered as INR 1.3 Mn per MW in the year of replacement.

21.3.7 Useful Life

According to research reports and feedback from industry players, we understand that the rated power of solar panels typically degrades at about 0.5% to 0.7% per year. Considering the same, we have assumed an annual derating of approx. 0.5%.

On further interactions, we understand that majority of the solar PV manufacturers claim life of 25 years for standard solar panel warranty, which means that power output should not be less than 80% of the rated power till 25 years. Also, as per the CERC (Central Electricity Regulatory Commission) guidelines, a useful life of 25 years has to be assumed for a Solar PV generation facility for determination of levelized tariff. Basis the Management provided Purchase power agreement and the existing guidelines; we have considered a useful life of 25 years for the subject plant (viz. effective from April 1, 2021).

21.3.8 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated cost of equity.

The cost of equity has been adopted based on an analysis of the returns of listed power index/ key energy stocks in India and adjusting the same for asset and market specific attributes such as status of development (execution risk), approval risk, marketing risk, etc. The cost of equity has been further ratified from various research papers and industry reports, which highlight the market expectations for required rate of return on equity from Renewable Energy (RE) power projects in India. Based on our analysis, it was observed that the cost of equity for renewable energy projects would range between 14% - 16%. However, in our opinion, the cost of equity for subject property would be lower, considering the following factors:

- Low development and execution risk considering they are already operational
- Low marketing risk since the solar parks supply electricity to existing commercial developments through a PPA by MSPL with SPVs housing retail assets.

  Keeping the above in consideration, the cost of equity for discounting the cash flows for MSPL has been assessed as 11.5%.

21.3.9 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Karnataka Solar Park	INR 1,774 Mn

22 Treasure Island

22.1 Property Description

Brief Description	
Particulars	**Details**
Property Name	Treasure Island
Address	Plot No. 11, MG Road, Tukoganj, Indore, Madhya Pradesh
Land Area	Based on review of the title report, the Valuer understands that the total land area of the subject property under the leasehold ownership of the Management is approximately 2.29 acres
Leasable Area	Urban consumption centre - 0.4 msf

Source: Title report, Architect certificate

22.1.1 Site Details

Situation: Subject property – 'Treasure Island' is an operational urban consumption centre located in MG Road, Tukoganj, Indore, Madhya Pradesh.

Location: The subject property is located along M.G. Road in the central business district (CBD) area. The site is surrounded by established commercial developments such as RNT Marg, Race Course Road, Yashwant Niwas Road, Agra-Bombay Road, etc. Further, prominent residential hubs in the vicinity of the subject property include south Tukoganj, Manormaganj, Palasia, etc. Tukoganj is an established residential area of central Indore with a large catchment of affluent populace in proximity to the subject property.

The distances from key hubs to the subject property are presented in the table below:

Landmark	Distance (Km)
Indore Junction Railway Station	2 – 3
Devi Ahilyabai Holkar International Airport	9 – 10
Pithampur Industrial Area	30 – 35

Source: Consultants' research

Catchment Analysis: The subject property is located in the central part of Indore City, in South Tukoganj which is an established commercial and residential vector of Indore.

Treasure Island is the first urban consumption centre of Central India and commenced operations in the year 2007. The subject development established itself as the most preferred destination for shopping and entertainment and quickly gained popularity among neighbouring towns.

Since its launch, Treasure Island has managed to attract customers from over 120 Km away, defying the traditional catchments of small cities in India. Further, located in the centre of the city and easy connectivity with the railway station and hotels like Sarovar Portico, Lemon Tree, Shreemaya etc., the subject property attracts footfall from tourists travelling to city as well.

Surrounds: The subject property is surrounded as follows:

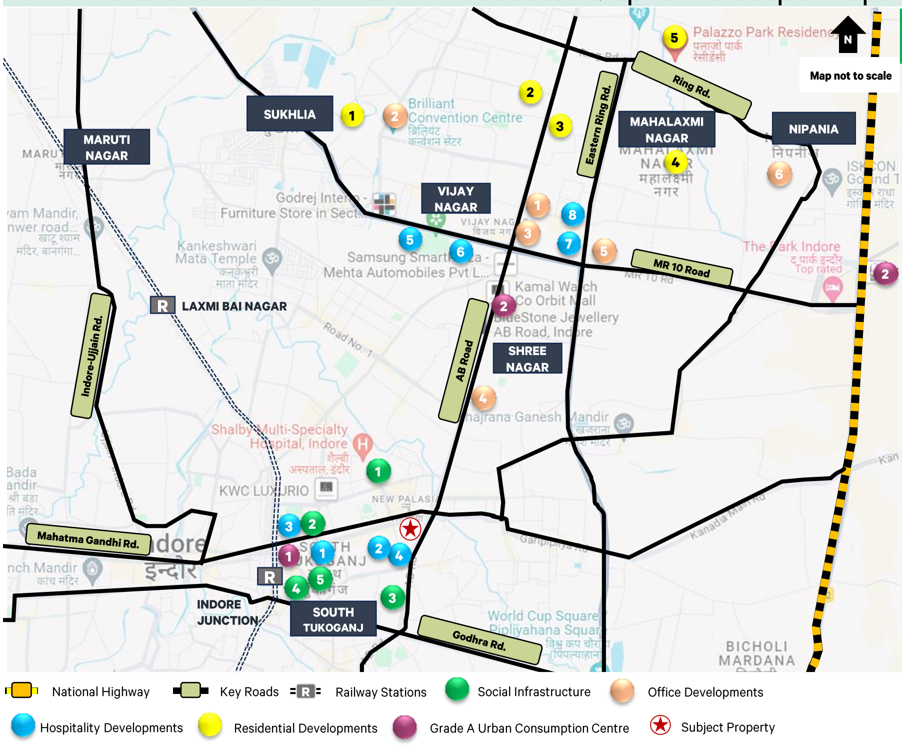
- **North:** 30m wide Mahatma Gandhi Road (primary access)
- **South:** 8m wide internal access road
- **East:** Other's property
- **West:** Other's property

Potential changes in surroundings: As highlighted earlier, the subject location is an established commercial vector with mixed use, retail / commercial activity on the main arterial roads, with limited scope for real estate development activity in the subject micro-market. Further, there are various planned infrastructure initiatives such as the smart city development plan, under which Indore city has received a sum of a total of INR 10,000 Mn, which will be used for the development and upliftment of certain existing aspects, along with development of additional new smart and futuristic projects.

Suitability of existing use: Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Urban consumption centre.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Social Infrastructure	Office Developments	Hospitality Developments	Residential Developments	Grade A Urban Consumption Centre
1. Oshin International School	1. NRK Business Park	1. Lemon-tree Hotel	1. Clifton Park	**Nexus Treasure Island**
2. Vedant International School	2. Brilliant Sapphire	2. Hotel South Avenue	2. Skye Luxuria 20	**1.** Nexus Indore Central
3. Mahatama Gandhi Medical College	3. Apollo Premier	3. Sarovar Portico Hotel Indore	3. Shalimar Premium Towers	2. Phoenix Citadel Mall
4. Indore Christian College	4. Singapore Business park	4. Hotel Crown Palace	4. Elite Apex	
5., Devi Ahilya Vishwavidyalaya	5. C21 Business Park	5. Indore Marriott	5. Palazzo Park Residency	
	6. Skye Luxuria Park	6. Sayaji Hotel Indore		
		7. Radisson Blu Hotel Indore		
		8. Effotel by Sayaji		

Source: Consultants' research

Shape: Based on site plan provided by the Management and visual inspection during the site visit, it is understood that the subject property is a regular shaped land parcel.

Topography: Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.

Frontage: Based on review of site plan and visual inspection, we understand that the subject property has adequate frontage along the MG Road.

Accessibility: As mentioned earlier, the property is accessible via approx. 30m wide MG Road located on the northern side of the development. By virtue of the same the property enjoys excellent accessibility and frontage.

Please refer Section 23.3 - Exhibit & Addendums for the site plan of the subject property.

22.1.2 Legal Details

As per the title report, we understand that the exact address of the subject property is Plot No. 11, MG Road, Tukoganj, Indore, Madhya Pradesh. Additionally, it is understood that the subject property is owned by Indore Treasure Island Private Limited. The land lease is renewable after every 4 years & 11 months. The current lease expires on 31st March 2025. Based on inputs from the Management, we understand that the land is leased from wholly owned subsidiaries of ITIPL and accordingly, the lease may be duly renewed upon expiry.

Further, this appraisal exercise is based on the premise that the subject property has a clear title and is free from any encumbrances, disputes, claims, etc. Consultants have not made any inquiries in this regard with the relevant legal/ statutory authorities.

22.1.3 Town Planning

Zoning	As per the review of Indore Master Plan 2021, it is understood that the land use for the subject property is for **'Commercial activity /services'.** The current commercial/retail activity is permissible under the aforesaid zoning. The same has been considered for the purpose of this appraisal. Consultants have made no further inquiries with the local authorities in this regard. The permissible land use adopted by the Consultants for the subject property has been based on information/review of various documents provided by the Management. It must be noted that all factual data viz. permissible development control regulations, land area and achievable FSI have also been based on information/review of various documents (such as title report, plan sanction letter, site plan, etc.) provided by the Management or assumed based on building regulations, and no physical verification/ measurement has been undertaken for the purpose of this valuation exercise. For the purpose of this exercise, it has been assumed that all developments (existing / under construction / proposed) adhere to building regulations as prescribed by the relevant authorities. Consultants have not validated the information provided by the Management with the relevant development authorities.
Approved Usage:	Based on floor plans provided by the Management and visual inspection during our site visit, **we understand that the subject property is an operational urban consumption centre, comprising of LGF+GF+7 floors.** The current use of the subject property has been provided by the Management and is broadly in agreement with the rules and regulations as prescribed by the local development authority. However, Consultant have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.
Restrictions:	As per feedback received from the Management, there are no restrictions on the current use of the property.
Natural or induced hazards:	We are of the opinion that the project/ site has been developed to withstand natural or induced hazards (with the exception of extreme/ out of the ordinary hazards).

22.1.4 Statutory Approvals, Sanctions & Approvals

22.1.4.1 Statutory Approvals received and to be received

As per the review of documents provided by the Management, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject development.

The details of the Occupancy/ Completion Certificates for the subject development shared by the Management have been tabulated below:

Subject Property / Block Name	Authority	Date of Issue (DD-MM-YY)
Treasure Island	Indore Municipal Corporation	12-07-07

Source: Approval documents provided by the Management

The table below highlights the status of other approvals for the subject property:

Approval/NOC	Status (Applied / Received)	Authority	Date of Issue (DD-MM-YY)
Fire NOC	Received	Directorate of Urban Administration & Development, M.P., Bhopal	24-05-18
Environment Clearance	Received	M.P. Pollution Control Board	12-06-20
IGBC Certification	Received	Indian Green Building Council	15-08-22

*Source: Approval documents provided by the Management; *The dates mentioned are based on the revised approvals received*

22.1.4.2 One-time Sanctions & Periodic Clearances

Please refer section 23.4 on One-time Sanctions & Periodic Clearances.

22.1.5 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

Subject Property	Building Elevation	Carpet Area (sf)	Leasable Area (sf)	Leased Area (sf)
Treasure Island	LGF+GF +7F	335,704	435,783	404,125

Source: Rent roll, Architect certificate provided by the Management

The table below highlights the detailed occupied area break-up of the subject development:

Category	Leased Area (sf)
Anchor	151,435
In-line	115,901
Entertainment	92,021
F&B	17,544
Food Court	14,480
Others*	12,744
Total	**404,125**

*Source: Rent roll, Management input; *includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights other specifications of the subject development:

Details	Completed Blocks
Grade of the Building	Grade A
LEED Certification	NA. The subject property has received IGBC certification
Structural Design	LGF+GF+7 floors
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained.

Source: Site visit, occupancy certificate, Indian Green Building Council Certificate

22.1.6 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building Management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks 4W slots- 556; 2W slots-450

Source: Information provided by the Management, site visit

22.1.7 Condition & Repair

Based on information provided by the Management and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. Further it offers international standard infrastructure and best-in-class asset management. Based on information provided by the Management and corroborated with our Over the last few months, Management has incurred repairs and maintenance expenses towards upgradation of the common areas, food court, common toilets, external façade, etc. which gives a premium feel to the development.

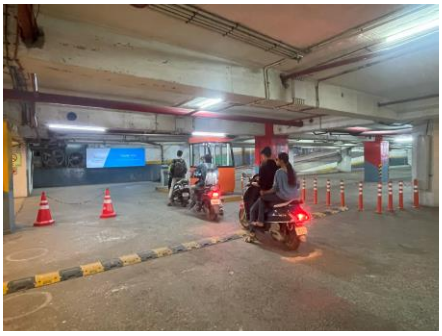
The table below highlights the major repairs and maintenance work/ infrastructure upgrade works to be undertaken over the next few quarters:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	10.0	Q2 FY25

Source: Information provided by the Management

22.1.8 Property Photographs

Please refer to the property photographs highlighted below:

Treasure Island	
	
External view of the subject property	External view of the subject property
	
Internal View of the subject property	Internal View of the subject property
	
View of primary access road	View of the parking area

22.1.9 Summary of Property Description

Treasure Island is a Grade A, leasehold property located in Indore. Launched in 2007 with a total Leasable Area of 0.4 msf and spread over 2.29 acres in the heart of Indore, Treasure Island was the first retail urban consumption centre to open in Central India. Since then, it has established itself as among the most preferred urban consumption centre destinations in the region for consumers' shopping and entertainment needs. Through its one-stop offerings, Treasure Island attracts patrons from over 50 kilometers away, well over the typical catchment range of urban consumption centres in small cities in India.

Treasure Island recently transformed and upgraded its food court, washrooms and façade in order to improve the shopping experience for its consumers. It hosts leading brands including premium fashion brands such as Marks & Spencer and Allen Solly, fine dining including a food court with 356 seats, the only PVR Cinemas in the region with nine screens, as well as youth entertainment options in the form of Timezone and Funplex. The asset is also home to leading brands like Mr. D.I.Y., Zudio, Evok and Barbeque Nation, among others.

22.2 Tenancy Analysis

22.2.1 General Overview

This section provides a summary of the current tenancy configuration of the property as extracted from the tenancy schedule provided by the Management. Brief overview of the type of tenants, area split across various tenant categories, rental share, etc. as of 31st March 2024 has been provided below:

Current Tenant Category Mix

Tenant Category	Leased Area (sf)	% of area leased	% Share (of gross rental income)	No of Brands
Anchor	151,435	37.5%	29.4%	9
In-line	115,901	28.7%	44.2%	57
Entertainment	92,021	22.8%	16.2%	4
F&B	17,544	4.3%	2.9%	4
Food Court	14,480	3.6%	2.0%	7
Others*	12,744	3.2%	5.4%	29
Total	**404,125**	**100.0%**	**100.0%**	**110**

*Source: Information provided by the Management; *Includes Kiosk, Quasi Office Space and Storage Space*

The table below highlights the **top 10 tenants in terms of gross rental** at the subject development:

Sr no.	Tenant Name	Leased Area(sf)	% of area leased	% Share (of gross rental income)	WALE based on area (in years)
1	Tenant 1	72,785	18.0%	13.4%	9.0
2	Tenant 2	32,023	7.9%	9.2%	1.6
3	Tenant 3	33,059	8.2%	7.0%	6.6
4	Tenant 4	16,788	4.2%	4.5%	4.0
5	Tenant 5	3,560	0.9%	2.8%	1.4
6	Tenant 6	7,290	1.8%	2.5%	7.8
7	Tenant 7	9,123	2.3%	2.3%	12.0
8	Tenant 8	17,017	4.2%	2.2%	10.6
9	Tenant 9	2,849	0.7%	2.1%	1.2
10	Tenant 10	11,081	2.7%	1.9%	0.8
	Total	**205,575**	**50.9%**	**47.9%**	**6.6**

Source: Information provided by the Management

22.2.2 Lease Rental Analysis

The table below depicts the area leased across various rent points (as on date of valuation) for the operational space at the subject development:

Contractual Rental Mix

Tenant Category	Leased Area (sf)	% of area leased
Anchor	151,435	37.5%
In-line	115,901	28.7%
Entertainment	92,021	22.8%
F&B	17,544	4.3%
Food Court	14,480	3.6%
Others*	12,744	3.2%
Total	**404,125**	**100.0%**

*Source: Information provided by the Management; *includes Kiosk, Quasi Office Space and Storage Space*

As highlighted in the table above, the development has a diverse mix of tenants across categories with higher share of Anchor stores 37.5% v/s non-Anchor stores based on leased area. Further, the in-line category rentals are achieving almost 1.9x – 2.0x of the rent achieved from Anchor tenants on account of smaller shop sizes, category and location across floors.

In addition, we have also analysed the type of rental obligations for various tenants as summarized below:

Rent type	Leased Area (sf)	% of area leased	% of gross rental
MG + TR*	234,641	58.1%	70.3%
Pure MG	110,502	27.3%	24.6%
Pure TR	51,834	12.8%	4.4%
Others	7,148	1.8%	0.6%
Total	**404,125**	**100.0%**	**100.0%**

*Source: Information provided by the Management; *MG – Minimum Guarantee, TR – Turnover Rental*

As a prevalent market practice, majority of the tenants are charged rental based on minimum guarantee or as a percentage of tenant sales whichever is higher. This gives the benefit to the lessor in achieving higher rentals during high season and protect the downside in case of limited business by the tenants. Since over 58.1% of the area is contracted with MG + TR, this gives the benefit of achieving higher rentals than the fixed contractual rentals for the subject property in the long term.

22.2.3 Historical Trends

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Occupancy (%)	80.9%	81.0%	78.0%	83.9%	92.1%	92.5%	93.4%
Leasable area (msf)	0.43	0.43	0.43	0.43	0.43	0.43	0.44

Source: Rent roll provided by the Management

22.2.4 Lease Expiry Analysis

The table below highlights the area/leases due for expiry in the coming years:

Particulars	Area expiring (sf)	% of leased area	% of gross rent
FY25	38,498	9.5%	10.0%
FY26	87,521	21.7%	28.1%
FY27	21,686	5.4%	6.8%
FY28	29,261	7.2%	9.5%
FY29	21,429	5.3%	6.2%
Area expiring till FY27	**147,705**	**36.5%**	**44.9%**
Area expiring till FY29	**198,395**	**49.1%**	**60.7%**

Source: Rent roll provided by the Management

Based on the table above, we understand that the subject development will witness marginal churn every year with maximum area expiring in the FY26. Given the limited competition in the submarket, quality asset management and prominent brands mix with consistent sales and increasing occupancy trend, we opine that the marketing/leasing risk of the subject property would be relatively lower in the short term and tenants would continue to be part of the development. Additionally, the Weighted Average Lease Expiry (WALE) for the entire development is approx. 5.7 years (by area) and 4.5 years (by rental) as on the date of valuation.

22.2.5 Gross Leasing Summary

Particulars	FY18	FY19	FY20	FY21	FY22	FY23	FY24
Non-optional renewal (msf)	-	-	0.00	-	0.02	0.03	0.01
Re-leasing (msf)	-	-	0.03	0.02	0.03	0.02	0.01
Vacant area leasing (msf)	0.01	0.01	0.02	0.01	0.00	0.00	0.00
Total	**0.01**	**0.01**	**0.05**	**0.03**	**0.05**	**0.05**	**0.02**

Source: Rent roll provided by the Management

22.2.6 Re-leasing History

Particulars	New Leased Area (msf)	Spread on MG (%)
FY18	-	0.0%
FY19	-	0.0%
FY20	0.03	(5.2)%
FY21	0.00	(39.9)%
FY22	0.03	(13.3)%
FY23	0.03	(0.6)%
FY24	0.01	4.6%
Total	**0.11**	**(5.2)%**

Source: Rent roll provided by the Management

Based on the review of rent roll and inputs received from the Management, we understand that approx. 0.11 msf of the space has been released to new tenants with negative spread of approx. 5.2% being achieved on the prevailing MG rentals. Further, the re-leasing done in FY24 is at a releasing spread of 4.6%..

22.3 Assumptions Rationale

Traditionally, retail activity in the city was present as a part of shop-cum-office complexes/mixed-use formats (with retail on ground and first floor and office space on upper floors). However, the development of "Treasure Island" on the M.G. Road marked the commencement of investment grade retail activity in the city. Further, multiple national and international brands have occupied space in the Grade-A developments Treasure Island.

Currently Treasure Island and Nexus Indore Central are the only quality Grade-A Urban consumption centres. These are some of the most prominent urban consumption centre in Central India. There is an upcoming Grade A Urban consumption centre expected to come in FY23 in the outskirts of the city, which is expected to further enhance the retail market in the city.

The following sections would further deep-dive into the demand supply dynamics and upcoming competition in the subject region.

22.3.1 Demand and Supply Dynamics

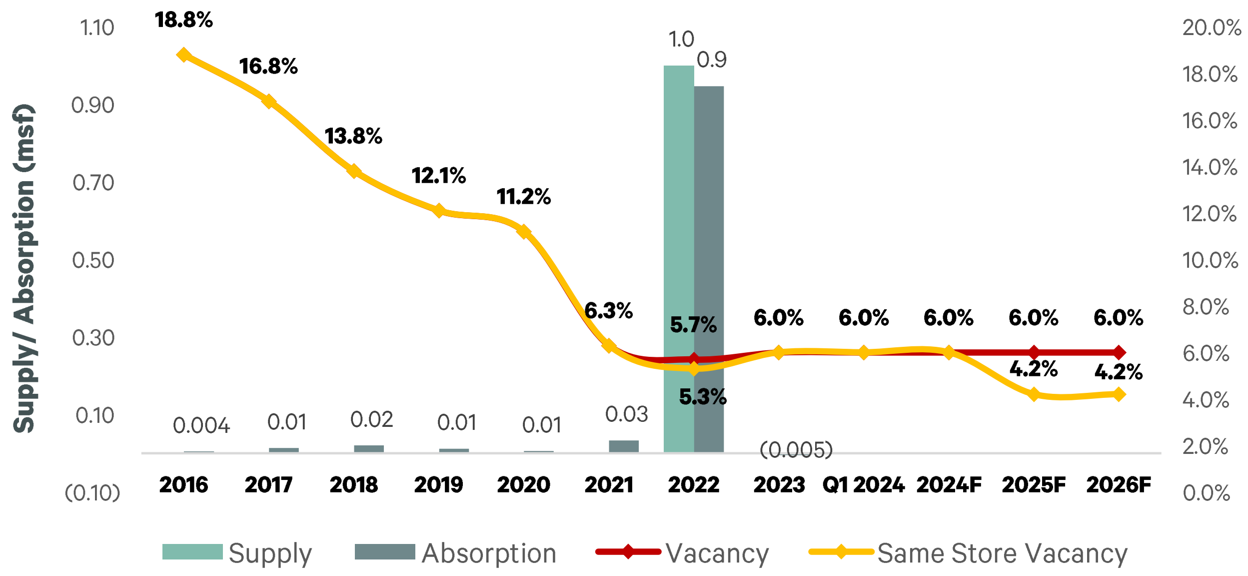
22.3.1.1 Demand, Supply and Vacancy Trends – City and subject region submarket

The table below highlights the key statistics pertaining to the Grade-A Urban consumption centre:

Particular	Details
Total completed stock (Q1 2024)* – msf	Approximately 1.7
Current occupied stock (Q1 2024) – msf	Approximately 1.6
Current vacancy (Q1 2024)	Approximately 6%
Future supply - msf	2024-26: Nil

*Source: CBRE; *Data as of 31st March 2024*

Demand – Supply Dynamics (Indore)



Source: CBRE; Note: Q1 2024 is as of March 2024. 2024F, 2025F & 2026F numbers indicate supply addition that is under construction as of Q1 2024 and is expected to be completed in 2024, 2025 & 2026. Vacancy numbers are as of March 31 for respective years (Q1'24 is as of March 31)

The year 2022 witnessed supply addition of approx. 1.0 msf with the completion and operation of one of the prominent urban consumption centres in the city mainly Phoenix Citadel. No new addition in quality Grade A supply is expected in the city in the next 2-3 years.

Vacancy levels have remained stagnant over the past 2-3 years owing to improved performance of the urban consumption centres resulting from overall control of the tenant mix by the developer. As of Q1 2024, vacancy stands at 6.0%.

22.3.1.2 Key Developments in Submarket

The table below highlights the prominent developments in the subject submarket:

Development Name	Year of completion	Leasable Area (msf)	Approx. Occupancy (%)	Quoted Rent for GF In-line (INR psf pm)
Development 1	2017	0.2	80 - 85%	125 – 135
Development 2	2022	1.0	92% - 94%	180 – 200

Source: CBRE

22.3.1.3 Future Supply

Based on the market research, we understand that there is no new supply expected to be operational in the subject region by 2026. Currently, there are no new planned developments which would be introduced in later years.

22.3.2 Lease Rent Analysis

The current rental in subject submarket typically varies between INR 60 – 70 psf pm on leasable area basis for the urban consumption centre comprising of both anchor & non-anchors coupled with location, size, and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. Further, the rentals for ground floor (GF) In-lines would range between 135 – 145 psf across floors, categories, etc.

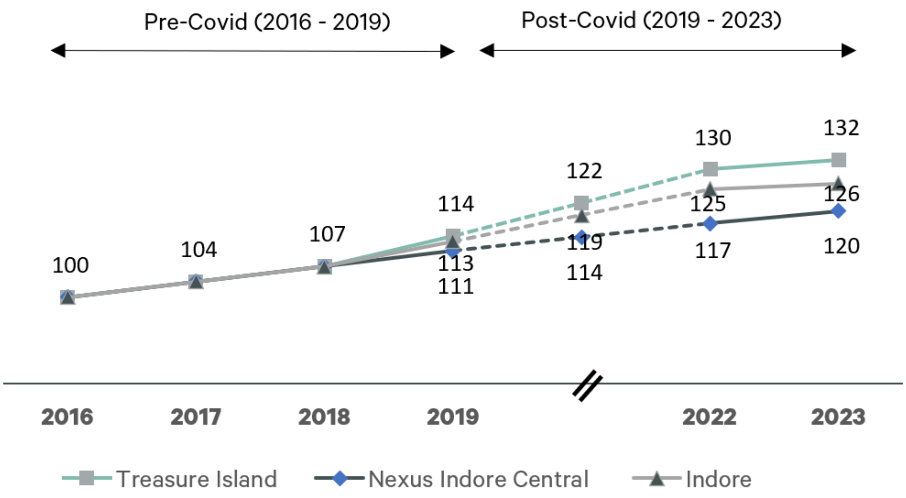
In addition, the maintenance service charges for these developments varies in the range of INR 15.0 – 35.0 psf pm depending upon the tenant category, size, floor, etc.

The table below highlights some of the recent lease transactions for spaces in urban consumption centre assets in the submarket of the subject property:

Date of Transaction	Tenant Name	Leasable Area (sf)	Category	Transacted Rent Value (INR psf pm)* MG
Q4 2022	Tenant 1	3,447	Vanilla	120
Q4 2022	Tenant 2	4,065	Vanilla	100
Q4 2022	Tenant 3	13,236	Anchor	80
Q4 2022	Tenant 4	401	Vanilla	180
Q4 2022	Tenant 5	1,810	Vanilla	127

*Source: Valuer's Assessment; *Rent value is base rent on leasable area basis*

22.3.2.1 *Rental Index*



Source: CBRE; Note: Marginal rentals rebased to 100 as of 2016; for like-to-like assets operational since 2016

Marginal rentals in Treasure Island & Nexus Indore Central, which account for the entire grade A stock of Indore, have grown in tandem from 2016 to 2018 with 2019 witnessing a moderate differential whereby marginal rentals of Treasure Island grew slightly higher as compared to Nexus Indore Central. Despite the pandemic, post-covid recovery in 2022 has been robust with recorded marginal rentals higher than pre-pandemic levels across both Urban consumption centres indicating resilient demand for brick & mortar retail. Marginal Rents at Treasure Island have outperformed the competing assets in the submarket over the past 4-5 years. Given its position as one of the most preferred retail destinations in the region for consumers' shopping and entertainment needs, marginal rents at the asset are expected to be at a premium relative to the competing assets.

22.3.2.2 Rent ~ Future Outlook for Submarket

Considering the future competition expected in the market coupled with improved performance of the urban consumption centre resulting from overall control of the tenant mix by the developer and drop in the vacancy levels, we believe that the rentals would move steady in line with the inflationary trends as the occupancy improves. Based on the market feedback and research undertaken, we understand that the rentals are expected to grow at 6.0% p.a. till FY26 and would stabilize at 5.0% from FY27 onwards.

22.3.3 Assumptions Adopted for Valuation Exercise

22.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the limited vacancy at the subject development and historical trend witnessed as highlighted in section 22.2.5, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased by FY24 onwards.

22.3.3.2 Rental Value – Urban consumption center

The subject development has been commanding one of the highest rentals in the influence region. Further, the vacant space primarily comprises of office space and one in-line category which are located on upper floors. Hence, considering the same, we have adopted a rental of **INR 45.1 psf pm** for the vacant space. Further, the market average rental opinion for the overall urban consumption centre is approx. **INR 77.1 psf pm** across floors and categories. The detailed explanation has been given in section 22.4.5.1.

22.4 Value Assessment

22.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized subject to the Management's consultations and giving due consideration to the Management's requirements. Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the following approach:

Particulars	Valuation Methodology
Urban consumption centre	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

22.4.2 Area Statement

Based on information from the rent roll and architect certificate provided by the Management, the table below highlights the area configuration of the subject property:

Block	Total Area (msf)	Vacant Area (msf)
Urban consumption centre	0.44	0.03

Source: Architect certificate, Rent roll

22.4.3 Construction Timelines

22.4.3.1 Completed Blocks

The property is operational since 2007.

22.4.4 Absorption/ Leasing Velocity and Occupancy Profile

22.4.4.1 Completed Blocks

As explained in section 22.3.3.1, the balance space is opined to be leased by next 2-3 quarters with additional rent-free period of 2 months. Thus, we expect that the space to be fully leased and operation from FY25 onwards.

The table below highlights the absorption assumptions adopted for the subject development:

Block	Absorption Schedule	FY24	FY25	Total
Urban consumption centre	Percentage (%)	93.2%	6.8%	**100.0%**

Source: Valuer's assessment

22.4.5 Assumptions – Rental Revenue

22.4.5.1 Lease rent assumptions

For the purpose of this appraisal exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Management. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Management, following rent has been adopted for the purpose of value assessment at the subject property:

Component	Leasable Area (sf)	Leased Area (sf)	Basis	Rent Adopted* (INR psf pm)
Urban consumption centre	435,783	404,125	In-place rent for leased area	67.1 ^
			Marginal rent	77.1

Source: Rent roll provided by the Management; Valuer's assessment

** The rent mentioned above exclude other income such as Maintenance service charges, parking income received from the tenants, etc.;*
^ weighted average warm shell rent for area already leased – as per rent roll/lease deeds shared by the Management

The above marginal rent assumption is adopted for the entire subject development. In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the urban consumption centre.

Based on the size and scale of operations of tenants the Valuer has adopted individual marginal rent assumptions for varied category of tenants and assumed that post lease expiry, these spaces will revert to marginal rent prevailing at that point in time.

In addition, typically most of the leases signed in urban consumption centre also have a component of turnover rent (TR%) in the form of turnover rentals. Depending upon the performance of individual categories, the lessor is entitled to the potential upside on the rentals in case of better performance / tenant sales. Considering the same, Valuer has factored tenant sales for each category of tenants based on their historical performance and escalated with potential growth rate to factor turnover rental from high performing tenants.

Kiosk Income – Based on the current performance of the development, Kiosk income has been adopted as a 4.7% of other gross rentals for the purpose of cash flows projections.

22.4.6 Assumptions – Non-Rental Revenue

The following table highlights the details of non-rental income and related expenses for the subject development comprising of marketing, maintenance services, parking, and other incomes. Based on the inputs from the Management, we have been provided with FY24 nos. and have been escalated with stabilized growth rates for future projections. The same is broadly in line with the market practices.

Nature	Details
Net Marketing Income / (Expense)	1.1% of rental income
Net Maintenance Services Income / (Expense)	14.6% of rental income
Net Parking Income / (Expense)	3.1% of rental income
Net Other Operating Revenues / (Expenses)	0.4% of rental income
Security Deposit	INR 147 Mn is collected as on date of valuation. Further, 6 months rental has been adopted for future leases

Source: Management input; Valuer's assessment

22.4.7 Rent Escalation

Escalation on renewal - Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 12.0% - 15.0% over the next 3 - 5 years, which is in-line with the trend observed in the market. The same has been adopted by the Valuer for the vacant area and renewals at the subject property.

Market Rental & Sales Growth – Based on the historical growth trends, increase in the disposable income and feedback from market players, we opine that the rental and sales growth is expected to be healthy and would grow as per the following table:

Particulars	Unit	Details
Tenant sales growth rate	% p.a.	FY25: 6.0% Thereafter 5.0%
Marginal rent growth rate	% p.a.	5.0% from FY25 onwards

Source: Valuer's assessment

22.4.8 Capital Expenditure

22.4.8.1 Development Cost

Not applicable. The subject property is an operational development.

22.4.8.2 Major Repair and improvements

The table overleaf highlights the assumptions towards the pending expenses/ infrastructure upgrade works in the subject development:

Expense Head	Total Pending Cost (INR Mn)	Quarter of Completion
Capex Expense	10.0	Q2 FY25

Source: Management input

22.4.9 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep running of the development. Based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

Nature of Expense	Details
Reserves & Maintenance (R&M) Provision ^	2.0% of gross rentals
Property Management Fee ^	4.0% of revenues from operations
Property Tax	INR 5.5 Mn for FY25 as per the Management input with 5.0% p.a. escalation from FY26 onwards
Insurance	INR 2.9 Mn for FY25 as per the Management input and 5.0% p.a. escalation from FY26
Vacancy Allowance	5.0% of revenues from operations
Rent Free Period	2 Months
Brokerage	0.23 Months*

*Source: Management input; Valuer's assessment; ^ fees has been considered as below the NOI line item; *Typically brokerage is charged for 1-2 months of rental as per the prevailing market practice. However, as per the Management input, we understand that approx. 70 - 80% of the deals are direct with no brokerage pay-out and as per review of historic brokerage expenses, the effective brokerage is approx. 0.23 months of the total rental. The same has been adopted for the valuation workings.*

22.4.10Capitalization Rate

As highlighted in section 3.3, the capitalization rate adopted is **8.5%.**

22.4.11Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in Section 3.4 of this report.

22.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
Treasure Island	**INR 2,788 Mn**[25]

[25] *Nexus Select Trust will own a 50% economic interest in Treasure Island*

23 Exhibits and Addendums

23.1 Other Mandatory Disclosures

23.1.1 Details of Material Litigations

Please refer to the section on litigations in the final offer document for details on material litigations for various assets.

23.1.2 Details of options or rights of pre-emption and other encumbrances

Please refer to the section on litigations in the final offer document for details on material litigations for various assets.

23.1.3 Details of Revenue Pendencies

Please refer to the section on litigations in the final offer document for details on revenue tendencies for various assets.

23.2 Brief Professional Profiles

1. <u>Vijay Arvindkumar C</u>

   Partner,

   iVAS Partners

   - **Professional Membership:** IBBI Valuer (Valuer Registration Number: IBBI/RV/02/2022/14584 for land and buildings)
   - **Valuation Experience:** over 10 years
   - **Role in the valuation:** Project lead and compliance/ consistency sign-off for all assets
   - **Brief professional profile:**
     - Vijay, a partner in iVAS Partners, has experience in providing real estate valuation services to a wide spectrum of client including financial institutions, private equity funds, developers, NBFCs, corporate houses, banks, resolution professionals, landowners, etc.
     - Vijay has worked on a variety of valuation and technical due-diligence assignments for various purposes including investment related due diligence, mortgage/collateral appraisals, financial reporting, etc. across a range of asset classes such as commercial (office and retail) projects, residential projects, integrated township developments, hospitality assets, warehouses, etc. for both national as well as international client.
     - Vijay joined iVAS in January 2022 and has spent time in Chennai. He has been associated with CBRE as a valuer for three years followed by over four years' experience across ICICI a Bank in the technical team responsible for real estate appraisals.

2. <u>Manish Gupta</u>

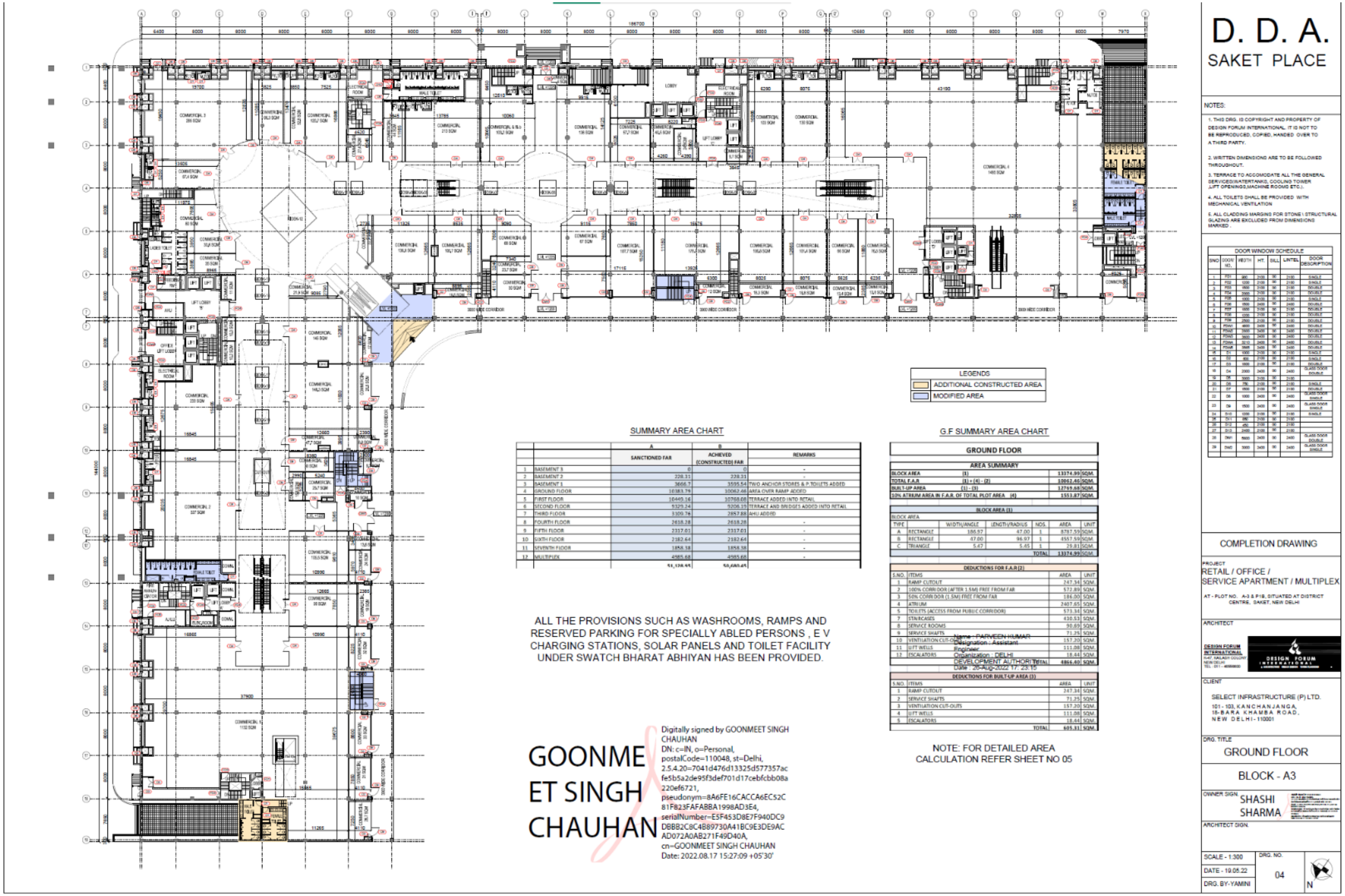
   Partner,

   iVAS Partners

   - **Professional Membership:** IBBI Valuer (Valuer Registration Number: IBBI/RVO/2017/002 for land and buildings)
   - **Valuation Experience:** over 14 years
   - **Role in the valuation:** Cash flow assessment and valuation report
   - **Brief professional profile:**
     - Manish Gupta is the founding partner of iVAS Partners.
     - He is a registered architect and a member of the following institutions:
       - Registered Architect with Council of Architecture (COA)
       - Member of Royal Institute of Charted Surveyors (MRICS)
       - Member of Institution of Valuers (IOV)
     - He has experience in providing real estate valuation services to a wide spectrum of clients including financial institutions, private equity funds, developers, NBFCs, corporate houses, banks, resolution professionals, landowners, etc.
     - He has handled valuations for various purposes including investment related due diligences, acquisition/ disposition, mortgage/ collateral appraisals, financial reporting etc. across asset classes ranging from residential developments, townships, commercial office and SEZ buildings, retail malls, large-scale industrial parks, hospitality, entertainment projects, warehousing hubs etc.

23.3 Site Layout Plans

23.3.1 Nexus Select Citywalk



SUMMARY AREA CHART

		A	B	
		SANCTIONED FAR	ACHIEVED (CONSTRUCTED) FAR	REMARKS
1	BASEMENT 3	0	0	-
2	BASEMENT 2	228.31	228.31	-
3	BASEMENT 1	3666.7	3595.54	TWO ANCHOR STORES & P.TOILETS ADDED
4	GROUND FLOOR	10383.79	10062.46	AREA OVER RAMP ADDED
5	FIRST FLOOR	10449.16	10768.08	TERRACE ADDED INTO RETAIL
6	SECOND FLOOR	9329.24	9206.19	TERRACE AND BRIDGES ADDED INTO RETAIL
7	THIRD FLOOR	3109.76	2857.88	AHU ADDED
8	FOURTH FLOOR	2618.28	2618.28	-
9	FIFTH FLOOR	2317.01	2317.01	-
10	SIXTH FLOOR	2182.64	2182.64	-
11	SEVENTH FLOOR	1858.38	1858.38	-
12	MULTIPLEX	4985.68	4985.68	-
		51,128.45	50,680.45	

G.F SUMMARY AREA CHART

GROUND FLOOR

AREA SUMMARY

BLOCK AREA	(1)	13374.99	SQM.
TOTAL F.A.R	(1) + (4) - (2)	10062.46	SQM.
BUILT-UP AREA	(1) - (3)	12769.68	SQM.
10% ATRIUM AREA IN F.A.R. OF TOTAL PLOT AREA	(4)	1553.87	SQM.

BLOCK AREA (1)

BLOCK AREA

TYPE		WIDTH/ANGLE	LENGTH/RADIUS	NOS.	AREA	UNIT
A	RECTANGLE	186.97	47.00	1	8787.59	SQM.
B	RECTANGLE	47.00	96.97	1	4557.59	SQM.
C	TRIANGLE	5.47	5.45	1	29.81	SQM.
				TOTAL	13374.99	SQM.

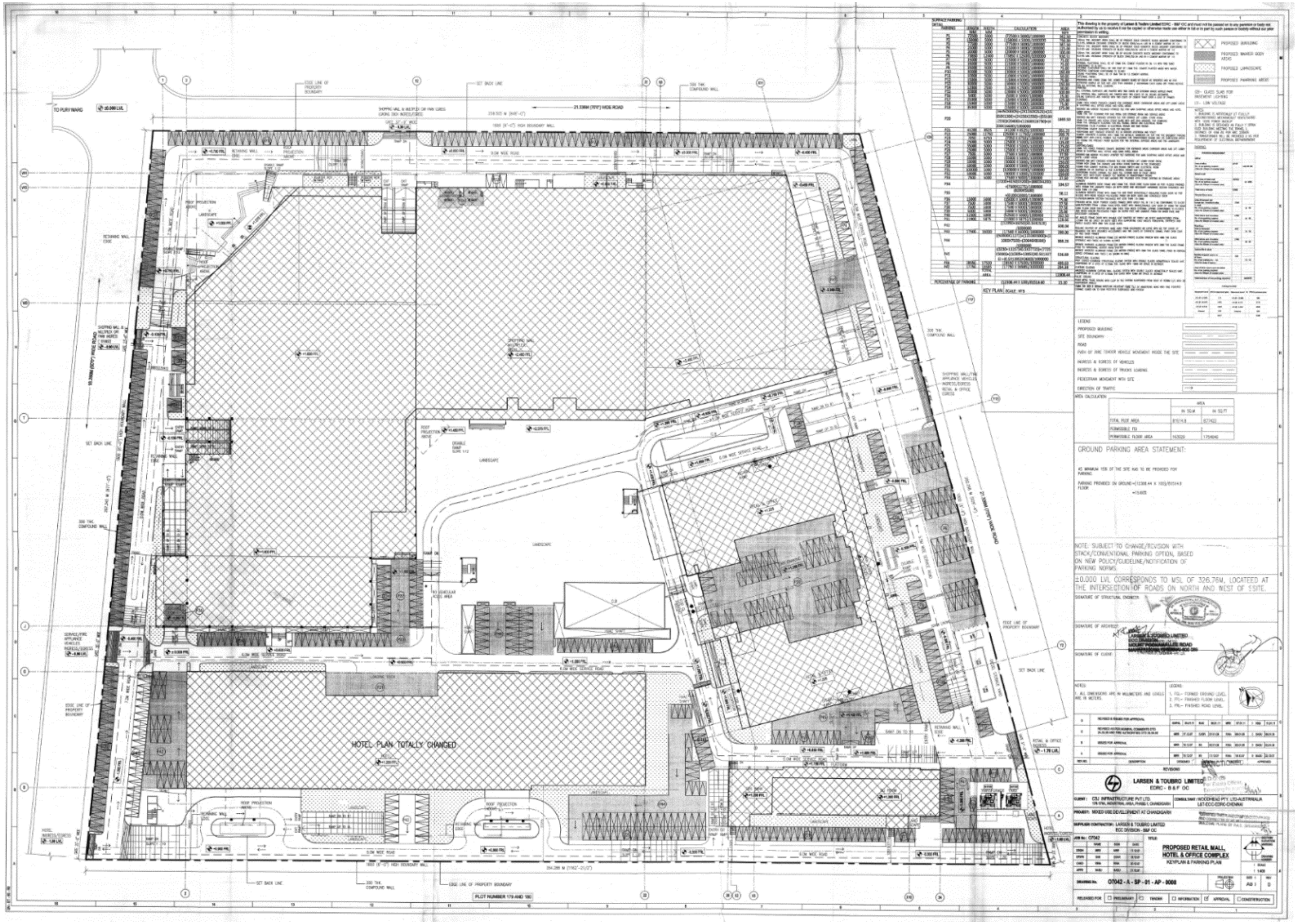
DEDUCTIONS FOR F.A.R (2)

S.NO.	ITEMS	AREA	UNIT
1	RAMP CUTOUT	247.34	SQM.
2	100% CORRIDOR (AFTER 1.5M) FREE FROM FAR	572.89	SQM.
3	50% CORRIDOR (1.5M) FREE FROM FAR	186.00	SQM.
4	ATRIUM	2407.65	SQM.
5	TOILETS (ACCESS FROM PUBLIC CORRIDOR)	573.34	SQM.
7	STAIRCASES	430.53	SQM.
8	SERVICE ROOMS	90.69	SQM.
9	SERVICE SHAFTS	71.25	SQM.
10	VENTILATION CUT-OUTS	157.20	SQM.
11	LIFT WELLS	111.08	SQM.
12	ESCALATORS	18.44	SQM.
	TOTAL	4866.40	SQM.

DEDUCTIONS FOR BUILT-UP AREA (3)

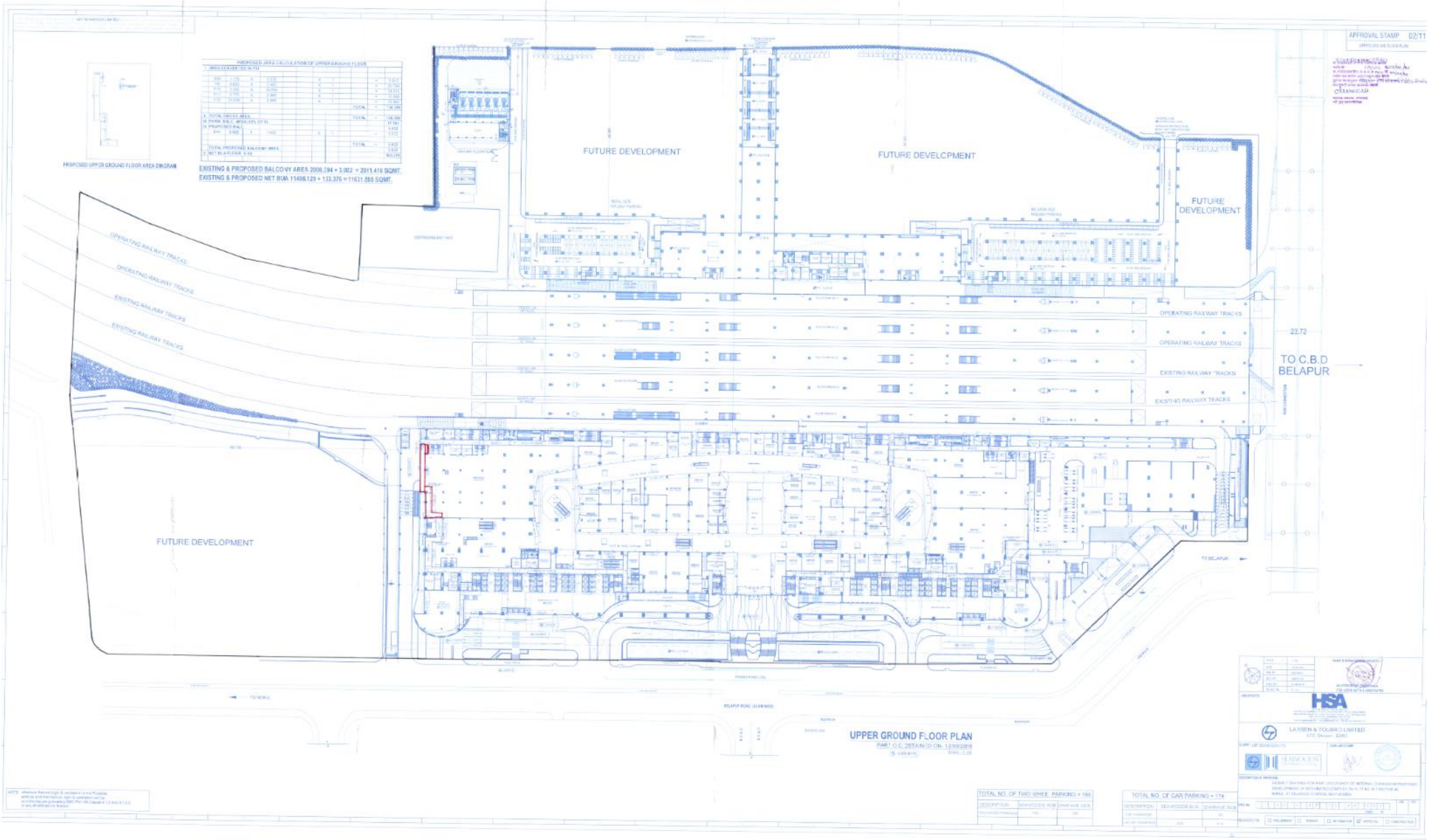
S.NO.	ITEMS	AREA	UNIT
1	RAMP CUTOUT	247.34	SQM.
2	SERVICE SHAFTS	71.25	SQM.
3	VENTILATION CUT-OUTS	157.20	SQM.
4	LIFT WELLS	111.08	SQM.
5	ESCALATORS	18.44	SQM.
	TOTAL	605.31	SQM.

23.3.2 Nexus Elante Complex



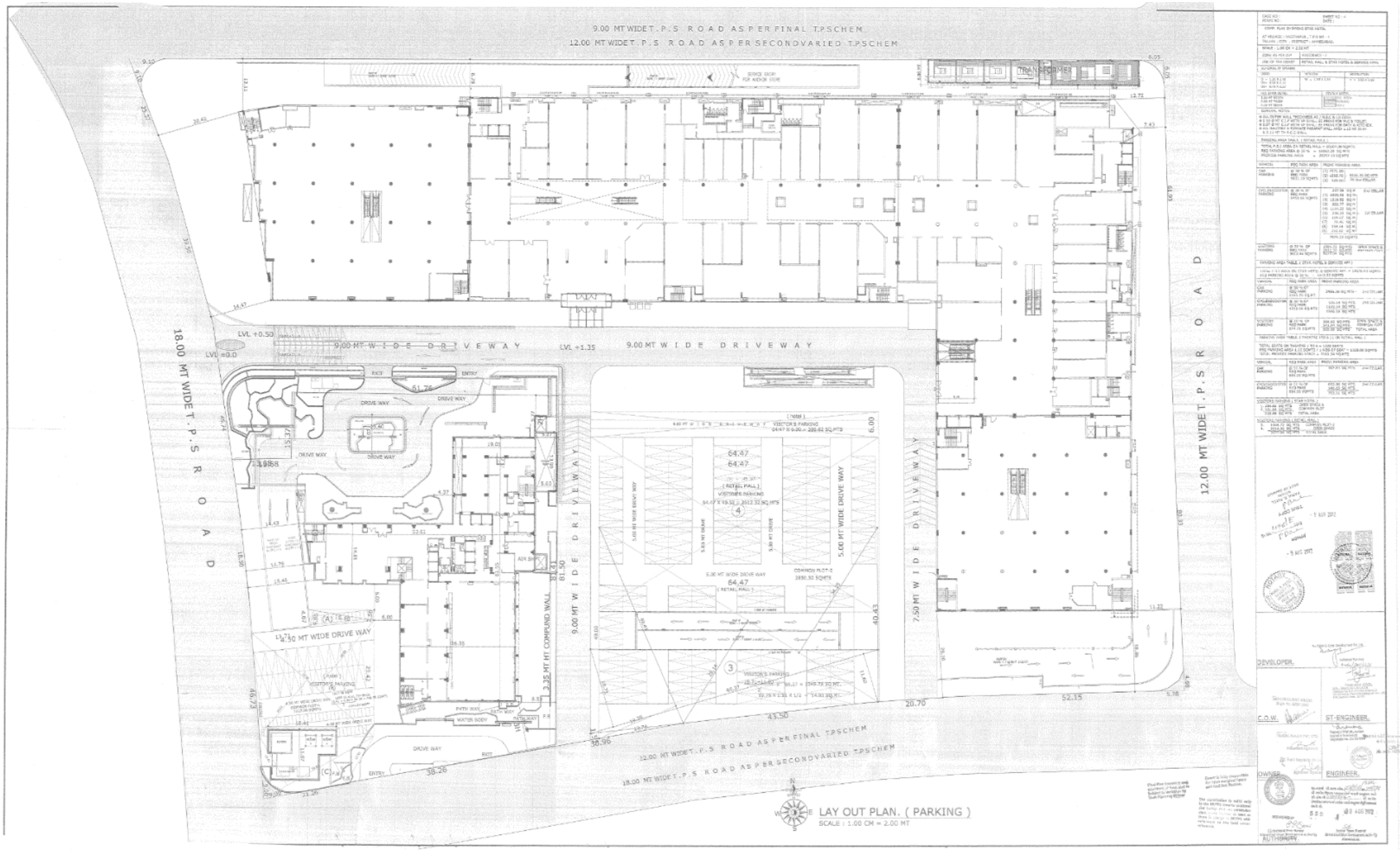
iVAS CBRE

23.3.3 Nexus Seawoods



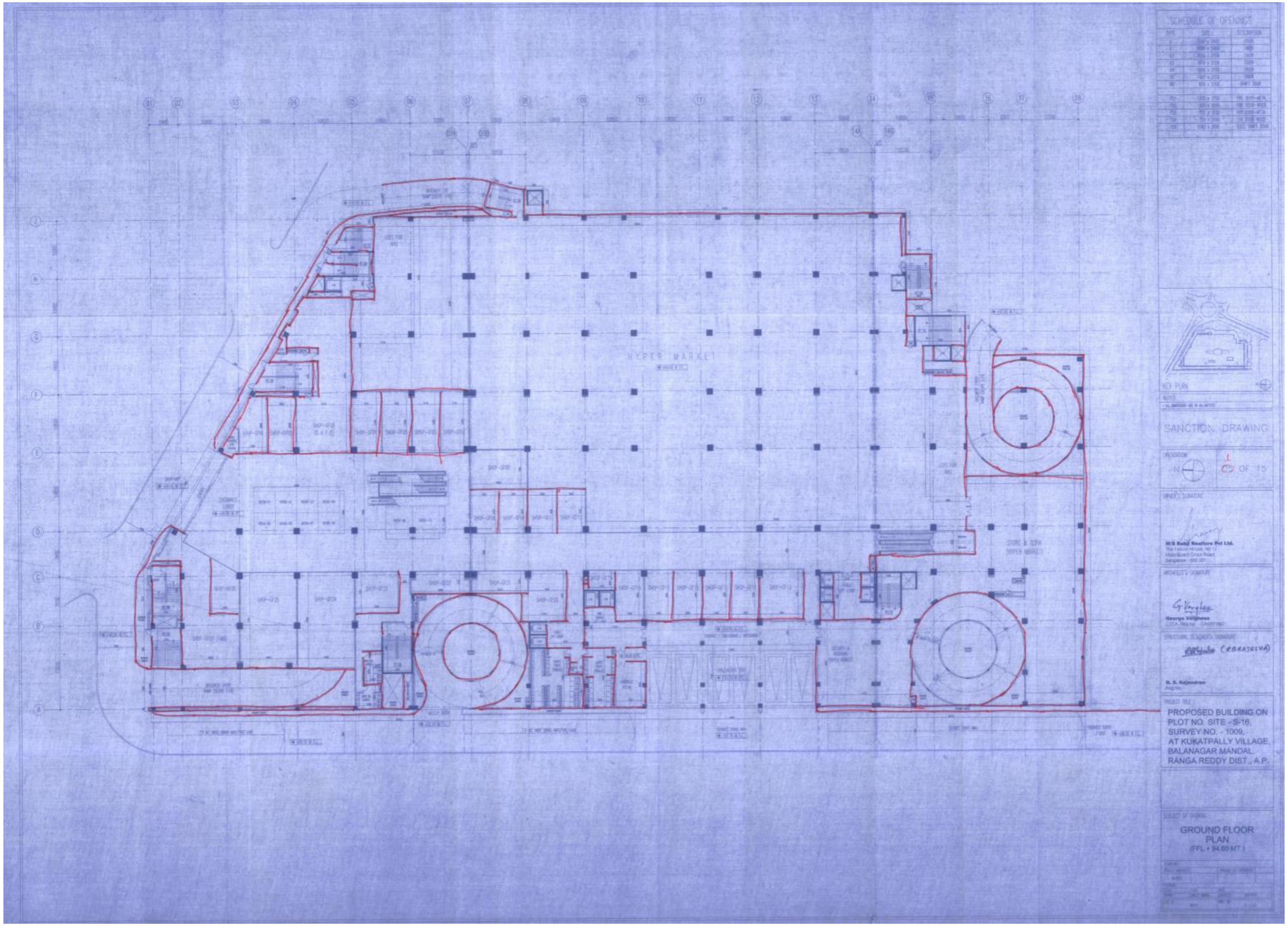
iVAS CBRE

23.3.4 Nexus Ahmedabad One

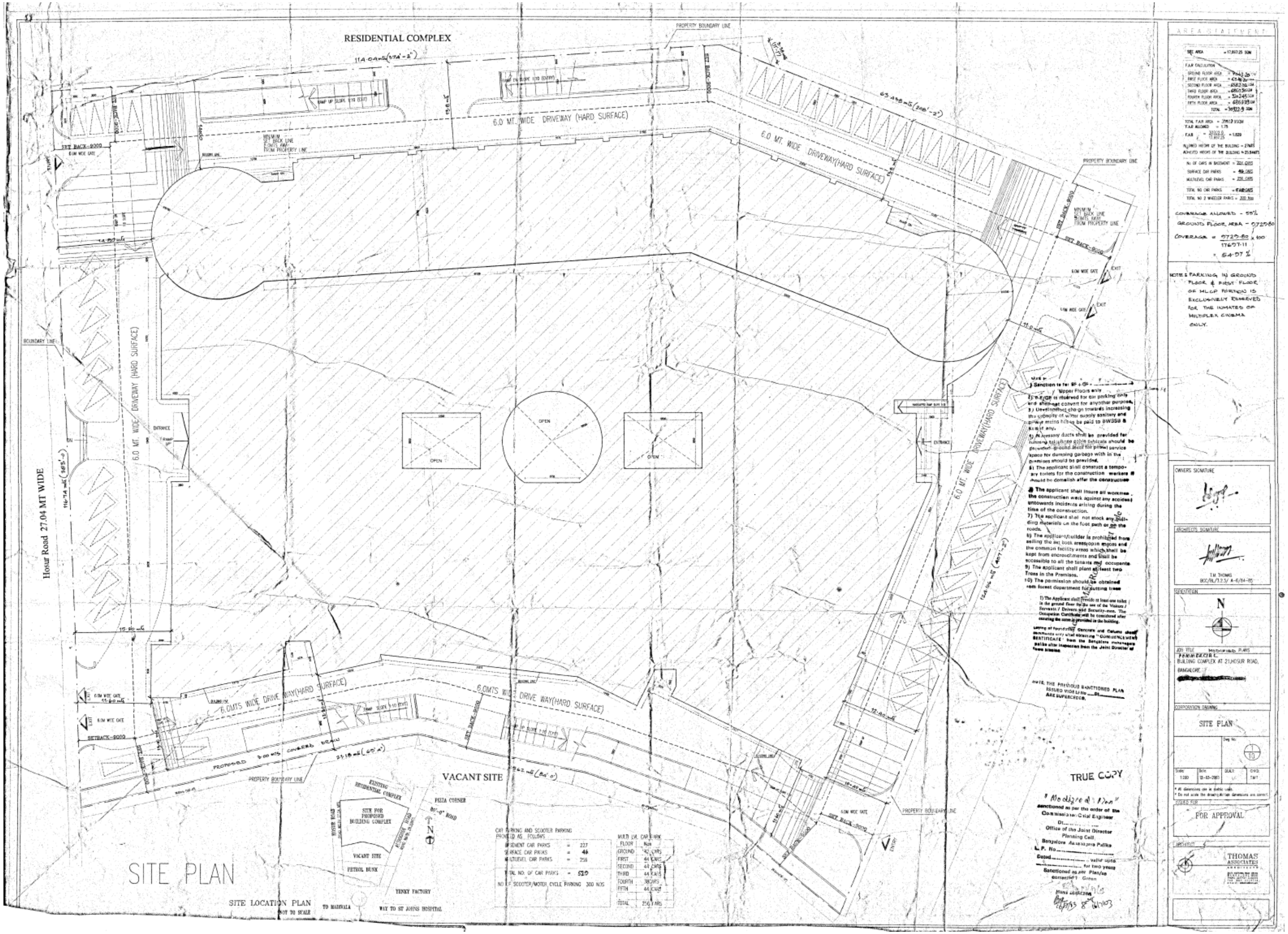


iVAS CBRE

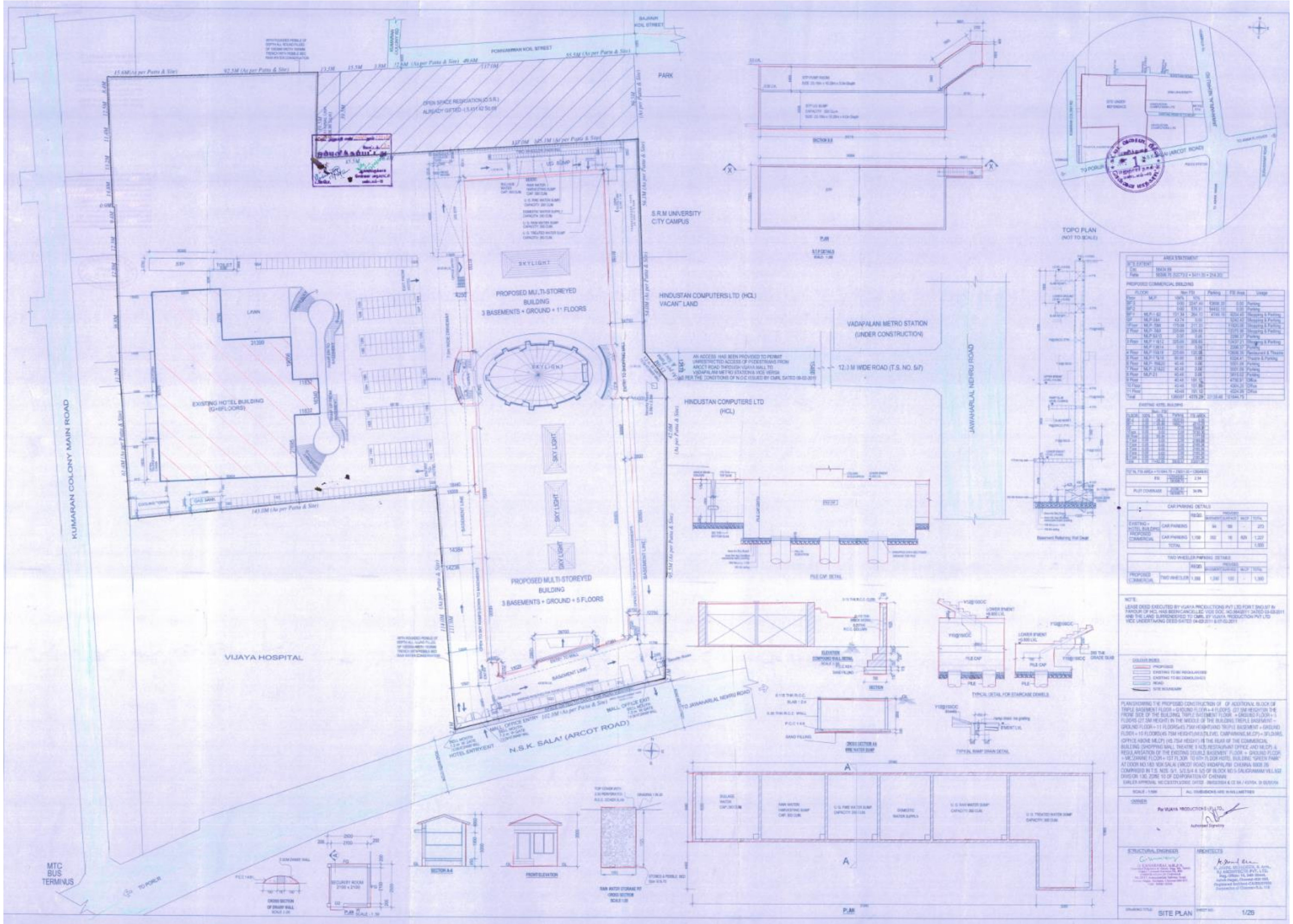
23.3.5 Nexus Hyderabad



23.3.6 Nexus Koramangala

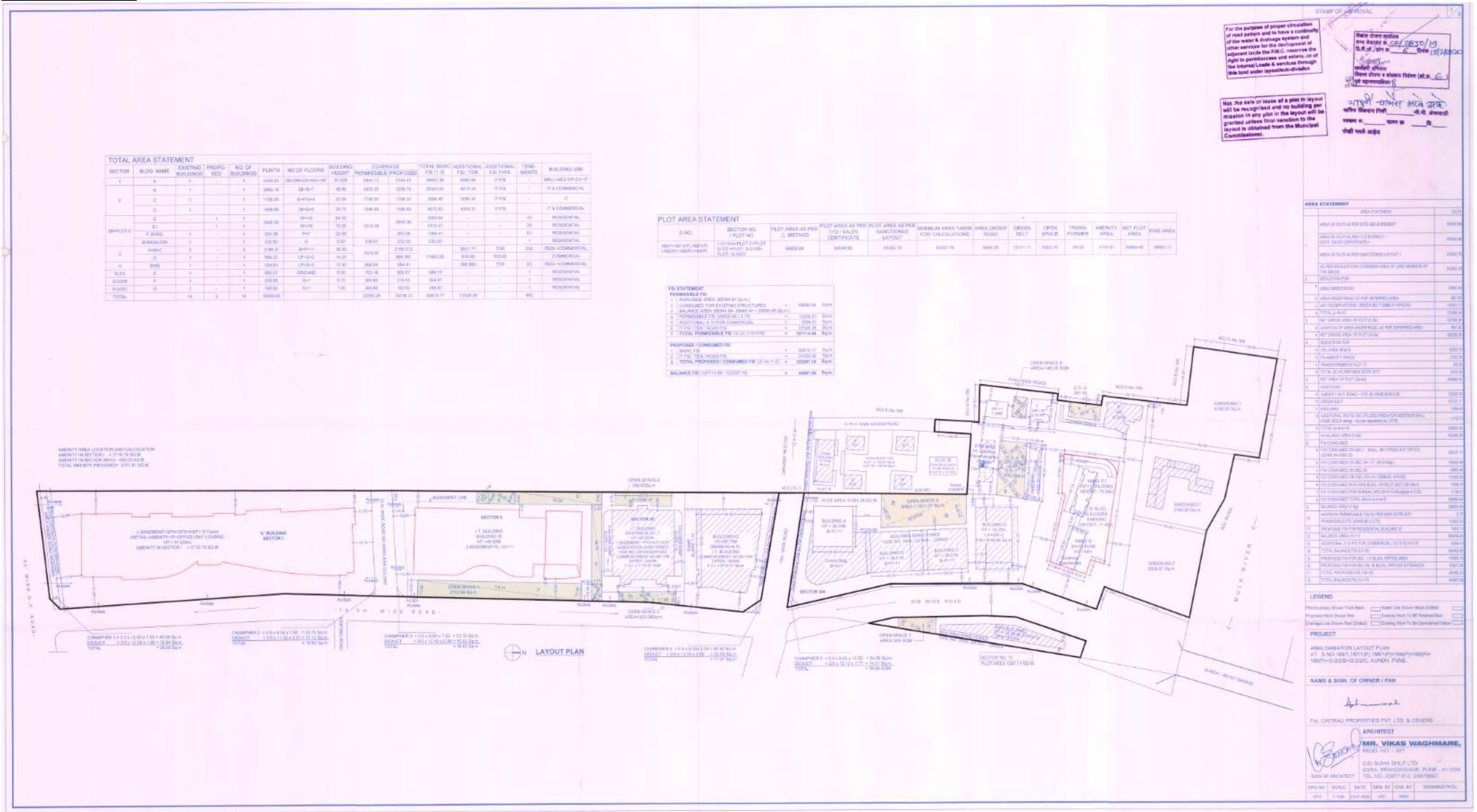


23.3.7 Nexus Vijaya Complex

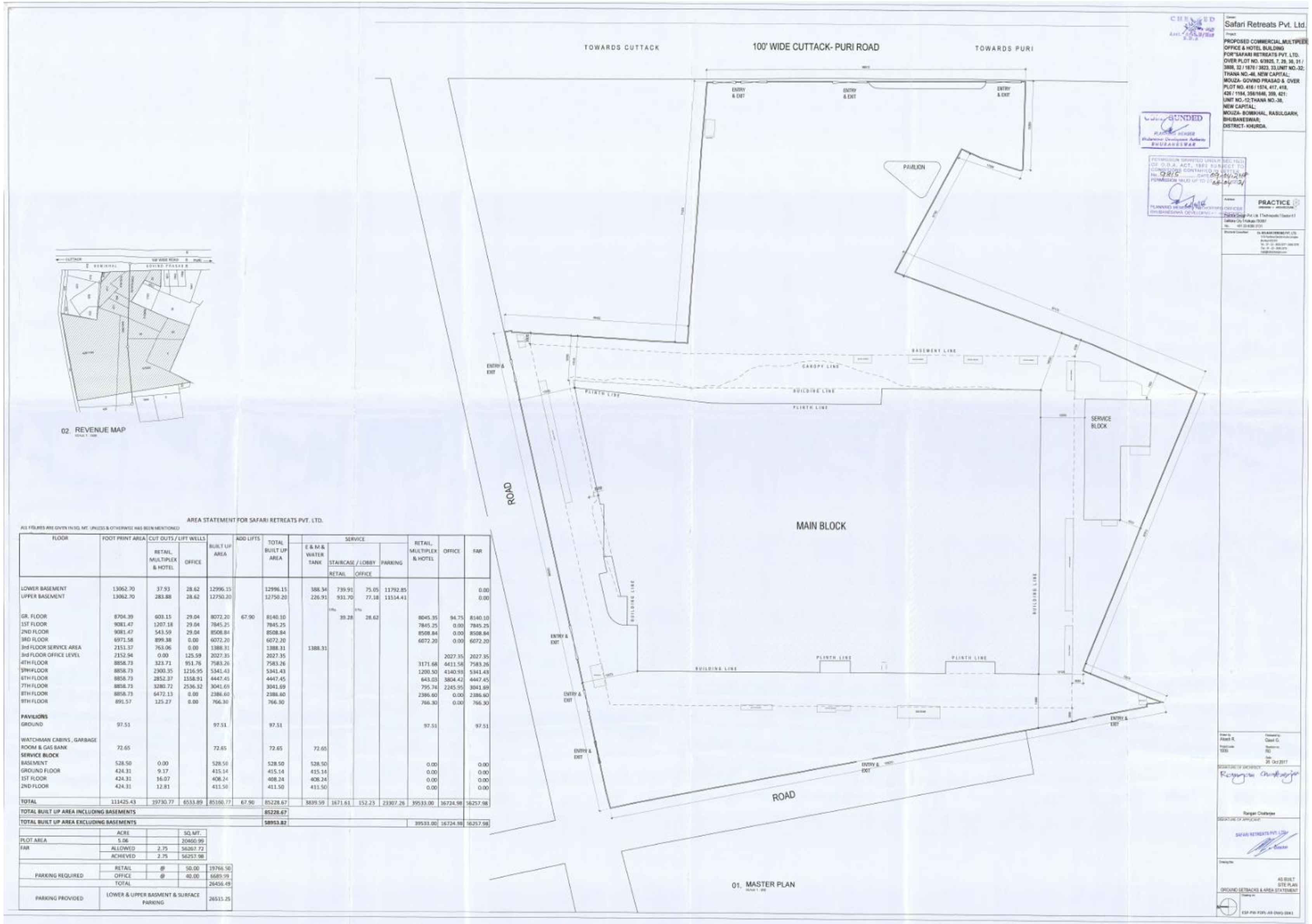


23.3.8 Nexus Westend Complex

<u>Nexus Westend</u>



23.3.9 Nexus Esplanade



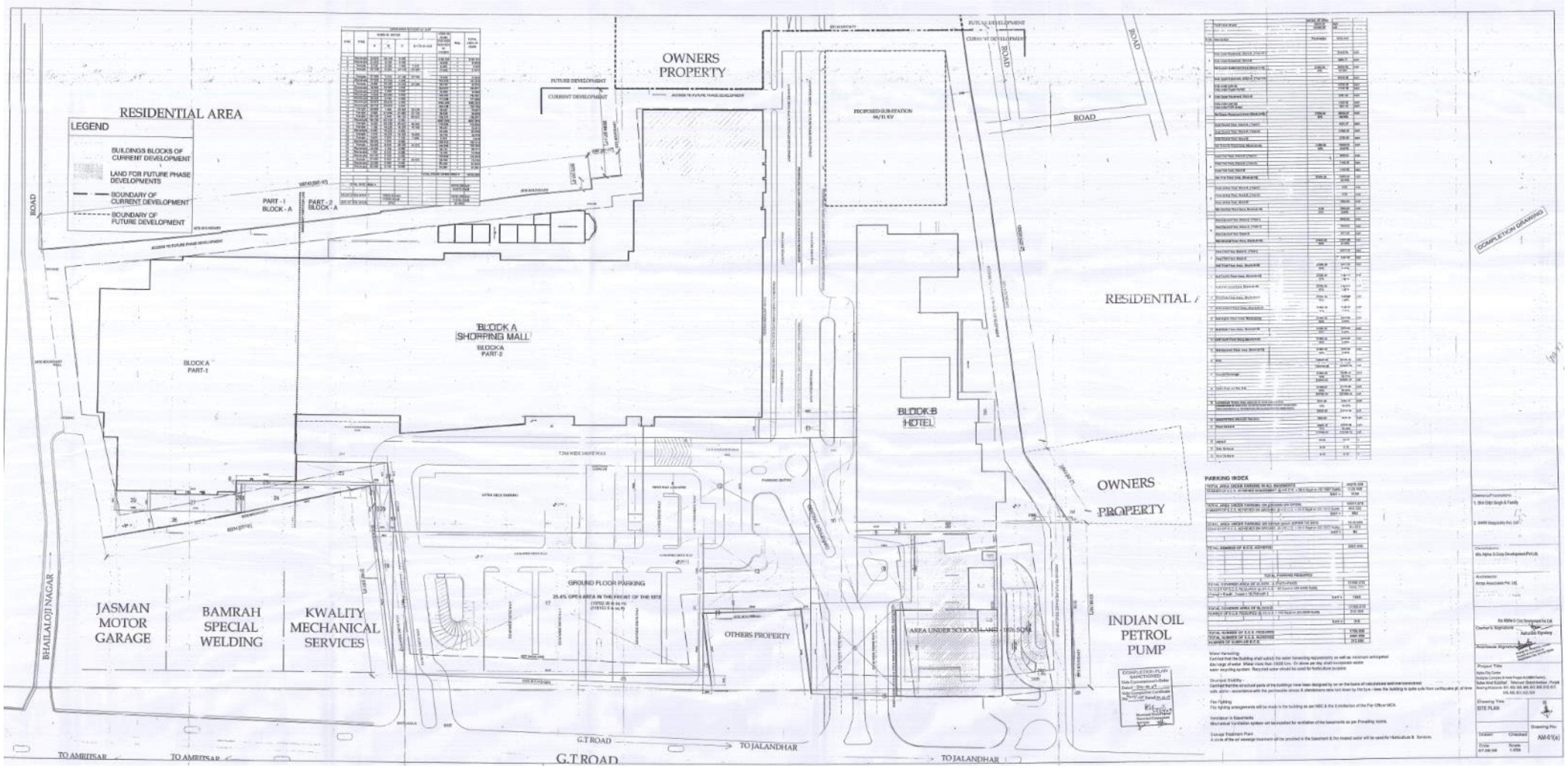
AREA STATEMENT FOR SAFARI RETREATS PVT. LTD.

ALL FIGURES ARE GIVEN IN SQ. MT. UNLESS & OTHERWISE HAS BEEN MENTIONED

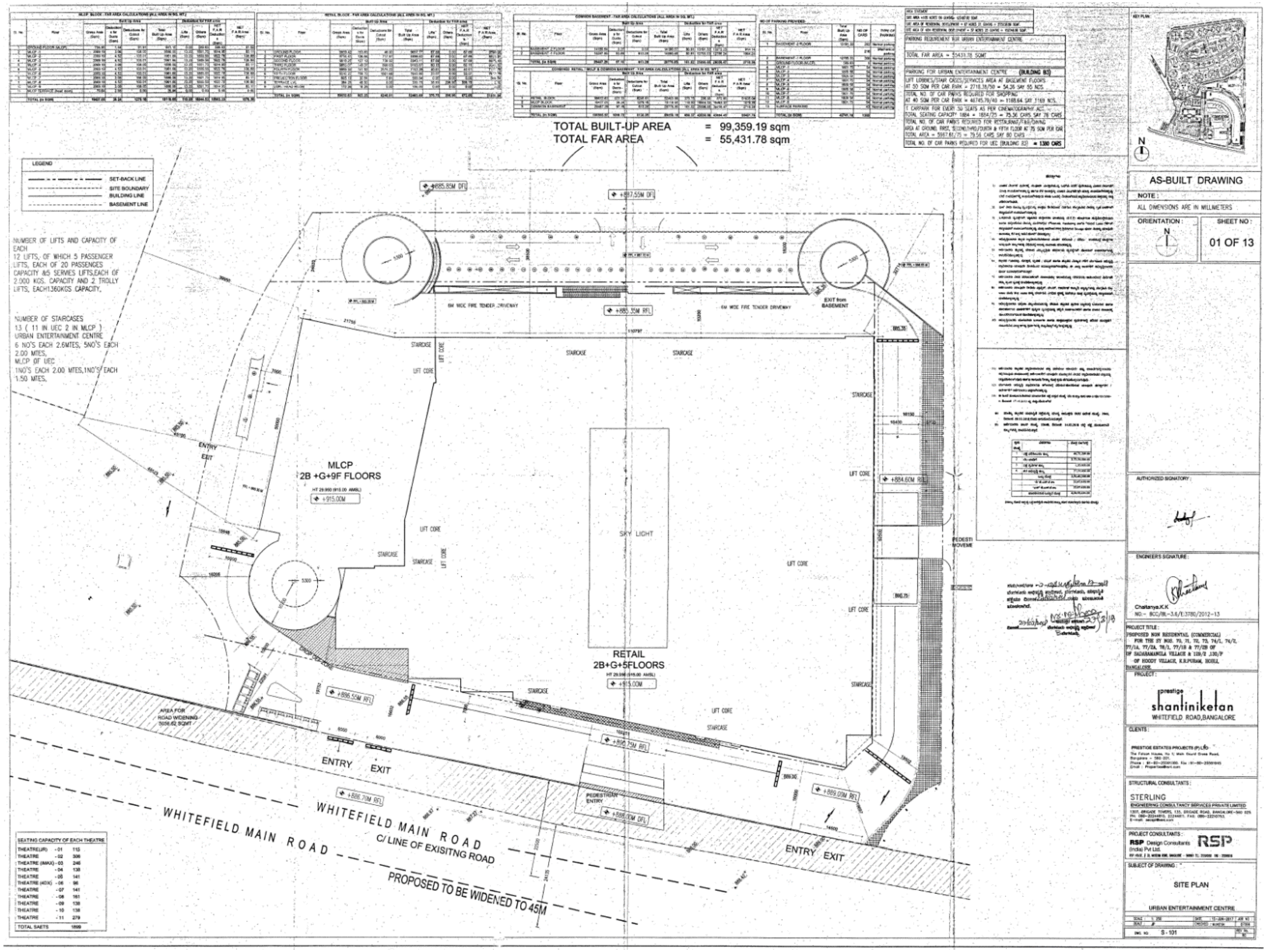
FLOOR	FOOT PRINT AREA	CUT OUTS / LIFT WELLS		BUILT UP AREA	ADD LIFTS	TOTAL BUILT UP AREA		SERVICE				RETAIL, MULTIPLEX & HOTEL	OFFICE	FAR
		RETAIL, MULTIPLEX & HOTEL	OFFICE					E & M & WATER TANK	STAIRCASE / LOBBY		PARKING			
									RETAIL	OFFICE				
LOWER BASEMENT	13062.70	37.93	28.62	12996.15		12996.15		388.34	739.91	75.05	11792.85			0.00
UPPER BASEMENT	13062.70	283.88	28.62	12750.20		12750.20		226.91	931.70	77.18	11514.41			0.00
GR. FLOOR	8704.39	603.15	29.04	8072.20	67.90	8140.10			39.28	28.62		8045.35	94.75	8140.10
1ST FLOOR	9081.47	1207.18	29.04	7845.25		7845.25						7845.25	0.00	7845.25
2ND FLOOR	9081.47	543.59	29.04	8508.84		8508.84						8508.84	0.00	8508.84
3RD FLOOR	6971.58	899.38	0.00	6072.20		6072.20						6072.20	0.00	6072.20
3rd FLOOR SERVICE AREA	2151.37	763.06	0.00	1388.31		1388.31		1388.31						
3rd FLOOR OFFICE LEVEL	2152.94	0.00	125.59	2027.35		2027.35							2027.35	2027.35
4TH FLOOR	8858.73	323.71	951.76	7583.26		7583.26						3171.68	4411.58	7583.26
5TH FLOOR	8858.73	2300.35	1216.95	5341.43		5341.43						1200.50	4140.93	5341.43
6TH FLOOR	8858.73	2852.37	1558.91	4447.45		4447.45						643.03	3804.42	4447.45
7TH FLOOR	8858.73	3280.72	2536.32	3041.69		3041.69						795.74	2245.95	3041.69
8TH FLOOR	8858.73	6472.13	0.00	2386.60		2386.60						2386.60	0.00	2386.60
9TH FLOOR	891.57	125.27	0.00	766.30		766.30						766.30	0.00	766.30
PAVILIONS														
GROUND	97.51			97.51		97.51						97.51		97.51
WATCHMAN CABINS , GARBAGE ROOM & GAS BANK	72.65			72.65		72.65		72.65						
SERVICE BLOCK														
BASEMENT	528.50	0.00		528.50		528.50		528.50				0.00		0.00
GROUND FLOOR	424.31	9.17		415.14		415.14		415.14				0.00		0.00
1ST FLOOR	424.31	16.07		408.24		408.24		408.24				0.00		0.00
2ND FLOOR	424.31	12.81		411.50		411.50		411.50				0.00		0.00
TOTAL	111425.43	19730.77	6533.89	85160.77	67.90	85228.67		3839.59	1671.61	152.23	23307.26	39533.00	16724.98	56257.98
TOTAL BUILT UP AREA INCLUDING BASEMENTS						85228.67								
TOTAL BUILT UP AREA EXCLUDING BASEMENTS						58953.82						39533.00	16724.98	56257.98

	ACRE		SQ. MT.	
PLOT AREA	5.06		20460.99	
FAR	ALLOWED	2.75	56267.72	
	ACHIEVED	2.75	56257.98	
PARKING REQUIRED	RETAIL	@	50.00	19766.50
	OFFICE	@	40.00	6689.99
	TOTAL			26456.49
PARKING PROVIDED	LOWER & UPPER BASMENT & SURFACE PARKING			26515.25

23.3.10Nexus Amritsar

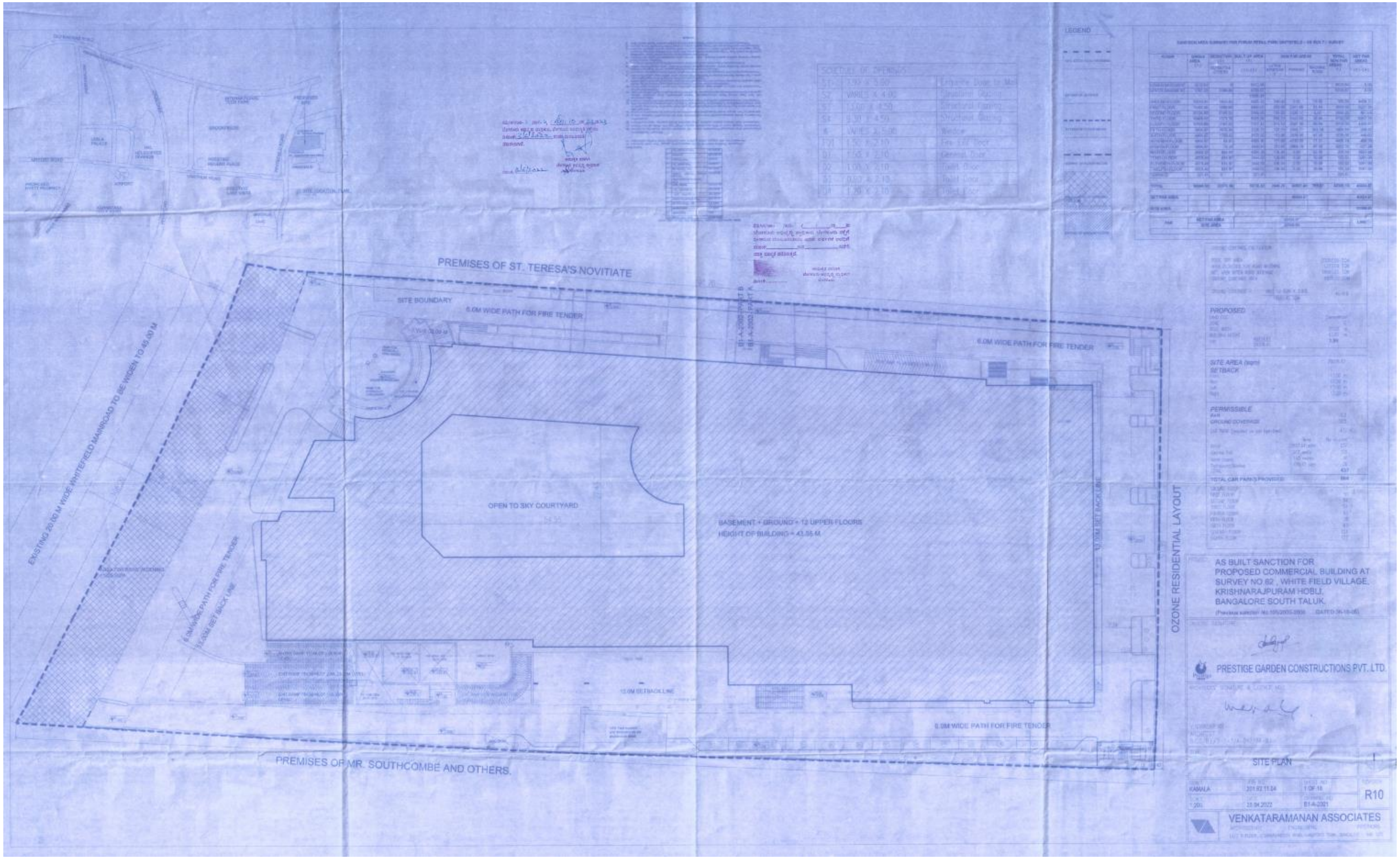


23.3.11 Nexus Shantiniketan

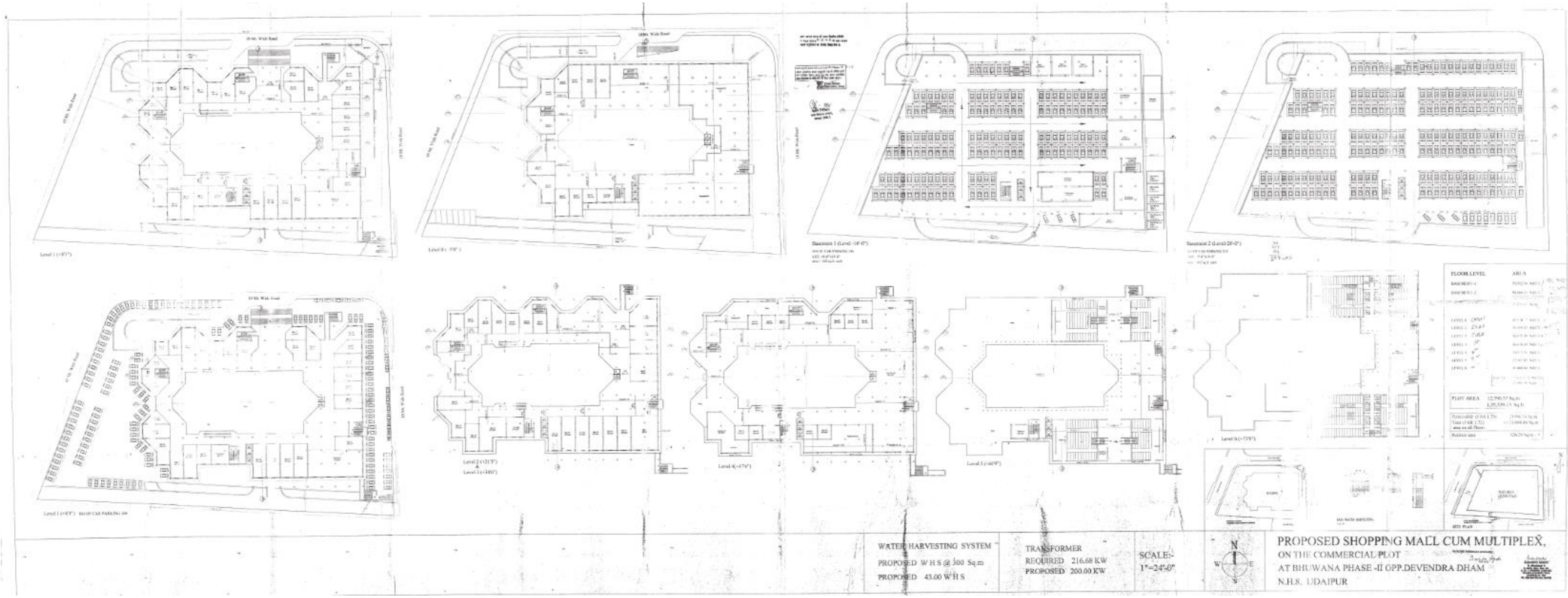


iVAS CBRE

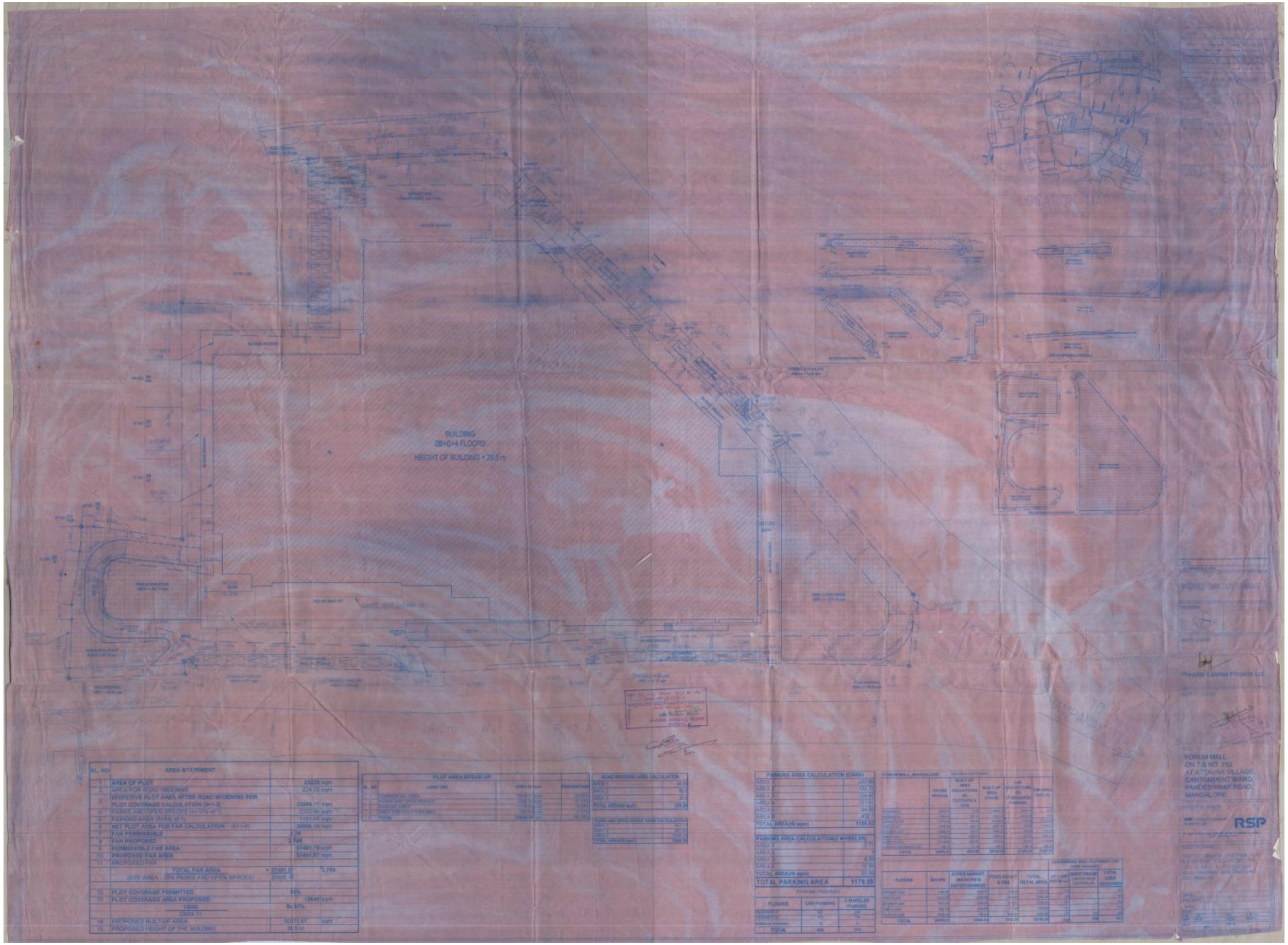
23.3.12Nexus Whitefield Complex



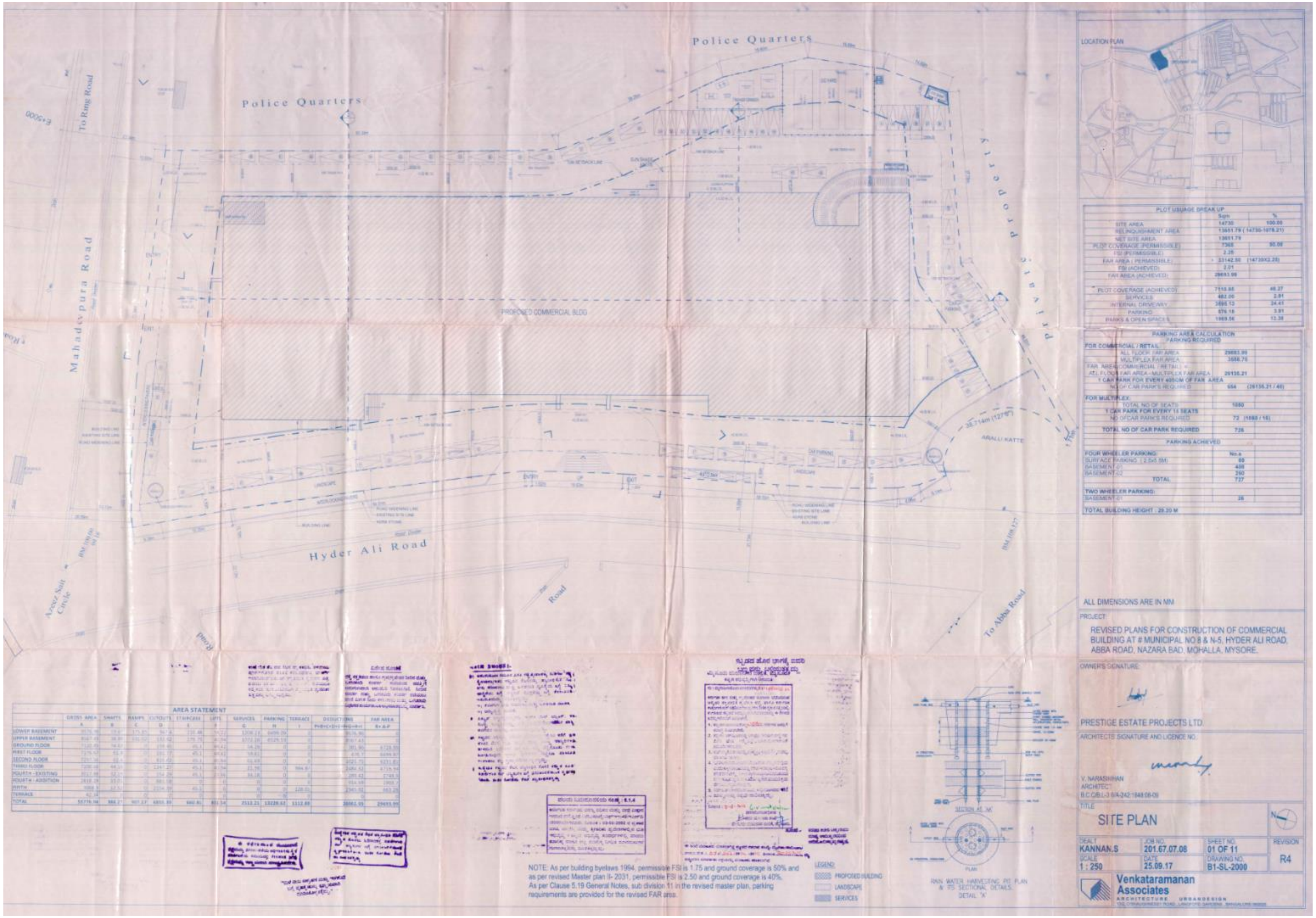
23.3.13Nexus Celebration



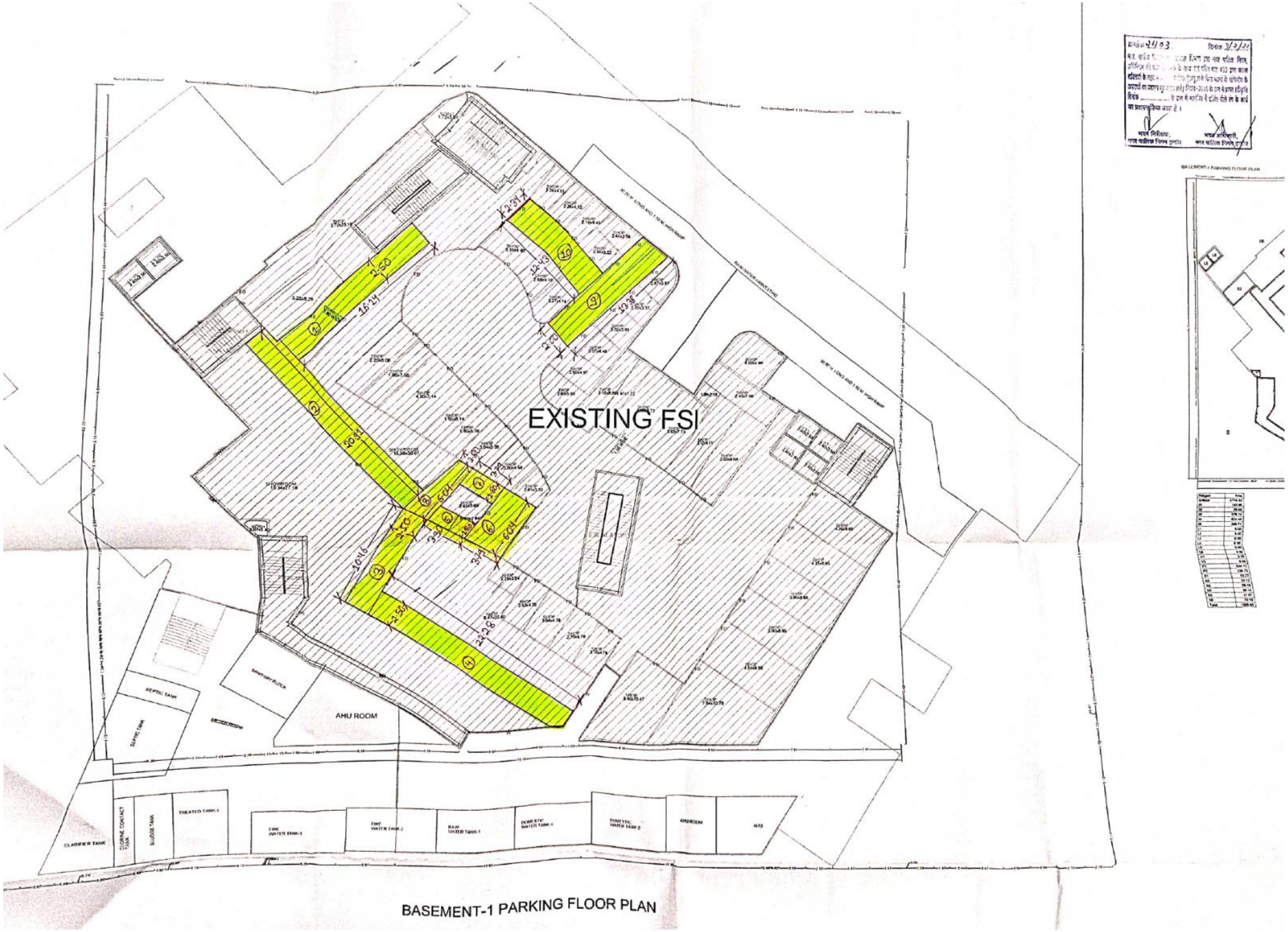
23.3.14Fiza by Nexus



23.3.15Nexus Centre City



23.3.16Nexus Indore Central



23.3.17Treasure Island

23.4 Statutory Approvals, One-time Sanctions & Periodic Clearances

Based on information provided by the Management (as referenced in the risk section in the Final Offer Document), please find below the information on One-time Sanctions & Periodic Clearances.

REGULATORY APPROVALS

Other than as stated in this section, the Nexus Select Trust, the Asset SPVs and the Investment Entity have received necessary consents, licenses, permissions, registrations and approvals from the Government, various governmental agencies and other statutory and/or regulatory authorities, required for carrying out their present business, as applicable. Unless otherwise stated, these approvals are all valid as on 31st March 2024.

I. Approvals required for the operation of Nexus Select Citywalk

SIPL is required to obtain various licenses under applicable laws in order to operate Nexus Select Citywalk. These approvals and licenses include, among others, registrations and approvals under the Delhi Shops and Establishments Act, 1954, various central and state tax legislations, occupancy certificates, electrical approvals, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Delhi Pollution Control Committee, etc.

SIPL has obtained and is in the process of obtaining necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Select Citywalk. Certain approvals may have also lapsed in their normal course and SIPL has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications.

Approvals applied for, but not received as on 31st March 2024:

Application dated August 30, 2018, to the Advertisement Department, South Delhi Municipal Corporation, for permission for displaying the mall name.

Application dated July 15, 2014, to the Delhi Pollution Control Committee for authorisation under the Hazardous Wastes (Management and Handling) Rules 1989.

For further details, see "*Risk Factors*" in the Final Offer Document.

II. Approvals required for the operation of the Nexus Elante Complex

CSJIPL is required to obtain various licenses under applicable laws in order to operate Nexus Elante Complex. These approvals and licenses include, among others, registrations and approvals under Punjab Shops and Commercial Establishment Rule, 1958, various central and state tax legislations, electricity approvals, fire safety approvals, occupancy certificates and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Chandigarh State Pollution Control Board etc.

CSJIPL is required to obtain various licenses under applicable laws in order to operate Hyatt Regency Chandigarh. These approvals and licenses include, among others, registrations and approvals under the Food Safety and Standards Act, 2006, Punjab Shops and Commercial Establishment Rule, 1958, various central and state tax legislations, occupancy certificates, and other approvals from several central and state governmental authorities including the Excise Department Government of Punjab, Inspector of Legal Metrology, Ministry of Communications Department of Telecommunications, Police Department, Punjab, Electrical Inspectorate, Ministry of Environment and Forests, Chandigarh State Pollution Control Board, etc.

CSJIPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Elante Complex. Certain approvals may have also lapsed in their normal course and CSJIPL has either made applications to the appropriate authorities for renewal of such licenses and/ or

approvals or is in the process of making such applications.
Approvals applied for, but not received as on 31st March 2024:

- *Application dated October 19, 2022, to the Ministry of Tourism for renewal of the five star registration certificate.*

For further details, see "*Risk Factors*" in the Final Offer Document.

III. Approvals required for the operation of Nexus Seawoods and its captive solar plant

WRPL is required to obtain various licenses under applicable laws in order to operate Nexus Seawoods. These approvals and licenses include, among others, registrations and approvals under the Indian Electricity Rules, 1956, central and state tax legislation, Maharashtra Shops and Establishments Act, 2017, occupancy certificate, electrical approvals, lift licenses and fire safety approvals, and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Maharashtra State Pollution Control Board, etc.

Further, WRPL has obtained various licenses under applicable laws in order to commission and operate its captive solar plant. These approvals and licenses include, among others, registrations and approvals under the central and state tax legislation, electricity laws, and other approvals from several central and state governmental authorities including the Electrical Inspectorate, the Maharashtra State Electricity Distribution Company Limited, and the Maharashtra State Electricity Transmission Corporation Limited, etc.

WRPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Seawoods and its captive solar plant. For renewals , if any, WRPL shall make applications to the appropriate authorities for renewal of such licenses and/ or approvals. Further, with respect to the captive solar project, the requisite approvals have been obtained in the name of the erstwhile subsidiary of WRPL that housed the captive solar project and is in the process of being transferred in the name of WRPL. Post the merger of WRPL with Select Infrastructure Private Limited, apart from the one-time licenses and permits, the permits and licenses (for operating Nexus Seawoods and its' captive solar plant) which have to be renewed subsequently, these licenses and permits shall be renewed in the name of Select Infrastructure Private Limited

For further details, see "*Risk Factors*" in the Final Offer Document.

IV. Approvals required for the operation of Nexus Hyderabad

NHRPL is required to obtain various licenses under applicable laws in order to operate Nexus Hyderabad. These approvals and licenses include, among others, registrations and approvals under the Telangana Shops and Commercial Establishments Act, 1988, various central and state tax legislation, occupancy certificates, electrical approvals, lift licenses, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Telangana State Pollution Control Board, etc.

NHRPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Hyderabad. Certain approvals may have also lapsed in their normal course and NHRPL has made applications to the appropriate authorities for renewal of such licenses and/ or approvals. Further, certain approvals may still reflect the erstwhile name of NHRPL and are in the process of being updated to reflect the change in name.

For further details, see "*Risk Factors*" in the Final Offer Document.

V. Approvals required for the operation of Nexus Koramangala

NHRPL is required to obtain various licenses under applicable laws in order to operate Nexus Koramangala. These approvals include approvals and licenses include, among others, registrations and approvals under the Indian Electricity Rules, 1956, central and state tax legislation, lift and escalator licenses, occupancy certificates, electrical approvals, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Karnataka State Pollution Control Board, etc.

NHRPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Koramangala. Certain approvals may have also lapsed in their normal course and NHRPL is in the process of making such applications. Further, certain approvals may still reflect the erstwhile name of NHRPL and are in the process of being updated to reflect the change in name.

Approvals yet to be applied for/ not obtained

Application to the Bangalore Mahanagara Palike to approve deviation in the approved number of parking lots, under the occupancy certificate.

For further details, see "*Risk Factors*" in the Final Offer Document.

VI. Approvals required for the operation of Nexus Vijaya Complex

VPPL is required to obtain various licenses under applicable laws in order to operate Nexus Vijaya Complex. These approvals include approvals and licenses include, among others, registrations and approvals under the Indian Electricity Rules, 1956, central and state tax legislation, occupancy certificates, electrical approvals, lift licenses and fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Tamil Nadu State Pollution Control Board, etc.

VPPL has obtained and is in the process of obtaining necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Vijaya Complex. Certain approvals may have also lapsed in their normal course and VPPL has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications.

Approvals applied for, but not received as of March 31, 2024 :

1.Application dated September 20, 2023 to the Sanitary Officer for the renewal of Sanitary Certificate
2. Application dated March 7, 2023 to the Oversite Engineer of Greater Corporation of Chennai for obtaining the permission for maintenance of OSR Park

For further details, see "*Risk Factors*" in the Final Offer Document.

VII. Approvals required for the operation of Nexus Westend Complex

CPPL is required to obtain various licenses under applicable laws in order to operate Nexus Westend. These approvals and licenses include, among others, registrations and approvals under the Maharashtra Shops and Establishments (Regulation of Employment and Conditions of Service) Act, 2017, various central and state tax legislations, occupancy certificates, electrical approvals, lift licenses, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Maharashtra State Pollution Control Board etc.

Further, CPPL is required to obtain various licenses under applicable laws in order to operate part of the Westend Icon Offices owned by CPPL. These approvals and licenses include, among others, registrations and approvals under the Maharashtra Shops and Establishments (Regulation of Employment and Conditions of Service) Act, 2017, Directorate of Industries, Government of Maharashtra, various central and state tax legislations, electrical approvals, lift licenses, fire safety approvals, and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Maharashtra State Pollution Control Board etc.

CPPL has obtained and is in the process of obtaining necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Westend and part of the Westend Icon Offices owned by CPPL. Certain approvals may have also lapsed in their normal course and CPPL has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the

process of making such applications.
Approvals applied for, but not received as of March 31, 2024:

Application to the Pune Municipal Corporation – Office of the Chief Fire Brigade Officer for renewal of the no objection certificate of fire department for L.P.G reticulated system

For further details, see "*Risk Factors*" in the Final Offer Document.

DIPL is required to obtain various licenses under applicable laws in order to operate Nexus Westend Complex (DIPL). These approvals and licenses include, among others, registrations and approvals under the Maharashtra Shops and Establishments Act, 2017, Maharashtra Electricity Regulatory Commission (Distribution Open Access) Regulations, 2016, various central and state tax legislations, occupancy certificates, electrical approvals, lift licenses, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Maharashtra State Pollution Control Board, Maharashtra State Electricity Transmission Co. Ltd. Maharashtra State Electricity Distribution Co. Ltd etc.

DIPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating the Nexus Westend Complex (DIPL). Certain approvals may have also lapsed in their normal course and DIPL has either made applications to the appropriate authorities for renewal of such licenses and/or approvals or is in the process of making such applications.

VIII. Approvals required for the operation of Nexus Esplanade

SRPLs required to obtain various licenses under applicable laws in order to operate Nexus Esplanade. These approvals and licenses include, among others, registrations and approvals under the Odisha Shops and Commercial Establishment Act, 1956, various central and state tax legislations, occupancy certificate, electrical approvals, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Odisha State Pollution Control Board etc.

SRPLs has obtained and is in the process of obtaining necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Esplanade. Certain approvals may have also lapsed in their normal course and SRPLs has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications.

For further details, see "*Risk Factors*" in the Final Offer Document.

IX. Approvals required for the operation of the Nexus Amritsar

EDPL is required to obtain various licenses under applicable laws in order to operate Nexus Amritsar. These approvals and/ or licenses include, among others, registrations and approvals under the Punjab Shops and Commercial Establishments Act, 1958, various central and state tax legislation, occupancy certificates, electrical approvals, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Punjab State Pollution Control Board etc.

EDPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating the Nexus Amritsar. Certain approvals may have also lapsed in their normal course and EDPL has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications.

For further details, see "*Risk Factors*" in the Final Offer Document

X. Approvals required for the operation of Nexus Ahmedabad One

EDPL is required to obtain various licenses under applicable laws in order to operate Nexus Ahmedabad One. These approvals and licenses include, among others, registrations and approvals under the Gujarat Shops and

Commercial Establishment (Regulation of Employment and Conditions of Service) Act, 2019, various central and state tax legislations, occupancy certificates, electrical approvals, lift licenses, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Ahmedabad State Pollution Control Board etc.

EDPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Ahmedabad One. In case of renewals, EDPL has made applications to the appropriate authorities for renewal of such licenses and/or approvals or is in the process of making such applications.

Approvals applied for, but not received as on 31st March 2024:

Application dated May 14, 2022 to the Assistant labour commissioner office – Ahmedabad for registration under the Contract Labour (Regulation and Abolition) Act, 1970.

For further details, see "*Risk Factors*" in the Final Offer Document.

XI. Approvals required for the operation of Nexus Shantiniketan

NSRPL is required to obtain various licenses under applicable laws in order to operate Nexus Shantiniketan. These approvals and licenses include, among others, registrations and approvals under the Karnataka Shops and Commercial Establishments Act, 1961, various central and state tax legislation, occupancy certificates, electricity approvals, lift licenses, fire safety approvals, and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Karnataka State Pollution Control Board, etc.

NSRPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Shantiniketan. Certain approvals may have also lapsed in their normal course and NSRPL may be in the process of making such applications. Further, certain approvals may still reflect the erstwhile name of NSRPL and are in the process of being updated to reflect the change in name.

Approvals yet to be applied for/ not obtained:

Application to the Ministry of Environment and Forests for the approval for modifications in the site.

Authorization under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 from the Karnataka Pollution Control Board.

For further details, see "*Risk Factors*" in the Final Offer Document.

XII. Approvals required for the operation of Nexus Whitefield Complex

NWPL is required to obtain various licenses under applicable laws in order to operate Nexus Whitefield. These approvals and licenses include, among others, registrations and approvals under the Karnataka Shops and Commercial Establishments Act, 1961, various central and state tax legislation, occupancy certificates, electrical approvals, lift licenses, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Karnataka State Pollution Control Board etc.

NWPL is required to obtain various licenses under applicable laws in order to operate Oakwood Residence Whitefield Bangalore. These approvals and licenses include, among others, registrations and approvals under the Food Safety and Standards Act, 2006, various central and state tax legislations, occupancy certificates, and other approvals from several central and state governmental authorities including the Excise Department, Government of Karnataka, Inspector of Legal Metrology, Police Department, Karnataka, Electrical Inspectorate, Ministry of Environment and Forests, Karnataka State Pollution Control Board, etc.

NWPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Whitefield Complex. Certain approvals may have also lapsed in their normal course and NWPL is in the process of making such applications. Further, certain approvals may still reflect the erstwhile name of NWPL and are in the process of being updated to reflect the change in name.

Approval yet to be applied for/ not obtained as of 31st March 2024:

Petrol Storage license no. P/HQ/KA/15/2584 (Petroleum and Explosives Safety Organization (PESO).

For further details, see "*Risk Factors*" in the Final Offer Document.

XIII. Approvals required for the operation of Nexus Celebration

NURPL is required to obtain various licenses under applicable laws in order to operate Nexus Celebration. These approvals and/or licenses include, among others, registrations and approvals under various central and state tax legislations, occupancy certificates, electrical approvals, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Rajasthan State Pollution Control Board etc.

NURPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Celebration. Certain approvals may have also lapsed in their normal course and NURPL has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications. Further, certain approvals may still reflect the erstwhile name of NURPL and are in the process of being updated to reflect the change in name.

For further details, see "*Risk Factors*" in the Final Offer Document.

XIV. Approvals required for the operation of Fiza by Nexus

NMRPL (Mangalore) is required to obtain various licenses under applicable laws in order to operate Fiza by Nexus. These approvals include approvals and licenses include, among others, registrations and approvals under the Indian Electricity Rules, 1956, central and state tax legislation, Karnataka Shops and Commercial Establishments Act. 1961, occupancy certificates, electrical approvals, lift licenses and fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Karnataka State Pollution Control Board etc.

NMRPL (Mangalore) has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Fiza by Nexus. Certain approvals may have also lapsed in their normal course and NMRPL (Mangalore) has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications. Further, certain approvals may still reflect the erstwhile name of Nexus Mangalore SPV and are in the process of being updated to reflect the change in name.

Approvals applied for, but not received as of March 31, 2024:

Application dated February 25, 2021 to the Karnataka State Pollution Control Board for increasing the approved built-up area of the site.

Application dated June 24, 2022 to the Karnataka Pollution Control Board for renewal of the consent to operate under the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981.

Approvals yet to be applied for/ not obtained:

Application to the Ministry of Environment and Forests for the approval for modifications on the site.

For further details, see "Risk Factors" in the Final Offer Document.

XV. Approvals required for the operation of Nexus Centre City

NMRPL (Mysore) is required to obtain various licenses under applicable laws in order to operate Nexus Centre City. These approvals and/or licenses include, among others, registrations and approvals under the Karnataka Shops and Commercial Establishments Act, 1961, various central and state tax legislation, occupancy certificates electrical approvals, lift licenses, fire safety approvals and other approvals from several central and state governmental authorities including the Electrical Inspectorate, Ministry of Environment and Forests, Karnataka State Pollution Control Board etc.

NMRPL (Mysore) has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Centre City. Certain approvals may have also lapsed in their normal course and NMRPL (Mysore) has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications. Further, certain approvals may still reflect the erstwhile name of NMRPL (Mysore) and are in the process of being updated to reflect the change in name.

Approvals applied for, but not received as on March 31, 2024:

Application dated November 6August 30, 20223, to the Director General of Police, Karnataka Fire and Emergency Services for renewal (No.ACEI(MYS)/TEC-3/P1 25/MYS N-11/2023-24/4574) of yearly Electrical inspection report.

For further details, see "Risk Factors" in the Final Offer Document

XVI. Approvals required for the operation of Nexus Indore Central

NMMCPL is required to obtain various licenses under applicable laws in order to operate Nexus Indore Central. These approvals and/ or licenses include, among others, registrations and approvals under Madhya Pradesh Shops and Establishments Act, 1958, various central and state tax legislations, occupancy certificates, electrical approvals, lift licenses and fire safety approvals and other approvals from several central and state government departments including the Electrical Inspectorate, Ministry of Environment and Forests, Madhya Pradesh State Pollution Control Board etc.

NMMCPL has obtained and is the process of obtaining necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for operating Nexus Indore Central. Certain approvals may have also lapsed in their normal course and NMMCPL has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications.

Approvals applied for, but not received as on 31st March 2024:

Application dated December 14, 2020 to District Magistrate, Indore for renewal of cinema license under Madhya Pradesh Cinemas (Regulation) Act, 1952.

Approvals yet to be applied for/ not obtained:

NOC from the Indore Municipal Corporation for abstraction of ground water under Guidelines to regulate and control ground water extraction in India.

Signage License under Madhya Pradesh Outdoor Media Advertisement Rules, 2016 from Indore Municipal Corporation.

For further details, see "*Risk Factors*" in the Final Offer Document.

XVII. Approvals required for the operation of Karnataka Solar Plant

MSPL is required to obtain various licenses under applicable laws in order to commission Karnataka Solar Plant. These approvals and licenses include, among others, registrations and approvals under the central and state tax legislation, electricity laws, fire NOCs and other approvals from several central and state governmental authorities including the Chief Electrical Inspector to Government, the Electrical Inspectorate, the Hubli Electricity Supply Company Limited, the Power Telecommunication Coordination Committee, Karnataka Renewable Energy Development Limited and the Karnataka Power Transmission Corporation Limited, etc.

MSPL has obtained and is in the process of obtaining necessary permits, licenses and approvals from the appropriate regulatory and governing authorities for the operations of Karnataka Solar Plant. Certain approvals may have also lapsed in their normal course and MSPL has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications.

XVIII. Approvals required for operation of Treasure Island

ITIPL is required to obtain various approvals and licenses under applicable laws in order to operate Treasure Island. These approvals and/ or licenses include, among others, registrations and approvals under the Madhya Pradesh Shops and Establishments Act, 1958, various central and state tax legislation, occupancy certificates, electrical approvals, lift licenses and fire safety approvals and other approvals from several central and state government departments including the Electrical Inspectorate, Ministry of Environment and Forests, and the Madhya Pradesh State Pollution Control Board etc.

ITIPL has obtained necessary permits, licenses and approvals from the appropriate regulatory and governing authorities required to operate Treasure Island. Certain approvals may have lapsed in their normal course and ITIPL has either made applications to the appropriate authorities for renewal of such licenses and/ or approvals or is in the process of making such applications.

Approvals applied for, but not received as on 31st March 2024:

Application dated January 7, 2022 to Municipal Commissioner, Indore Municipal Corporation for renewal of cinema license under the Madhya Pradesh Cinemas (Regulation) Rules, 1972.

Approvals yet to be applied for/ not obtained:

Signage License under Madhya Pradesh Outdoor Media Advertisement Rules, 2016 from Indore Municipal Corporation.

For further details, see “*Risk Factors*” in the Final Offer Document.

23.5 Any matters which may affect the property or its value

Based on information provided by the Management, please find below the information on any matter which may affect the property or its value (as represented in the Offer Document). As per information provided by the Management, other than as discussed below, there are no pending title litigations pertaining to assets:

Select Infrastructure Private Limited ("SIPL")

Material Litigation:

SIPL has initiated an arbitration proceeding against Advent Hospitality Pvt. Ltd. and filed a statement of claim against Advent Hospitality before a sole arbitrator, for recovery of, inter alia, common area maintenance and mall management charges, parking charges and security deposit, gas and hot water charges and air conditioning charges (inclusive of interest and litigation expenses), aggregating to H394.21 Million that is payable as on June 30, 2019 and also reserving their right to update the claim amount to reflect the amount payable by Advent Hospitality from July 2019 onwards. Furthermore, SIPL has also claimed its right upon additional/enhanced floor area ratio in the building of Nexus Select City Walk, specifically in respect of proportionate share of the hotel/service apartment block or the basement in the commercial plot where Nexus Select City Walk is located. Advent Hospitality has also filed a statement of defense refuting some of the charges and filed a counter claim alleging, inter alia that pursuant to the sale deed, an area of 123,377 sq. ft. had been sold to Advent Hospitality, out of which, only an area of 82,164 sq. ft. was handed over to it; handover the some area in the basement for services/parking to Advent Hospitality and removal of water tanks from terrace and exhaust from 2nd floor terrace. The Arbitration proceeding is pending.

Other Material Litigation

Advent Hospitality Pvt. Ltd. filed a writ petition in the High Court of Delhi against SIPL, Delhi Urban Arts Commission and the DDA alleging that additional construction undertaken by SIPL pursuant to the order dated January 17, 2020, of the DDA and issuance of occupancy certificate dated August 26, 2022, was illegal and was violating the Unified Building Bye Laws for Delhi, 2016. The DDA, DUAC and SIPL has filed their replies in writ petition, requesting the Delhi High Court to dismiss the same. This matter is presently pending.

CSJ Infrastructure Private Limited ("CSJIPL")

Regulatory matter

CSJIPL received a show cause notice dated August 25, 2022 from the Estate Officer of the Union Territory of Chandigarh, in relation to Nexus Elante, under Rule 14 and Rule 10 of the Chandigarh Estate Rules, 2007 read with Section 8-A of Capital of Punjab (Development & Regulation) Act, 1952. The show cause notice directed CSJIPL to remove such identified building violations within a period of two months and also made CSJIPL liable to pay charges in a manner set out therein. CSJIPL responded to the notice on August 31, 2022 informing the SDM (East) that certain identified units in the show cause notice have been removed. Separately, CSJIPL in a letter dated August 31, 2022 to District Collector of the Union Territory of Chandigarh has sought approval for installing non-commercial service counters in Nexus Elante. This matter is presently pending.

Euthoria Developers Private Limited ("EDPL")- Nexus Amritsar mall.

a) EDPL received a notice from Punjab State Power Corporation Limited ("PSPCL") dated May 4, 2022 wherein it was mentioned that EDPL is not entitled to receive single point rebate which was required to be given to the companies pursuant to the model franchisee agreement entered into between them and EDPL was required to pay H41.24 Million. As per the Hon'ble High Court of Punjab and Haryana order dated February 13, 2023, an arbitration proceeding commenced between EDPL and PSPCL. EDPL has filed is statement of claims, wherein EDPL prayed for setting aside demand of arrear amount equivalent to 10% single point rebate on electricity billed amount from 23.04.2022 onwards, setting aside the impugned amount of Rs. 4,12,43,035/- raised by PSPCL vide letter memo no. 543 dated 04.05.2022 and granting of 10% single point rebate on electricity bill on continuous basis in future.

PSPCL has filed its statement of defence/ in the arbitration proceeding and EDPL has filed its rejoinder thereafter. The Arbitration proceeding is pending.

b) EDPL had received a notice dated June 27, 2019 from the Superintendent of Property Tax, East Zone, Municipal Corporation, Amritsar, wherein a demand of H353.09 Million was raised towards property tax on EDPL in relation to alleged erroneous property tax assessment since FY14. EDPL has filed a petition before the High Court of Punjab and Haryana against the Municipal Corporation, Amritsar to set aside the Joint commissioner order dated October 3, 2022 wherein the Punjab and Haryana High Court has passed an order dated December 5, 2022 granting interim relief to the effect that no coercive steps will be taken against EDPL pursuant to the order dated October 3, 2022 and directed EDPL to pay the property tax as per the rule. The petition is presently pending in the High Court of Punjab and Haryana .

Nexus Udaipur Retail Private Limited ("NURPL")

The Office of the Joint Labour Commissioner, Labor Department, Government of Rajasthan has issued a Letter memo no. 3707 dated 11.10.2023 to Nexus Udaipur Retail Pvt. Ltd. under the Building and Other Construction Workers Welfare Cess Act, 1996 ("BOCW Act") and asked for furnishing the information pertaining to cost of repair and renovation within the building for the period from 2010 to 2023 to calculate the labor cess of the building. NURPL has furnished all information within due time, as asked by the department.

Indore Treasure Island Private Limited ("ITIPL"):

Material Litigations:

A winding up petition was initiated before the High Court of Bombay against EWDL, ((a) the erstwhile owner of Treasure Island and (b) erstwhile holder of leasehold rights over the underlying land) by a third party in 2013 on account of a default in payment of dues by EWDL. Winding up orders in this regard were passed in 2017 pursuant to which an Official Liquidator was appointed. ITIPL filed an application in 2018, before the High Court of Bombay, seeking a declaration that the transfer of Treasure Island (with leasehold rights to the underlying land) by EWDL to ITIPL was a valid transaction under applicable provisions of the Companies Act and sought a temporary order and injunction to restrain the Official Liquidator from taking possession of Treasure Island or leasehold rights in respect of the underlying land. The application is currently pending. The Official Liquidator has pursuant to its report issued in 2020 challenged, inter alia, the transfer of Treasure Island (and leasehold rights over the underlying land) to ITIPL contending that such transfer is void ab initio and sought that the property be handed over to the Official Liquidator on the grounds, inter alia, that the transaction was a private arrangement entered into between EWDL and ITIPL during the pendency of the winding up proceedings; the deed of composition contravened the provisions of the SARFAESI Act, and also alleged that the transaction documentation was unregistered and/or insufficiently stamped. The matter is currently pending.

Criminal Proceedings:

a)A complaint under Sections 420, 406 and 34 of the Indian Penal Code, has been filed before the Judicial Magistrate of First Class, Indore against Hriday Automobiles Private Limited and the managing director of ITIPL alleging failure to file the gift tax amount paid by the complainant for a prize received by him with the Income Tax Department. The Judicial Magistrate of First Class, Indore passed an order dated August 29, 2022, for registration of a criminal case against the Hriday Automobiles Private Limited and the managing director of ITIPL. Aggrieved by the same, ITIPL has filed a petition before the High Court of Madhya Pradesh for quashing the criminal complaint and the order dated August 29, 2022. The Madhya Pradesh HC vide its order dated 2nd September 2023 has called upon ITIPL to deposit the gift tax amount basis which the proceedings in the lower court would be stayed. Accordingly, ITIPL has deposited in Court the said amount and the lower court proceedings have been stayed. The matter is currently pending.

Regulatory Proceedings:

a)The Director , Registrar of Madhya Pradesh has filed a writ petition dated November 21, 2017 before the High Court of Madhya Pradesh against Padma Kalani and Premswaroop Kalani, seeking to set aside the Board of Revenue's order dated August 29, 2013 which had set aside the Collector of Stamp's order dated June 10, 2010 and the Divisional Commissioner of Indore's order dated January 10, 2011. Under these orders, Padma Kalani was directed to pay additional registration fees and stamp duty of H2.79 Million in relation to the sale of a plot having total area of 1,746 sq. ft. situated at 11/1 Tukoganj, Indore (land underlying the Treasure Island) by Premswaroop Kalani to Padma Kalani by way of a sale deed dated June 17, 1997. The matter is currently pending.

b)ITIPL was issued a notice dated August 2, 2017 by the Collector of Stamps and District Registrar, District Indore-2, Madhya Pradesh, stating that the stamp duty paid by ITIPL on the lease deed dated July 22, 2015 executed between Padma Homes and ITIPL is not adequate on the grounds that the agreement is an assignment/ transfer of lease and not a lease agreement and required ITIPL to appear before it on August 10, 2017. ITIPL replied to the notice on February 26, 2018, stating that the terms of the said lease deed did not include any assignment of leasehold rights by the lessee, did not attract provisions for levy of duty as conveyance and that all relevant provisions of Indian Stamps Act, 1899 and Registration Act, 1908 were abided by it. The matter is currently pending.

c) ITIPL was issued a notice dated September 23, 2022 by Office of Municipal Corporation, Indore advising ITIPL to obtain a permission for outdoor advertisement under Madhya Pradesh Outdoor Advertisement Media Rules, 2017. The notice further stated that in case ITIPL fails to obtain the permission within seven days of the date of the notice, it will be considered as an illegal media person under the aforesaid rules and a penalty of H10 per sq.ft. per day per outdoor media device for a minimum period of 30 days or for the period of actual display or twice of the applicable license fee, whichever is higher will be levied. Further, vide Notice dated 21st February 2024, the Indore Municipal Corporation, through the Officer-in-charge, Market Department issued a notice to the Mall informing that without permission of the Corporation the Mall has installed flex, hoardings, signage, structure (“Outdoor Media Devices or OMDs”), which is illegal and amounts to violation of provisions of the Madhya Pradesh Outdoor Advertisement Media Rules, 2017 and hence, raised a demand of Rs. 3,12,25,750/-. The Mall submitted a detailed reply vide letter dated 6th March 2024 to the aforesaid notice raising various grounds and contentions. Further, aggrieved, the Mall preferred a Writ Petition bearing no. 7909/2024 before the Hon’ble High Court of Madhya Pradesh, Bench at Indore praying for, inter-alia, directions to the Indore Municipal Corporation to follow the details procedure under the Rules for adjudicating the matter. The Hon'ble High Court disposed of the aforesaid Writ Petition by directing the Corporation to take into consideration the aforesaid reply of the Mall and after giving due opportunity of hearing in the matter pass a speaking order and shall thereafter only proceed further in the matter. Subsequently, the Indore Municipal Corporation vide its Order dated 25th April 2024 ("IMC Order") levied a penalty of Rs. 3,12,25,750/- has been levied on the Petitioner Company in respect of alleged violation of the provisions of the Madhya Pradesh Outdoor Advertisement Media Rules, 2017. Further aggrieved by the said IMC Order, ITIPL filed a Writ Petition no. 11965 of 2024 before the Madhya Pradesh High Court. The Hon'ble High Court its Order dated 3rd May 2024 has stayed the operation of the said IMC Order till the next date of hearing. The matter is currently pending.

Other Material Litigation:

An application has been filed by M/s. Appetize against ITIPL before the 11th Additional Judge, Indore, with a prayer to initiate contempt proceedings against ITIPL, its officers and directors. This application has been filed in relation to an alleged non-maintenance of status quo as per a lease agreement entered into between M/s. Appetize and ITIPL, as directed by an order dated August 26, 2019 passed by 11th Additional Judicial Magistrate, Indore in an arbitration petition filed by M/s. Appetize against ITIPL. In the arbitration proceeding M/s. Appetize alleged that ITIPL had attempted to evict M/s. Appetize from the licensed premises. Vide Order dated 28th February 2024, the Hon’ble District Judge dismissed the said arbitration proceeding. Consequently, ITIPL has filed for dismissal of the contempt applications. The matter is currently pending.

Property Tax Proceedings

Indore Municipal Corporation has filed an appeal before the Indore High Court against an order of the lower court with respect to assessment of property tax at Treasure Island, which is currently pending. The latest demand notice from Indore Municipal Corporation was received on Oct. 31, 2023. As on date, Indore Municipal Corporation has raised ₹189.08 million out of which ITIPL has paid ₹63.67 million under protest and ₹125.41 million is outstanding.

Safari Retreats Private Limited (“SRPL”)

Material Litigation:

The Bhubaneswar Development Authority issued an order dated October 16, 2019 with respect to the misuse of the area reserved for parking and charging parking fees towards parking spaces provided in commercial buildings as given under the BDA (Planning & Building Standards) Regulations, 2018. The aforesaid order directed different shopping malls, multiplexes, etc., to stop charging parking fees from visitors in the off-street parking area and all property owners were required to abide by the mandatory off-street parking provisions in the approved building plan and directed that all deviations in the plan to be restored. SRPL through its letter dated October 29, 2019 informed the Bhubaneswar Development Authority that the mandatory off-street parking is being maintained as stipulated under the aforesaid regulations and that the levy of parking charges is in compliance with the regulations. SRPL filed a writ petition before the High Court of Orissa, Cuttack to quash the order of the Bhubaneswar Development Authority dated October 16, 2019 on the grounds that the levy of parking charges was not in contravention of the aforesaid regulations, among others. An interim order dated December 17, 2019 has been passed by the High Court of Orissa, Cuttack stating that no coercive action should be taken against SRPL until the next date. The matter is currently pending.

Westerly Retail Private Limited ("WRPL") (now Select Infrastructure Private Limited) for asset – Nexus Seawoods Mall, Navi Mumbai:

Regulatory Matters:

a) MSEDCL filed a petition before the Maharashtra Electricity Regulatory Commission, Mumbai on July 29, 2022, under Section 94 of the Maharashtra Electricity Regulatory Commission (Conduct of Business) Regulations, 2004 in a matter under Section 9 read with Section 10 of the Electricity Act, 2003 against certain entities, including WRPL. The aforementioned petition has been filed seeking review of certain arrangements and/or permissions given by MSEDCL to WRPL and the other respondents, with the understanding that such entities were operating as captive generating plants. The petition has sought Maharashtra Electricity Regulatory Commission's review of the practice of entities obtaining permissions and sanctions to operate as captive generating plants, since such entities had executed agreements for 'sale and purchase' of power with their captive users, which MSEDCL has alleged is contrary to the principles of captive generation. MSEDCL has alleged that the project undertaken by WRPL and the other entities, ought to be considered as generating plants (under Section 10 of the Electricity Act, 2003), instead of captive generating plants and that such entities are avoiding paying cross subsidy surcharge and additional surcharge as required under Section 10 of the Electricity Act, 2003. WRPL has subsequently filed a reply before the Maharashtra Electricity Regulatory Commission, Mumbai contending, inter alia, that WRPL should be discharged as a party to this petition. Pursuant to the order dated October 12, 2023 passed by the Regional Director, the Scheme of Merger or Amalgamation (under fast -track route) bearing order no. RD/WR/Sec. 233/Select/ AA4110740/2023 under Section 233 and other applicable provisions of the Companies Act, 2013 and rules made thereunder, between Westerly Retail Private Limited with Select Infrastructure Private Limited, was approved and confirmed, with effect from May 15, 2023. Consequently, all the assets and liabilities of Westerly Retail Private Limited, together with the right, title and interest in the Business Undertaking, were consolidated into SIPL. Consequently, SIPL has filed an application for change of name. This matter is presently pending.

b)The Security Guards Board for Brihanmumbai and Thane District issued a show cause notice dated April 6, 2023 to (received by WRPL on April 13, 2023) under the Maharashtra Private Security Guards (Regulation of Employment & Welfare) Act, 1981 ("Private Security Guards Act") alleging violation of provisions of clause 13 of the Private Security Guards (Regulation of Employment & Welfare) Scheme, 2005 ("Private Security Guards Scheme"). Further as per the Notice, WRPL had failed to produce certain documents at the time of the inspection, such as the duty register, agreement with the agency, copy of wages bill for last three months of the working security guards, etc. WRPL was directed to respond to the notice with justifications for why penal proceedings should not be initiated against WRPL for contravention of the Private Security Guards Act and the Private Security Guards Scheme, and has since responded on April 18, 2023 stating their compliance with the Private Security Guards Act. This matter is presently pending.

Other Tax Proceedings

In relation to the underlying land of Nexus Seawoods, a notice has been issued by the Tehsildar, Belapur, District Thane to L&T Seawoods Limited for a demand of Rs. 102.17 Million for non-agricultural tax.

Naman Mall Management Company Private Limited ("NMMCPL"):

Material Litigation:

The Customs, Excise and Service Tax Department has issued a show cause notice in 2011 to NMMCPL alleging that CENVAT credit of Rs 52.90 Million was incorrectly availed by NMMCPL. The Customs, Excise and Service Tax Department vide its order in 2012 confirmed the recovery of Rs. 52.90 Million along with a penalty of an equivalent amount. NMMCPL challenged the order pursuant to its appeal in 2013 before the Customs, Excise and Service Tax Department. The appeal was dismissed. Thereafter, the Office of the Assistant Commissioner, Service Tax, Division C.G.O Complex, Indore issued two notices of attachment and passed orders of attachment of immovable property in 2017 informing NMMCPL, that due to failure of payment of Rs. 105.88 Million (inclusive of penalty), the fifth floor of the Nexus Indore Central was attached and NMMCPL was prohibited from transferring or charging the property or taking any benefit of such transfer or charge. NMMCPL has filed an appeal in 2017 before the High Court of Madhya Pradesh. Pursuant to an order issued in 2017, the High Court of Madhya Pradesh has stayed further proceedings until the next date of hearing. The Customs, Excise and Service Tax Department filed an application for vacating the aforementioned stay order which was followed by a subsequent order of the High Court of Madhya Pradesh admitting the appeal and specifying that the stay order shall continue until further orders.

Other Material Litigation:

NMMCPL, a wholly-owned subsidiary of EWDL received various notices from its lender Punjab National Bank between 2014 and 2015 on account of defaults in servicing its debt obligations. In 2015, EWDL approached TMMPL for the sale of NMMCPL. TMMPL thereafter purchased 779,990 equity shares aggregating to 100% of the total outstanding share capital of NMMCPL on such date from EWDL for an enterprise value which included various statutory liabilities and executed a share-purchase agreement in this regard.

Post subsequent transfers. Olive Commercial Company Limited remains a shareholder in NMMCPL as on date. Separately, a winding up petition was initiated before the High Court of Bombay against EWDL, (the erstwhile holding company of NMMCPL) by a third party in 2013 on account of a default in payment of dues by EWDL. Winding up orders in this regard were passed in 2017 pursuant to which an Official Liquidator was appointed. Subsequently, TMMPL filed an application in 2018 before the High Court of Bombay seeking a declaration that the transfer of 779,990 equity shares of NMMCPL from EWDL to TMMPL was a valid transaction under applicable provisions of the Companies Act and sought a temporary order and injunction to restrain the Official Liquidator from taking possession of or attaching or selling or otherwise disposing the equity shares of NMMCPL. The Official Liquidator has, pursuant to its report issued in 2020 challenged, inter alia, the transfer of equity shares of NMMCPL by EWDL to TMMPL and thereafter by TMMPL to Future Market Networks Limited. The matter is currently pending.

Property Tax Proceeding:

NMMCPL has filed a suit before the District Court, Indore against Indore Municipal Corporation and certain third parties, with respect to assessment and payment of property tax for Nexus Indore Central, which is currently pending. The latest demand notice from Indore Municipal Corporation was received on October 31, 2023. As on date, the Indore Municipal Corporation has raised demand of ₹35.89 million in aggregate out of which ₹23.51 million has been paid under protest and ₹12.38 million is outstanding.

Euthoria Developers Private Limited ("EDPL" erstwhile Ruchi Malls Private Limited ("RMPL") – for asset - Nexus Ahmedabad One):

Other Material Litigation:

(i) RMPL (now EDPL) received a notice from the Police Station, Ahmedabad City dated July 21, 2018, with respect to charges being levied on visitors of the mall, for availing parking services, in non-compliance of the Comprehensive General Development Control Regulations, 2017. It responded to the aforementioned notice. RMPL also filed a special civil application before the High Court of Gujarat challenging the validity of the notice. Pursuant to order dated October 17, 2018 was passed by the single bench of the High Court of Gujarat, RMPL filed a letters patent appeal challenging the limitations on the parking fees. The division bench of the High Court of Gujarat set aside the single judge bench order, while allowing the authorities to proceed against

RMPL. RMPL filed a miscellaneous civil application in 2019 before the High Court of Gujarat and a special leave petition ("SLP") dated September 30, 2019 before the Supreme Court of India, challenging the order dated July 10, 2019. The Supreme Court in its interim order dated October 15, 2019 stated that RMPL can charge parking fee as per the directions of the order dated October 17, 2018 of the High Court of Gujarat, until further orders. This matter is pending at present. Rahulraj Mall Co-operative Service Society Limited instituted a case against the State of Gujarat, the Supreme Court in its order dated September 1, 2021 directed the relevant authorities to come out with a policy binding on all municipal corporations with respect to the parking charges for parking on a common parking plot. This matter is pending at present and tagged with the SLP.

(ii) Certain third parties have filed applications against RMPL(now EDPL) before the Secretary of the Information and Broadcasting Department, Collector and District Magistrate at Ahmedabad and the High Court of Gujarat, challenging the grant of an NOC for construction of the multiplex in Nexus Ahmedabad One and the cinema operating license issued to Cinepolis, a tenant in the Nexus Ahmedabad One alleging, inter alia, non-compliance with the Bombay Cinemas (Regulations) Act, 1953 and improper procedure followed in issuing the NOC and license. The High Court of Gujarat had directed the Collector and District Magistrate at Ahmedabad to decide the matter, post which the Collector thereafter passed an order dated April 4, 2014, stating the NOC and license issued to Cinepolis to be proper. Pursuant to a special leave petition filed on July 4, 2014, against the order of the High Court of Gujarat dated, May 9, 2014, the Supreme Court in its order dated April 20, 2015, upheld the order dated April 4, 2014 and set aside the order dated June 30, 2014. The third parties thereafter filed revision applications before the Information and Broadcasting Department challenging the order dated April 4, 2014 of the Collector and District Magistrate. The Information and Broadcasting Department dismissed such applications and the third parties have challenged the order of the Information and Broadcasting Department before the High Court of Gujarat. An appeal was filed by the third parties before the division bench of the High Court of Gujarat. The High Court of Gujarat pursuant to its order date October 19, 2019, remanded the matter back to the single judge bench of the High Court of Gujarat, to pass a fresh order in the interest of justice. This matter is presently pending.

Nexus Hyderabad Retail Pvt. Ltd. ("NHRPL")

Regulatory Proceedings:

(a)NHRPL (in its erstwhile name as Babji Realtors Private Limited) had been awarded land by the Telangana Housing Board (THB) for construction of the Nexus amount greater than the amount of the parking fee, parking facility is to be made available for free. NHRPL challenged the government order on grounds of it being contrary to Articles 14, 19(1)(g), 21 and 300-A of the Constitution of India and ultra vires the Greater Hyderabad Municipal Corporation Act, 1955, the A. P. Town Planning Act, 1920, and the A. P. Urban Areas (Development) Act, 1975. The matter is currently pending.

E.Vijaya Productions Pvt. Ltd. (VPPL)

Criminal Litigation

A first information report was filed by a certain third party at the Police Station at Hyderabad against VPPL (through its directors) amongst others under Section 467, 468, 471, 420, 406 read with Section 120-B of the Indian Penal Code, 1860. The first information report was filed seeking relief against alleged fraudulent acts, cheating by using forged security and misappropriating and depriving the complainant of his money. It was alleged VPPL was involved in a financial conspiracy involving the release of prints of a movie, where VPPL was accused of being aware of and benefit from financial arrangements between the other accused. The complainant had filed a petition before the Addl. Chief Metropolitan Magistrate
at Hyderabad alleging that final report issued pursuant to the aforementioned first information report was biased and is liable to be rejected. The Addl. Chief Metropolitan Magistrate at Hyderabad in its order dated June 11, 2019 dismissed the petition. A criminal petition was filed before the Metropolitan Sessions Judge, Namapally at Hyderabad to set aside the order dated June 11, 2019. This matter is presently pending.

Mamadapur Solar Private Limited (MSPL)

Regulatory Matters

KERC has filed a writ appeal dated April 22, 2019 before the High Court of Karnataka against various solar and wind generators including MSPL, who had signed wheeling and banking agreements with the distribution companies of the KERC, being aggrieved by the order dated March 13, 2019 passed by the High Court of Karnataka quashing impugned order dated May 14, 2018 passed by KERC. The KERC order dated May 14, 2018 held (i) renewable energy generators which had not completed 10 years of commercial operations as of March 31, 2018 are liable to pay 25% of normal transmission charge and wheeling charge in cash, banking charge of 2% in kind and bear the line loss as approved by KERC and (ii)the generators which had commissioned their plants on or after April 1, 2018 are liable to pay 25% of normal transmission charge and wheeling charge in cash, banking charge in kind and bear the line loss as determined by KERC in tariff orders. Aggrieved by the aforesaid order dated May 14, 2018, MSPL and other solar and wind generators had filed writ petitions before the High Court of Karnataka, wherein the order dated March 13, 2019 was passed allowing the writ petitions. The matter is currently pending.

Other material litigations:

Certain third parties filed a plaint dated April 24, 2019 against other members in their family and MSPL, before the City Civil Court, Vijayapura contending that 1st defendant, has fraudulently obtained a power of attorney from the plaintiffs, which was executed and registered in favour of MSPL by the plaintiff No.1 to 4 and the Plaintiff No. 1 to 4 have executed lease deed in respect of 10 acres 8 guntas (1 Gunta is equivalent to 101.17 square meters (sq m) or 1,089 square feet (sq ft)) in favor of MSPL. The plaintiffs have sought relief, inter alia, (i) to declare the power of attorney dated June 6, 2018, as null and void; (ii) to pass a decree of mandatory injunction directing MSPL to remove the solar power plant from the underlying land; and (iii) to pass a decree for partition and separate possession of 3/4th share in the underlying land. The matter is currently pending.

Nexus Mysore Retail Pvt. Ltd. - NMRPL (Mysore)

(a) With respect to Nexus Mysore Retail Pvt. Ltd. - NMRPL (Mysore), a third party has filed a suit against PEPL (the erstwhile landowner) and 10 others in 2021, before the Preliminary Civil Judge and JMFC Mysuru, seeking, inter alia, a declaration declaring that the plaintiff is the absolute owner of 1/7th portion of the property underlying Nexus Centre City, a declaration that the registered sale deed dated July 3, 2006 executed in favour of PEPL is illegal and not binding on the plaintiff and a permanent injunction restraining PEPL and the 10 other parties from constructing, offering for sale or alienating the land underlying the Nexus Centre City until disposal of the suit. NMRPL (Mysore) has been impleaded as a defendant in the suit. The matter is currently pending.

In addition to the above and except as disclosed in "Risk Factors" and "Regulatory Approvals" in the Final Offer Document, respectively, the title, development rights and other interests in relation to certain Portfolio assets may be subject to the following uncertainties or defects:

a) SIPL has exclusive right to the additional/enhanced FAR including relating to sold areas, except the multiplex block. SIPL pursuant to a letter to the owner of the multiplex block, in relation to the multiplex block, issued its no-objection to the owner for availing additional FAR in respect of the multiplex block proportionate/pro rata to the FAR area thereof, out of the total additional FAR area which may be available for the commercial plot of Nexus Select Citywalk for construction on the terrace without any liability/responsibility on SIPL, subject to and in accordance with the provisions of the sale deed executed by SIPL with such owner.

b) The land underlying Nexus Select Citywalk was originally leased by the DDA to SIPL. Subsequently, the DDA executed a conveyance deed and a rectification deed in favour of SIPL in connection with the conversion of such leasehold land into freehold and as of the 31st March, 2024, SIPL is the owner of the land underlying Nexus Select Citywalk (other than certain units sold to third parties).

c) Land admeasuring 48,756.56 square yards underlying Nexus Elante was sold by the Governor of Punjab to Pfizer Limited (previously known as Dumex Private Limited) pursuant to a stamped and unregistered deed of conveyance entered into in 1960. Thereafter, land admeasuring 48,851.20 square yards was sold by the Governor of Punjab to Pfizer Limited pursuant to a stamped and unregistered deed of conveyance in 1976. Thereafter, Pfizer Limited sold the said parcels of land to CSJIPL by way of a registered deed of sale in 2007. While conveyances in the form of grants are exempted from registration requirements under applicable laws, the terms of the conveyance deeds do not indicate that the conveyance between the Governor of Punjab and Pfizer Limited was in the nature of a 'grant'. In the absence of registration, the conveyances would not be considered as valid transfers of title. However, given that the conveyance deeds are over 30 years old, parties would be entitled to claim the defence of adverse possession should title to the land be challenged.

d) Land underlying the WRPL's renewable power plant admeasuring in aggregate 8.31 hectares i.e. 20.53 acres was deemed to be converted to non-agricultural use as per the Comprehensive Policy for Grid Connected Power Projects based on New and Renewable (Nonconventional) Energy Sources — 2015 issued by the government of Maharashtra, as the land was procured for the purpose of setting up a solar power project. However, Aelius Infra Services Private Limited (the developer of the WRPL's renewable power plant) was required to obtain such deemed non-agricultural use updated in the records of the revenue authorities as well as on the 7/12 extracts of the property. Further, as per Section 44A of the Maharashtra Land Revenue Code, 1966, Aelius Infra Services Private Limited was required to provide intimation of the date on which the change of use of the property had commenced within 30 days, to the tehsildar with a copy endorsed to the Collector and thereafter, ensuring change in user of the property updated in the records of the revenue authorities and 7/12 extracts, Aelius Infra Services Private Limited was also liable to pay the non-agricultural assessment starting from the date of non-agricultural use of the property. WRPL gave such intimation on September 26, 2022 upon acquisition of the property and accordingly WRPL may be liable to pay the non-agricultural assessment (starting from the date of putting the property to non-agricultural use) up to date, and may also be liable to pay the applicable penalty/interest (on account of the delay in giving the intimation), if any, as per the demand/notice raised by the Collector/revenue authorities in this regard.

e) Aelius Infra Services Private Limited (the developer of the WRPL's renewable power plant) had obtained an order dated February 4, 2020 from the Sub Divisional Officer, Katol to acquire a portion of the land underlying WRPL's renewable power plant at Nagpur (being agricultural). However, the aforesaid order stated that the land has been purchased for agricultural use only and putting the land to any purpose other than that shall require permission from the concerned authority/department. Although, till date, the authorities have not raised any demand in this regard, in case any demand/notice is raised by the authorities, the same will be paid by WRPL.

f) An order had been passed in proceedings involving Nexus Koramangala under the Urban Land (Ceiling & Regulation) Act, 1976. These proceedings had been initiated against an individual (a partner in the partnership firm that was the erstwhile owner of the land underlying Nexus Koramangala) under the Urban Land (Ceiling & Regulation) Act, 1976 for allegedly holding land (including land underlying Nexus Koramangala) in excess of permissible limits. While the Court of the Special Deputy Commissioner, Urban Land Ceiling, Bangalore, pursuant to its order issued in 1985 recorded that the said individual did not own vacant land in excess of permissible limits, it is unclear if the order extends to the land underlying Nexus Koramangala as the order does not specifically record the details of the land in dispute. The order issued in 1985 does not impose conditions restricting transfer or usage.

g) We are not in possession of the order dated August 13, 1999 issued by the income tax authorities permitting the development and sale of Nexus Koramangala (and the underlying land) from the erstwhile landowners to PEPL. However, the sale deed dated June 24, 2004 executed between the landowners and PEPL records that such approval was duly obtained.

h) In respect of Nexus Koramangala, the occupancy certificate records the total car parking slots as 529 along with 300 two wheeler parking slots. However, under the sharing agreement dated March 4, 2021, 658 car parking slots have been recorded and allotted between the landowners and NHRPL.

i) We are not in possession of certain historical title devolution documents pursuant to which the erstwhile owners of the land underlying Nexus Vijaya acquired title to the land prior to 1955. However, any claims from any legal heirs of the vendors in such sale deeds would ordinarily be barred by limitation, as over 65 years having lapsed from the date of such documents. In addition, there are minor discrepancies in the extent of land recorded in various title documents pertaining to Nexus Vijaya. Further, there are certain discrepancies between the understanding of parties vis-à-vis the extent of underlying land as documented under various transaction documents for development of the project including the joint venture agreement executed in 2006 entered into between VPPL and PEPL, the general power of attorney executed in 2006 granted by VPPL in favour of authorized representatives of PEPL and the demerger scheme for the development of the project. For instance, the joint venture agreement refers to a development of about 230 grounds i.e., 12.67 acres whereas the general power of attorney refers to 242 grounds, i.e., 13.33 acres. The joint venture agreement authorized PEPL to undertake construction with respect to built-up area of not less than 980,000 sq. ft. of land whereas the general power of attorney only authorizes PEPL to the extent of 950,000 sq. ft. of land. Similarly, the joint venture agreement records the extent of land available for construction of Nexus Vijaya as 6.29 acres whereas the demerger scheme pursuant to which VPPL received title to the land, records the available land as 6.79 acres. The attorney holders were not authorized to undertake the actions set out under the general power of attorney executed in 2006, in respect of 30,000 sq. ft. of built-up area. However, in view of the sanction plan being secured by VPPL, together with all requisite approvals from the concerned government authorities, it is presumed that VPPL ratified any and all acts of their attorney holders in respect of the additional extent of 30,000 sq. ft. constructed in the land.

j) In respect of Nexus Vijaya, the environmental clearance issued in 2007 by the Ministry of Environment and Forests had sanctioned two basements, ground floor and 14 floors. At present, Nexus Vijaya also includes a multilevel parking facility which is covered in its completion certificate.

k) In respect of Nexus Vijaya, while we were authorized to utilize the project land for construction of Nexus Vijaya, the CMDA had counted the multilevel car parking area for calculation of the FSI and consequently, the area utilized for the development of Nexus Vijaya was exceeded by approximately 123,000 sq. ft. As per the order of the Government of Tamil Nadu issued in 2012, the second master plan of the Chennai Metropolitan Area 2026 was amended to provide that, in case upper floors/ floors over a stilt parking floor were proposed for parking to satisfy the minimum parking required as per the Development Regulations for Chennai Metropolitan Area, such minimum parking would be allowed with FSI and coverage exemptions.

Pursuant to an agreement entered into in 2013, amongst PEPL, VPPL and VHPL, PEPL was required to apply on behalf of VHPL and secure approvals from CMDA exempting the FSI and coverage with respect to the multi-level car park area, within 12 months from the date of the agreement and restore FSI to the extent of 123,000 sq. ft. lost by VHPL. In the event that VHPL/ PEPL failed to secure the exemption from the CMDA, VPPL would be liable to compensate VHPL towards the loss of construction rights, and VHPL would be required to pay the premium FSI charges and any other applicable fees to CMDA for securing the building construction rights over the FSI of 123,000 sq. ft. Relevant exemptions are yet to be obtained.

l) In respect of Nexus Vijaya, VPPL, PEPL, PRVL and GHRL have entered into a cooperation agreement in 2022, which requires, inter alia, that VPPL shall enable and provide unhindered access, including access for vehicles, to GHRL, and shall enable GHRL to place its signages on the access road and clarifies that the parties to the cooperation agreement are not permitted any further construction on land admeasuring 6.29 acres from and out of the project land and VPPL has the right to construct only up to 980,000 sq. ft. of FSI area. Any additional FSI, in excess of 980,000 sq. ft. (where the mall and office are constructed by VPPL), which may become available pursuant to change in applicable law or regulations, can be only be utilized by GHRL and that VPPL has relinquished any right or claim in respect of such additional FSI, in favour of GHRL. In case VPPL utilizes any additional FSI, it is required to compensate GHRL. VPPL has paid an amount of `90.0 million for resolution of matters arising out of this FSI agreement and MoU.

m) Nexus Vijaya acquired title to land measuring 6.69 acres but appears to be in possession of land measuring about 6.29 acres or lesser, based on the physical extent in the possession of VPPL.

n) A portion of land comprised in Survey No. 5/7 (old Survey No. 173/2) was surrendered to CMRL for gaining road access from the Vadapalani Metro Rail Station to Nexus Vijaya.

o) CMRL sent a notice to VPPL on July 9, 2021 to surrender 490 sq. m. of land in Survey No. 5/1 for the ongoing metro construction. VPPL filed objections on July 27, 2021 and has not received any response from CMRL. CMRL had issued a no objection certificate (NOC) on October 30, 2021 to VPPL for registration of the tenants' lease deeds for land contained in Survey No. 5/1.

p) CMRL raised an invoice for the period between January 1, 2020 and December 31, 2020, for an amount of `2,581,735 which was required to be paid, net of tax deducted at source. VPPL has made payments of `1,473,650 inclusive of applicable tax deducted at source and the remaining amount of `1,108,085 which was charged for the period of lockdown has not been paid by VPPL.

q) VPPL had requested CMRL to terminate the right to use certain parking spaces within Nexus Vijaya vide a letter dated September 21, 2021. Through such letter VPPL has requested CMRL to, inter alia, take note of: (i) expenses already incurred by VPPL, equivalent to more than `50,000,000 to be treated as a one-time settlement towards the fees payables under the relevant memorandum of understanding; (ii) the fee payable by VPPL under the memorandum of understanding was `2,581,735, VPPL had already made payment of `1,473,650 inclusive of applicable tax deducted at source; (iii) a waiver was sought by VPPL for the balance amount of `1,108,085 on account of waivers granted during lockdown on parking license fee from March 2020 - August 2020 for the parking spots; (iv) termination of the right to park granted in favour of CMRL; and (v) assured CMRL that the obligation of redevelopment of pedestrian pathway and access road between metro station and Nexus Vijaya with road maintenance (together with bearing electricity charges and pedestrian access for the public) would be continued by VPPL. VPPL has not received a response to this letter from CMRL as on date.

r) There are certain discrepancies in the property register card issued by the City Land Survey Officer, Pune in respect of a parcel of land forming part of the land underlying Nexus Westend and a portion of the Westend Icon Offices. The property register card, inter alia, records the extent of land underlying Nexus Westend as 14,600 sq. m. instead of 63,511 sq. m., further, the land use has been recorded as agricultural instead of non-agricultural. Land admeasuring 1 hectare 6 acres is recorded in the name of the Pune Municipal Corporation. CPPL has made applications to the City Land Survey Officer, the office of the Superintendent, Land Records in the years 2004 and 2010 respectively, requesting the authorities to rectify the errors in the property register card which are currently pending.

s) An award was passed in 1995 by the Special Land Acquisition Officer — 15, under Section 11 of the Land Acquisition Act, 1894, in relation to inter alia, acquisition of an area admeasuring 6,190.10 sq. m. of the larger land underlying Nexus Westend Complex, for the purpose of constructing an approach road. The road acquisition award further recorded that the land intended to be acquired was affected by reservations of greenbelt and the economically weaker section, as per the development plan of the Pune Municipal Corporation. On a joint reading of the development plan and the layout plan issued by the Pune Municipal Corporation in 2016, it may be inferred that the land underlying Nexus Westend was not a part of such acquisition, since these reservations were over lands in other sectors of the larger land under development. However, the effect of such acquisition did not get recorded in the record of rights in respect of the larger land.

t) An order of the Additional Collector, Pune issued in 2002 in exercise of the powers under Section 44 of the Maharashtra Land Revenue Code, 1966 permitted DIPL and CPPL to use 54,335.62 sq. m. out of a larger land for non-agricultural use, subject to clarification from the Government of Maharashtra on whether the larger land is classified as Devasthan Inam Class III. The Government of Maharashtra clarified that its permission was not required as long as the classification of the land as Devasthan Inam Class III will not be changing. A corrigendum to the aforesaid order issued in 2002 classified the larger land comprising Nexus Westend and portion of the Westend Icon Offices as 'Devasthan Inam Class III'. However, the Land Alienation Register extract relating to the Village Aundh maintained with the Department of Archives, Pune does not make a specific reference to the larger land to be classified as 'Devasthan Inam Class III'. While this register refers to an order made by the Assistant Inam Commissioner dated March 31, 1859, a copy of the order is untraceable. Consequently, the title to the larger land being transferred from the concerned 'inamdar' to the erstwhile owner cannot be determined.

u) In respect of Nexus Westend and certain portions of the Westend Icon Offices, the area calculation diagram sanctioned by the Pune Municipal Corporation dated March 7, 2002, records, inter alia, that an area measuring 9,583.53 sq. m. of the larger land is under road acquisition, of which 418.89 sq. m. is reserved towards road widening and affects the land underlying Nexus Westend. The possession of the land underlying Nexus Westend and portions of the Westend Icon Offices to the extent of 418.89 sq. m. reserved for road widening, has not been handed over to the Pune Municipal Corporation by CPPL.

v) DIPL has constructed four additional floors above the 7th upper floor in one of the buildings of Westend Icon Offices. The occupancy certificate for such additional floors is obtained. However, the Declaration (under Section 2 of the Maharashtra Apartment Ownership Act, 1970) for this building has not been amended to include the additional four floors.

w) Pursuant to the registered deed of apartment dated October 2, 2012 executed by CPPL and DIPL in favour of a third party owner read with registered declaration of apartment ownership dated October 2, 2012 executed by CPPL and DIPL, CPPL and DIPL are entitled to utilize the current FSI/TDR or such modified/increased rights/FSI/TDR permitted by the statutory authorities/norms up to the receipt of the final completion certificate for the entire development of Survey No. 169/1. Post receipt of the entire completion certificate, in case, any additional commercial FSI is permitted by the statutory authorities on a portion admeasuring about 11,795 sq. m. out of Survey No. 169/1 (on which one of the buildings of the Westend Icon Offices is constructed), the third party owner is entitled to such future FSI in the ratio of the undivided share in the land held by it (i.e. 5,671 sq. m.) to the balance area (i.e., 50,346.62 sq. m.). Such FSI may only be utilized within the area of the unit sold to the third party owner in Westend Icon Offices and no other areas.

x) CPPL has permitted Pramod Anand Naralkar to construct 10th to 15th floors in Nexus Westend for the use and benefit and at the sole cost, expense and liability of Pramod Anand Naralkar. Pramod Anand Naralkar has nominated DIPL to hold floor nos. 10 to 12 in Nexus Westend and Suma Shilp Limited to hold floor nos. 13 to 15, the terrace above the 15th floor, part of third floor and part of ground floor in Nexus Westend, and each entity has constructed the floors utilizing their own funds. Though the total extent of this area was agreed at 60,000 square feet, the nominees of Pramod Anand Naralkar have constructed an area of 187,643 square feet, as mentioned in the layout sanction plan. However, this nomination/entitlement of DIPL and Suma Shilp Limited had not been formally recorded with Pramod Anand Naralkar. Nexus Westend and the underlying land are submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 and the Nexus Westend and Nexus Icon Sector I Condominium has been formed identifying the respective entitlements of DIPL and Suma Shilp Limited under the Declaration of Apartment Ownership of Westend Mall and Westend Icon Sector I Condominium dated September 5, 2022 executed by CPPL, DIPL and Suma Shilp Limited and registered with the office of the Sub-Registrar of Assurances at Haveli No. 2; however, the Deeds of Apartment transferring the respective entitlements in favour of DIPL and Suma Shilp Limited have not been executed and registered.

y) The Government of Odisha, through the General Administration Department, entered into a principal lease deed in 1980 to lease land admeasuring 0.25 acres in mouza Kalarput (i.e., the leasehold land underlying Nexus Esplanade) in favour of Kailash Chandra Das for a period of 90 years. Thereafter, Kailash Chandra Das (as the Managing Partner of Hotel Safari International, Bhubaneswar) executed an indenture in 1982 with Kailash Chandra Das (as the Managing Director of SRPL) pursuant to which the leasehold rights to the land underlying Nexus Esplanade was transferred to SRPL. The Governor of Odisha was also party to the indenture. While the transfer/ assignment under the indenture has taken place between Kailash Chandra Das (as the Managing Partner, Hotel Safari International, Bhubaneswar) and Kailash Chandra Das (as the Managing Director of SRPL), the principal lease deed appears to record Kailash Chandra Das as the lessee in his personal capacity. Thereafter, by way of a supplemental lease deed entered into in 1982, between the Governor of Odisha and Kailash Chandra Das (as Managing Director, SRPL), the area allotted under the principal lease deed i.e., 0.25 acres was increased to 3.59 acres. Pursuant to a second supplemental lease deed entered into in 1982 between the Governor of Odisha and Kailash Chandra Das (as an industrialist), leasehold interest over additional area admeasuring 0.39 acres was granted. The aforementioned documents do not expressly identify SRPL as the lessee of the leasehold land. However, the General Administration Department of the Government of Odisha in response to a right to information application requesting for a sketch of the property has acknowledged the leasehold rights of SRPL over the leasehold land. Further, the settlement revision proceedings and the mutation orders in relation to the property also acknowledge the rights of SRPL over the leasehold land.

z) One of the initial title holders of the land underlying Nexus Amritsar, where he held ½ share admeasuring approximately 5.13 acres, exchanged his undivided share in the land with his sons. EDPL is not in possession of the said exchange deed. However, the said exchange deed has been recorded in the mutation records and a reference of the same appears in the revenue records. Further, over 21 years have passed since the exchange deed was executed and recorded in the revenue records and no suit has been filed challenging the title of the erstwhile owners and the initial title holders have been in notice of the adverse possession for over 21 years, which is more than the requisite period to claim title by adverse possession. Additionally, three more of the initial title holders of the land underlying Nexus Amritsar, where they held ½ share admeasuring approximately 0.07 acres, exchanged their undivided share in the land with two other initial title holders. EDPL is not in possession of the said exchange deed. However, the said exchange deed has been recorded in the mutation records and a reference of the same appears in the revenue records. Further, over 36 years have passed since the exchange deed was executed and recorded in the revenue records and no suit has been filed challenging the title of the erstwhile owners and the initial title holders have been in notice of the adverse possession for over 30 years, which is more than the requisite period to claim title by adverse possession.

aa) Consequent to the demise of one of the initial title holders (as recorded in Jamabandi for the year 2000-2001) of land underlying Nexus Amritsar, the larger land held by him admeasuring approximately 0.29 acres devolved upon certain personnel. The basis on which such personnel were identified as the heirs of the initial title holder is not clear. While it is possible that they may have become owners pursuant to a will made by the initial title holder, EDPL is not in possession of such will. However, the mutation entries record the devolution of title to such identified heirs.

bb) The joint development agreement executed in 2008 between the landowner, NSRPL and PEPL, states that the landowners and NSRPL are entitled to revise the commercial understanding and undertake revenue share of all incomes, regardless of the ownership of the units from which such revenue is received. While we are entitled to manage entire Nexus Shantiniketan (including portions attributable to the landowner's share), we have not executed any powers of attorney which authorizes NSRPL to collect lease rentals or otherwise transact on behalf of the landowner's share of the project. The lease rental amounts are collected separately by the landowner and NSRPL, proportionate to their ownership and all other amounts (including common area maintenance charges, utility charges etc.) are collected by NSRPL on behalf of itself and the landowner.

cc) We are not in possession of certain property related documents in relation to the larger property underlying Nexus Shantiniketan, for instance, the order of the Bangalore Development Authority which sanctioned the change in the use of land from green belt to residential purpose, official memoranda which converted several portions of the larger land encompassing Nexus Shantiniketan for non-agricultural purposes. Further, there are certain defects in certain documentation available with us. For instance, the Bangalore Development Authority has pursuant to its order in 1999, inter alia, sanctioned the development plan for Nexus Shantiniketan. We are not in possession of such sanction plans as well as the development plan sanctioned by the Bangalore Development Authority. Further we are also not in possession of a relinquishment and rectification deed to the relinquishment deed, in relation to larger integrated development known as Shantiniketan.

dd) In the special notice order dated March 2, 2010 issued by the Assistant Commissioner, Mahadevapura zone, Bruhat Bengaluru Mahanagara Palike for Nexus Whitefield, the extent of land is recorded as 2,18,804 sq. feet. Such area does not account for the extent of land relinquished to the Bangalore Development Authority, pursuant to the relinquishment deed executed in this regard.

ee) The khata in respect of the land underlying Nexus Whitefield records an area lesser than the area of land originally acquired by NWPL. NWPL has made an application for procuring revised khatas recording the accurate extent of the subject land and property in terms of the building license dated June 3, 2022, and the occupancy certificate dated June 10, 2022.

ff) In respect of Fiza by Nexus, the environmental clearance issued in the year 2008 by the Ministry of Environment and Forests has sanctioned a total built up area of 81,643.61 sq. m. and a green belt of 7,800 sq. m. in respect of the mall. At present, Fiza by Nexus has a total built up area of 93,678.41 sq. m. The occupancy certificate issued to Fiza by Nexus records the total built up area of 93,678.41 sq. m.

gg) With respect to NMRPL (Mangalore), a sale deed dated November 21, 2014, was executed between the landowners and NMRPL (Mangalore), whereby the landowners transferred and conveyed 68% of the undivided right, title, interest and ownership of the land in favour of NMRPL (Mangalore). Thereafter, the landowners and NMRPL (Mangalore) have made internal reconfigurations of the units of the land. NMRPL (Mangalore) and the landowners are in the process of executing a partition deed identifying units falling to each of the parties.

hh) With respect to NMRPL (Mysore), PEPL (the erstwhile landowner) has relinquished certain portions of land admeasuring 1078.21 sq. m. in favour of the Government of Karnataka pursuant to a deed of relinquishment in 2017, while NMRPL (Mysore) was the absolute owner of the land. PEPL had no right, title or interest in the land at the time of such relinquishment, and therefore NMRPL (Mysore) should have executed the relinquishment deed and not PEPL.

ii) Certain Asset SPVs have encumbrance certificates that are defective and do not accurately reflect all transactions during the respective period of certificates presently held by them, including:
   (i) Nexus Shantiniketan for the encumbrance certificates dated March 24, 2021, November 20, 2021, March 9, 2022, March 28, 2022, and June 16, 2022;
   (ii) Nexus Whitefield for the encumbrance certificates dated June 1, 2021, November 19, 2021, March 9, 2022, March 28, 2022 and June 16, 2022;
   (iii) Nexus Vijaya for the encumbrance certificate dated June 18, 2022, which does not include certain transactions
   (iv) Nexus Koramangala for the encumbrance certificates dated March 25, 2021, November 20, 2021, March 9, 2022, March 28, 2022, and June 16, 2022;
   (v) Nexus Centre City for the encumbrance certificates dated April 15, 2021, November 20, 2021, March 9, 2022, and June 16, 2021; and (vi) Fiza by Nexus for the encumbrance certificates dated March 19, 2021, November 15, 2021, January 31, 2022 and June 13, 2022.

jj) Unit wise bifurcated khata extracts for Fiza by Nexus, Nexus Whitefield, certain units of Nexus Shantiniketan and Nexus Centre City have not been obtained.

kk) In relation to Nexus Indore Central, NMMCPL is not in possession of any information or documents (including any exemption orders) confirming that the extent of land held by the erstwhile owner of the land underlying Nexus Indore Central was within the ceiling limit as prescribed under the Urban Land (Ceiling & Regulation) Act, 1976 or if any exemption was granted under the said legislation to hold the excess land. However, the Urban Land (Ceiling & Regulation) Act, 1976 has been repealed in the state of Madhya Pradesh with effect from February 17, 2000 and we are not aware of any exemption order issued under the Urban Land (Ceiling & Regulation) Act, 1976 in respect of erstwhile owner's total holding. No post-facto proceedings with retrospective effect can now be initiated by the authorities under the Urban Land (Ceiling & Regulation) Act, 1976.

ll) The erstwhile owners of the land admeasuring 151,150 sq. ft. underlying Nexus Indore Central had sold an area admeasuring 82,489.25 sq. ft. to certain third parties prior to the sale to NMMCPL. Accordingly, only an area of 68,660.75 sq. ft. could have been sold to NMMCPL. However, 74,000 sq. ft. was sold to NMMCPL (5,339.25 sq. ft. being additional). There may be a claim to the land by third parties and also a defect in the title to the extent of such excess area conveyed in favour of NMMCPL. Due to the excess extent that has been sold, there may be a reduction in the total extent of land held by NMMCPL which may in turn affect the FAR. Subsequently, the Indore Municipal Corporation has accepted NMMCPL as the owner/ holder of the 74,000 sq. ft. of land for the purpose of the sanction plan. Any claims raised in the future will be subject to limitation of 12 years under the Limitation Act, 1963.

mm)The regularization approval issued by the Indore Municipal Corporation records that Nexus Indore Central is permitted to have a service floor. However, the spaces adjacent to and above the mall management office on the seventh floor are instead being utilized for housing the services, which has been noted by the relevant authorities while granting the regularization approval. The final description of Nexus Indore Central in the records of the Indore Municipal Corporation has been amended in the records of Indore Municipal Corporation and such amended description is reflected in the demand note for property tax towards property tax of the ground floor, basement, and seven upper floors (including terrace) of Nexus Indore Central.

nn) There are certain deviations in declarations made by NMMCPL under the Madhya Pradesh Prakoshtha Swamitva Adhiniyam, 2000, including, inter alia, (a) certain units in Nexus Indore Central not forming part of the aforementioned declarations and percentage of undivided share/interest in the common areas and facilities corresponding to each unit not being recorded accurately; (b) non-execution of deeds for units sold/

transferred in Nexus Indore Central, pursuant to which a penalty is imposable up to `0.005 million or 5% of the price of the apartment/s, whichever is greater, together with a further penalty of minimum `100 per day and a penalty of `100 per day being the minimum for continued default, where such penalty may be recovered as arrears of land revenue; (c) not forming a formal association of unit owners, resulting in imposition of a penalty which may be recovered as arrears of land revenues; and (d) not seeking prior consent of certain unit purchasers, however, no disputes have been raised in this specific regard.

oo) Certain third parties filed a plaint dated April 24, 2019 against other members in their family and MSPL, before the City Civil Court, Vijayapura contending that one of the defendants, has fraudulently obtained a power of attorney from the plaintiffs and has executed lease deed in respect of 10 acres 8 guntas in favour of MSPL. The plaintiffs have sought relief, inter alia, (i) to declare the power of attorney dated June 6, 2018, as null and void; (ii) to pass a decree of mandatory injunction directing MSPL to remove the solar power plant from the underlying land; and (ii) to pass a decree for partition and separate possession of 3/4th share in the underlying land. The matter is currently pending.

pp) The search report issued at the Central Registry of Securitization Asset Reconstruction and Security Interest (CERSAI) records charges in favour of certain lenders in relation to ITIPL and the underlying land. These charges pertain to the erstwhile owner, EWDL and have been satisfied/ released as on date. However, the CERSAI records are required to be updated to reflect closure of these charges.

qq) ITIPL is not in possession of certain historical title devolution documents referenced in sale deeds executed in 1959 and 1964 pursuant to which the erstwhile owners of the land underlying Treasure Island acquired title to the land. Further, the revenue records in respect of the land underlying Treasure Island are not available with ITIPL as the digitization of the website of Indore Municipal Corporation has not been completed.

rr) The letter dated February 3, 2022 issued by the Indore Municipal Corporation records that ITIPL is required to obtain a building completion/occupation certificate once the entire construction is completed. Although the standard format of the letter states that a building completion/occupation certificate must be obtained, since approval was granted only for regularization of constructed area and no additional construction was carried out, there is no requirement to obtain revised building completion/occupation certificate or revised building completion certificate.

ss) Copies of certain historical chain title and other deeds, powers of attorney and revenue records are not available in respect of the Portfolio Assets.

23.6 Historical Value Summary

30th September 2023

Property	% stake proposed to be held in SPV by Nexus Select Trust	Market Value – Completed (INR Mn)[26]
Nexus Select Citywalk	100.00%	45,583
Nexus Elante Complex	100.00%	41,148 1,071 5,136
Nexus Seawoods	100.00%	23,186
Nexus Ahmedabad One	99.45%	19,908
Nexus Hyderabad	100.00%	17,672
Nexus Koramangala	100.00%[27]	8,604
Nexus Vijaya Complex	100.00%	12,916 1,870
Nexus Westend Complex	100.00%	8,787 11,895
Nexus Esplanade	100.00%	9,045
Nexus Amritsar	99.45%	6,753
Nexus Shantiniketan	100.00%[28] (NSRPL owns a 64.90% economic interest in the asset)	6,411[29]
Nexus Whitefield Complex	100.00%	4,042 2,046
Nexus Celebration	100.00%	4,651
Fiza by Nexus	100.00%[30] (NMRPL (Mangalore) owns a 68% economic interest in the asset)	3,147[31]
Nexus Centre City	100.00%	2,892
Nexus Indore Central	100.00%	1,893
Karnataka Solar Park	100.00%	2,276
Total – Majority Ownership		**240,932**
Treasure Island	50.00%	2,601[32]
Total		**243,532**

[26] *Market Value represents the interest owned by the Nexus Select Trust in respective SPVs as highlighted in Section 3.2*

[27] *Operational data presented represents NHRPL's economic interest as of December 31, 2022 in Nexus Koramangala (viz. 302,063 sq. ft.) arising out of its (i) ownership interest over 260,295 sq. ft. of Leasable Area; (ii) short term leasehold rights over 13,656 sq. ft. of Leasable Area valid until March 31, 2028; and (iii) revenue share entitlements with respect to 28,112 sq. ft. of Leasable Area valid until March 31, 2028.*

[28] *NSRPL is entitled to only 64.90% identified share of the total Leasable Area of 627,980 sq. ft. in Nexus Shantiniketan, and a corresponding 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan.*

[29] *The total Leasable Area and Market Value of Nexus Shantiniketan is 0.63 msf and Rs. 9,878 million, respectively, and the numbers indicated in the above table represents the Leasable Area and Market Value of the asset adjusted for our share of economic interest in the asset.*

[30] *NMRPL (Mangalore) is entitled to only 68% identified share of the total Leasable Area of 715,216 sq. ft. in Fiza by Nexus and a corresponding 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus.*

[31] *The total Leasable Area and Market Value of Fiza by Nexus is 0.72 msf and Rs. 4,628 million, respectively, and the numbers indicated in the above table represents the Leasable Area and Market Value of the asset adjusted for our share of economic interest in the asset.*

[32] *The total Leasable Area and Market Value of Treasure Island is 0.43 msf and Rs.5,202 million, respectively, and the numbers indicated in the above table represents the Leasable Area and Market Value of the asset adjusted for our share of indirect economic interest in the asset.*

31st December 2022

Property	% stake proposed to be held in SPV by Nexus Select Trust	Market Value – Completed (INR Mn)[33]
Nexus Select Citywalk	100.00%	45,519
Nexus Elante Complex	100.00%	38,672 1,059 4,908
Nexus Seawoods	100.00%	22,169
Nexus Ahmedabad One	99.45%	19,561
Nexus Hyderabad	100.00%	16,896
Nexus Koramangala	100.00%[34]	8,352
Nexus Vijaya Complex	100.00%	12,565 1,823
Nexus Westend Complex	100.00%	8,444 11,442
Nexus Esplanade	100.00%	8,617
Nexus Amritsar	99.45%	6,326
Nexus Shantiniketan	100.00%[35] (NSRPL owns a 64.90% economic interest in the asset)	5,953[36]
Nexus Whitefield Complex	100.00%	3,681 1,882
Nexus Celebration	100.00%	4,557
Fiza by Nexus	100.00%[37] (NMRPL (Mangalore) owns a 68% economic interest in the asset)	2,881[38]
Nexus Centre City	100.00%	2,714
Nexus Indore Central	100.00%	2,007
Karnataka Solar Park	100.00%	2,413
Total – Majority Ownership		**232,441**
Treasure Island	50.00%	2,552[39]
Total		**234,993**

[33] Market Value represents the interest owned by the Nexus Select Trust in respective SPVs as highlighted in Section 3.2

[34] Operational data presented represents NHRPL's economic interest as of December 31, 2022 in Nexus Koramangala (viz. 302,063 sq. ft.) arising out of its (i) ownership interest over 260,295 sq. ft. of Leasable Area; (ii) short term leasehold rights over 13,656 sq. ft. of Leasable Area valid until March 31, 2028; and (iii) revenue share entitlements with respect to 28,112 sq. ft. of Leasable Area valid until March 31, 2028.

[35] NSRPL is entitled to only 64.90% identified share of the total Leasable Area of 627,980 sq. ft. in Nexus Shantiniketan, and a corresponding 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan.

[36] The total Leasable Area and Market Value of Nexus Shantiniketan is 0.6 msf and Rs. 9,172 million, respectively, and the numbers indicated in the above table represents the Leasable Area and Market Value of the asset adjusted for our share of economic interest in the asset.

[37] NMRPL (Mangalore) is entitled to only 68% identified share of the total Leasable Area of 715,216 sq. ft. in Fiza by Nexus and a corresponding 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus.

[38] The total Leasable Area and Market Value of Fiza by Nexus is 0.7 msf and Rs. 4,236 million, respectively, and the numbers indicated in the above table represents the Leasable Area and Market Value of the asset adjusted for our share of economic interest in the asset.

[39] The total Leasable Area and Market Value of Treasure Island is 0.4 msf and Rs.5,104 million, respectively, and the numbers indicated in the above table represents the Leasable Area and Market Value of the asset adjusted for our share of indirect economic interest in the asset.