

Name of the issue: Nexus Select Trust

February 15, 2024

1	Type of issue (IPO/ FPO)	IPO of REITs
2	Issue size (Rs. in crore)	3,200.00
	Fresh Issue (Rs. in crore)	1,400.00
	Offer for Sale Component (Rs. in crore)	1,800.00
	Source: Final Offer Document dated May 16, 2023	

3 Grade of issue alongwith name of the rating agency

Name	Not Applicable
Grade	Not Applicable

4 Subscription Level (Number of times) 5.46  
Source: Based on valid applications(excluding Anchor investors) - Basis of Allotment Minutes

5 QIB holding (as a %age of total outstanding capital) as disclosed to stock exchanges

Particulars	%
(i) Allotment in the Issue <sup>(1)</sup>	15.84%
(ii) at the end of the 1st Quarter immediately after the listing <sup>(3)</sup>	15.80%
(iii) at the end of 1st FY (March 31, 2024) <sup>(2)</sup>	Not available
(iv) at the end of 2nd FY (March 31, 2025) <sup>(2)</sup>	Not available
(v) at the end of 3rd FY (March 31, 2026) <sup>(2)</sup>	Not available

(1) Source: Basis of Allotment includes allotment to Anchor Investors  
(2) QIB Holding not disclosed as reporting for relevant period has not been completed.  
(3) Institutional shareholding submitted to stock exchanges for June 30, 2023.

6 Financials of the issuer (Consolidated Rs. in crore)

Parameters	1st FY (March 31,2024)*	2nd FY (March 31,2025) *	3rd FY (March 31,2026) *
Income from operations	Not Available	Not Available	Not Available
Net Profit for the period	Not Available	Not Available	Not Available
Paid-up equity share capital	Not Available	Not Available	Not Available
Reserves excluding revaluation reserves	Not Available	Not Available	Not Available

Note: \*Financials not disclosed as reporting for the relevant fiscal year has not been completed.

7 **Trading status in the scrip of the issuer**  
Company's Equity Shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE" )

Particulars	Status
(i) at the end of 1st FY (March 31, 2024) <sup>(1)</sup>	Not Available
(ii) at the end of 2nd FY (March 31, 2025) <sup>(1)</sup>	Not Available
(iii) at the end of 3rd FY (March 31, 2026) <sup>(1)</sup>	Not Available

1. Trading status not disclosed as the relevant fiscal year has not been completed.

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

Particulars	Name of Director	Appointed / Resigned
at the end of 1st FY March 31, 2024 <sup>(1)</sup>	Not Available	Not Available
at the end of 2nd FY March 31, 2025 <sup>(1)</sup>	Not Available	Not Available
at the end of 3rd FY March 31, 2026 <sup>(1)</sup>	Not Available	Not Available

(1) Changes in Directors not disclosed as the relevant fiscal year has not been completed.

9 **Status of implementation of project/ commencement of commercial production**

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

10 **Status of utilization of issue proceeds**

(i) as disclosed in the offer document

Expenditure items	Proposed Utilization (Rs cr)	Actual Utilization (Rs cr)
Partial or full repayment or prepayment and	250.00	250
Acquisition of stake and redemption of debt securities in certain Asset SPVs	1,003.26	1,003.26
General purposes	146.74	123.22
<b>Total</b>	<b>1,400.00</b>	<b>1,376.48</b>

(ii) Actual Utilisation

Expenditure items	Actual Utilization (Rs cr)
Partial or full repayment or prepayment and redemption of certain financial indebtedness of the Asset SPVs and the Investment Entity	250
Acquisition of stake and redemption of debt securities in certain Asset SPVs	1,003.26
General purposes	123.22
<b>Total</b>	<b>1,376.48</b>

\*Status of utilisation of Net Proceeds disclosed : Submission of quarterly statement of deviation(s) or variation(s) in use of proceeds for the quarter ended September 30, 2023.

(iii) Reasons for deviation, if any	None
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\*Status of utilisation of Net Proceeds disclosed : Submission of quarterly statement of deviation(s) or variation(s) in use of proceeds for the quarter ended September 30, 2023.

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

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

12 Price-related data

Designated SE

NSE

Issue Price (Rs.)

100

Listing Date

19-May-23

Price parameters	At close of listing day May 19, 2023	At close of 30th calendar day from listing day (Jun 17, 2023) <sup>(4)</sup>	At close of 90th calendar day from listing day (Aug 16, 2023) <sup>(4)</sup>	As at the end of March 31, 2024 <sup>(1)(3)</sup>		
				Closing price	High	Low
Market Price <sup>(2)</sup>	104.29	106.00	119.20	-	-	-
Nifty 50	18,203.40	18,826.00	19,465.00	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					
Price parameters	Closing price	As at the end of March 31, 2025 <sup>(1)(3)</sup>		As at the end of March 31, 2026 <sup>(1)(3)</sup>		
		High	Low	Closing price	High	Low
Market Price <sup>(2)</sup>	-	-	-	-	-	-
Nifty 50	-	-	-	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					

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

1. Pricing data not disclosed as the relevant period/ fiscal year has not completed

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

3. High and Low based on closing prices

4. 30th calendar day shall be taken as listing date plus 29 calendar days. 90th calendar day shall be taken as listing date plus 89 calendar days

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

Accounting ratio	Name of company	As disclosed in the final offer document <sup>(1)</sup>	At the end of 1st FY March 31, 2024 <sup>(2)</sup>	At the end of 2nd FY March 31, 2025 <sup>(2)</sup>	At the end of 3rd FY March 31, 2026 <sup>(2)</sup>
Net Asset Value per Unit	<b>Issuer:</b>	127.73	Not Available	Not Available	Not Available
	<b>Peer Group:</b>	No listed peer as disclosed in the Final Offer Document			
Price / NAV at Issue Price	<b>Issuer:</b>	0.78x	Not Available	Not Available	Not Available
	<b>Peer Group:</b>	No listed peer as disclosed in the Final Offer Document			

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

(2) Information not provided as the relevant fiscal year has not completed

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

14 Any other material information

Particulars	Date
Announcement under Regulation 30 (LODR)-Code of Conduct under SEBI (PIT) Regulations, 2015 - the Board of Directors of Nexus Select Mall Management Private Limited (previously known as Nexus India Retail Management Services Private Limited), the Manager to Nexus Select Trust ('Trust') has adopted the Code of Practices and Procedures for fair disclosure in respect of Nexus Select Trust as a part of Code on unpublished price sensitive information and dealing in units by the parties to the Nexus Select Trust ('Code')	23/05/2023
Board Meeting Intimation for Prior Intimation Of Board Meeting Scheduled on May 26, 2023 to approve the following: 1. Audited Standalone Financial Statements of the Trust for the Financial Year ended March 31, 2023; and 2. Raising debt by way of issuance of non-convertible debentures, term loan and/or any other modes as permitted under applicable law, including for refinancing of debt availed by one or more Special Purpose Vehicles (SPVs) of the Trust and/ or general or other corporate purposes as may be considered and approved by the Board	23/05/2023
Board Meeting Outcome for Outcome Of Board Meeting Held On May 26, 2023. - 1. Approved the Audited Standalone Financial Statements of the Trust for the Financial Year ended March 31, 2023, along with noting of the Reports of the Statutory Auditors thereon subject to approval by the Unitholders at the ensuing Annual Meeting of the Trust; and 2. Approved the raising of debt up to an aggregate principal amount of up to INR 2,350 Crores (Indian Rupees Two Thousand and Three Hundred and Fifty Crores only) for any purposes as may be permitted by applicable law including for refinancing of debt availed by one or more Special Purpose Vehicles (SPVs) of the Trust and/ or general or other corporate purposes by way of modes specified in the outcome.	26/05/2023
Disclosure Of Unmodified Opinion In The Audit Report For The Financial Year Ended March 31, 2023 - the Nexus Select Trust has submitted its Financial Statements for the Financial Year ended March 31, 2023 to the Stock Exchanges as per the provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, and the circulars issued thereunder, including SEBI Circular No. CIR/IMD/DF/146/2016 dated December 29, 2016 and SEBI Circular No. SEBI/HO/DDHS/DDHS_Div3/P/CIR/2022/52 dated April 26, 2022. Regulation 33/ 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, is not applicable to the Nexus Select Trust.	26/05/2023
Submission of the the Annual Secretarial Compliance Report of Nexus Select Trust for the year ended March 31, 2023	30/05/2023
Outcome of Board Meeting held on June 06, 2023. - approved the raising of debt up to an aggregate amount of INR 2,350 Crores. 70,000 (Seventy Thousand) NCDs with a face value of INR 1,00,000/- each for an aggregate amount of INR 700,00,00,000/- in Tranche A for a tenor of 3 years; and ii. 30,000 NCDs with a face value of INR 1,00,000/- each for an aggregate amount of INR 300,00,00,000/- n Tranche B for a tenor of 5 years	06/06/2023
Approved approved the allotment of listed, rated, secured, transferable, redeemable, rupee denominated, non-convertible debentures (the "NCDs") by the Trust with a face value of INR 1,00,000/- each on a private placement basis to be listed on BSE Limited, as per the details below and as per the terms and conditions, inter alia, including the updated objects/ purpose of the issue for which the funds shall be utilized, mentioned in the Information Memorandum/ Placement Memorandum dated June 15, 2023, issued in respect of the NCDs	16/06/2023
Nexus Select Trust has informed the Exchange regarding Notice of Annual General Meeting to be held on July 27, 2023	05/07/2023
Nexus Select Trust has informed the Exchange regarding 'Quarterly statement of investor complaints for the quarter ended June 30, 2023'	13/07/2023
Submission of Environment, Social and Governance Report for the Financial Yearended March 31, 2023.	15/07/2023
Submission of quarterly statement of deviation(s) or variation(s) in use of proceeds	20/07/2023
Submission of the Compliance Report on Corporate Governance for the quarter ended June 30, 2023.	20/07/2023
Submission of updated Environment, Social and Governance Report for the FinancialYear ended March 31, 2023	24/07/2023
Prior Intimation of Board Meeting to be scheduled on August 11, 2023	26/07/2023
Submission of proceedings of Annual Meeting of Unitholders held on July 27, 2023 and a copy Srutinizers report of Annual General Meeting held on July 27, 2023	27/07/2023
Revised Submission of quarterly statement of deviation(s) or variation(s) in use of proceeds for the quarter ended June 30, 2023	03/08/2023
Outcome of Board Meeting - approved the Unaudited Condensed Standalone Financial Results and Unaudited Condensed Consolidated Financial Results of the Trust for the quarter ended June 30, 2023 (together referred to as ("Unaudited Financial Results"), and has noted the Auditor's Limited Review Report thereon	11/08/2023
Press Release and Earnings Presentation of Nexus Select Trust for the quarter ended June 30, 2023	11/08/2023

Quarterly statement of investor complaints for the quarter ended September 30, 2023.	11/10/2023
Submission of the Compliance Report on Corporate Governance for the quarter ended September 30, 2023.	21/10/2023
Submission of quarterly statement of deviation(s) or variation(s) in use of proceeds for the quarter ended September 30, 2023	21/10/2023
Prior Intimation of Board Meeting scheduled on November 08, 2023.	23/10/2023
Resubmission of Unitholding Pattern for the quarter ended September 30, 2023.	06/11/2023
Outcome of the Board Meeting of Nexus Select Mail Management Private Limited, Manager to Nexus Select Trust - Approved the Unaudited Condensed Standalone Financial Results and Unaudited Condensed Consolidated Financial Results of the Trust for the quarter and half-year ended September 30, 2023 (together referred to as "Unaudited Financial Results"), and has noted the Auditor's Limited Review Report thereon; Declared distributions of ₹ 4,520.76 million (Indian Rupees Four Thousand Five Hundred and Twenty point Seven Six Only) million / ₹ 2.98 (Indian Rupees Two point ninety eight paise Only) per Unit for the quarter ended September 30, 2023. ₹ 2,783.81 (Indian Rupees Two Thousand Seven Hundred and Eighty Three point Eighty One Only) million / ₹1.84 (Indian Rupees One point eighty four paise Only) per Unit in the form of dividend, ₹ 1,290.40 (Indian Rupees One Thousand Two Hundred and Ninety point Forty Only) million/ ₹ 0.85 (Indian RupeesEighty Five paise Only) per unit in the form of Interest and ₹ 446.55 (Indian Rupees Four Hundred and Forty Six point fifty five paise Only) million/ ₹ 0.29 (Indian Rupees Twenty nine paise Only), per unit in the form of repayment of loan, to those who are the Unitholders of Nexus Select Trust as on Friday, November 17, 2023 ("Record Date"); Declared Net Asset Value of ₹ 137.92 per Unit (Indian Rupees One Hundred Thirty Seven point Ninety Two paise only) for the Trust as at September 30, 2023 as per Regulation 10(22) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, based on the Gross Asset Value derived in the Valuation Report dated November 06, 2023, 2023, issued by IVAS Partners, Valuer represented by Mr. Vijay Arvindkumar C, Partner and Altered the Articles of Association of the Company, subject to the approval of shareholders, to include a clause for the appointment of an individual nominated by the Debenture Trustee(s) as a director on the Board of the Manager in terms of Regulation 15(1)(e) of the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993, and SEBI Master Circular No. SEBI/HO/DDHS/PoD1/P/CIR/2023/119 dated July 07, 2023.	08/11/2023
Submission of press release and earnings presentation e for the quarter and half-year ended September 30, 2023, of Nexus Select Trust	08/11/2023
Submission of Valuation Report of Nexus Select Trust for the half year ended September 30, 2023, under Regulation 21 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014.	08/11/2023
Submission of newspaper advertisements published in Economic Times, Hindustan Times, Gujarat Samachar and Eenadu on November 09, 2023, in connection with Nexus Select Trust's approved Unaudited Condensed Consolidated Financial Results for the quarter and half-year ended September 30, 2023.	09/11/2023
Submission of the Half-Yearly Report with respect to the activities of Nexus Select Trust for the half-year ended September 30, 2023	11/11/2023
Submission of Unitholding pattern for Report Q3 FY 2023-24	18/01/2024
Submission of Investor grievance report for Report Q3 FY 2023-24	18/01/2024
Submission of the Compliance Report on Corporate Governance for the Q3 FY 2023-24	19/01/2024
Submission of Record date for purpose of distribution for the Q3 FY 2023-24 is 14/02/2024	24/01/2024
Outcomr of Board meeting - Approved the Unaudited Condensed Standalone Financial Results and Unaudited Condensed Consolidated Financial Results of the Trust for the quarter and nine months ended December 31, 2023, Declared distributions of ₹3,030.00 million per Unit for the quarter ended December 31, 2023, Approved amendments to the Trust Deed and Investment Management Agreement of the Trust and Approved the Postal Ballot Notice to seek approval of Unitholders to the amendments to the Trust Deed.	06/02/2024
Submission of Press Release of Nexus Select Trust for the quarter ended December 31, 2023 and Earnings Presentation of Nexus Select Trust for the quarter ended December 31, 2023	06/02/2024
Submission of the Newspaper Advertisement for the quarter ended December 31, 2023.	07/02/2024
Submission of Notice of Postal Ballot dated February 14, 2024.	14/02/2024
Submission of Newspaper Advertisement in relation to the Notice of Postal Ballot dated February 06, 2024.	15/02/2024

Source- Stock Exchange filings  
The Company meets Investors/ Analysts/ Participants from time to time. Please refer to the website of the Stock Exchanges for the intimation of the schedule of such meetings and related details, as applicable

For further updates and information, please refer stock exchange websites i.e. [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com)

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This information is gathered, inter-alia, from the Final Offer Document of the Issuer, as amended, and from the filings made by the Issuer with the BSE Limited ("BSE") and/or the National Stock Exchange of India Limited ("NSE" and together with the BSE, the "Stock Exchanges") from time to time, price-volume data available on the website of the Stock Exchanges, other sources as disclosed herein and information / clarifications provided by the Issuer.

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