



February 03, 2026

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: 974909, 976118, 976119, 976657, 977372 and 977376;

Scrip Code for CPs: 730527, 730535 and 730702.

Dear Sir/ Madam,

Subject: Submission of the Newspaper Advertisements for the quarter ended December 31, 2025.

We have enclosed copies of the newspaper advertisements published in the Economic Times (Edition – Mumbai and Delhi) on February 03, 2026, in connection with Nexus Select Trust's approved Unaudited Consolidated Financial Results for the quarter ended December 31, 2025.

The above information has also been uploaded on its website at www.nexusselecttrust.com.

Kindly take the same on records.

For and on behalf of Nexus Select Trust acting through its Manager, Nexus Select Mall Management Private Limited

**Vijay Kumar Gupta
General Counsel, CS & Compliance Officer
Membership No. A14545**

Encl: As above

INDIA'S ONLY LISTED RETAIL REIT

Nexus Select
Trust

19
Consumption Centres

15
Cities

10.7 Msf
Retail Portfolio



Q3 FY26 HIGHLIGHTS

16% YoY
Consumption Growth

15% YoY
Retail NOI Growth

₹ 359 Cr.
Distribution

HAPPINESS FOR EVERYONE

FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

PART I : CONSOLIDATED FINANCIAL RESULTS

Particulars	(₹ crore except EPS)					
	For the quarter ended December 31, 2025 (Unaudited) (Refer note 5)	For the quarter ended September 30, 2025 (Unaudited) (Refer note 5)	For the quarter ended December 31, 2024 (Unaudited) (Refer note 5)	For the nine months ended December 31, 2025 (Unaudited) (Refer note 5)	For the nine months ended December 31, 2024 (Unaudited) (Refer note 5)	For the year ended March 31, 2025 (Audited) (Refer note 5)
Income						
Revenue from operations	6716	630.88	594.39	1,915.63	1,702.56	2,282.89
Other income	20.27	19.19	36.69	64.27	83.69	76.52
	691.93	650.07	631.08	1,979.90	1,786.25	2,399.41
Expenses						
Cost of material and components consumed	6.47	5.77	5.71	16.68	14.36	19.11
Employee benefits expense	30.52	28.44	24.21	86.19	69.58	94.97
Operating and maintenance expenses	106.59	111.70	96.17	322.35	294.77	387.06
Other expenses	76.76	56.61	62.97	189.97	169.66	229.51
	220.34	202.52	189.06	615.19	548.37	730.65
Earnings before share of net profit of investment accounted using equity method and tax share of net profit of investment accounted for using equity method						
Profit / (Loss) before tax	471.59	447.55	442.02	1,364.71	1,237.88	1,668.76
Profit / (Loss) before tax	10.99	2.01	2.30	6.64	6.90	9.55
	204.19	172.19	192.89	556.63	516.68	697.85
Profit / (Loss) for the period / year						
Other comprehensive income						
Items that will not be reclassified subsequently to profit or loss	-	-	-	-	-	(0.27)
Return on investment gain / (loss) on defined benefit obligations	-	-	-	-	-	0.08
Income tax relating to above item	-	-	-	-	-	(0.19)
Total other comprehensive income / (loss) for the period / year						
Total comprehensive income / (loss) for the period / year	139.40	132.32	118.73	391.29	368.54	482.62
Earnings per unit (of ₹100 each) (not annualised)						
Basic (₹)	0.92	0.87	0.78	2.58	2.43	3.19
Diluted (₹)	0.92	0.87	0.78	2.58	2.43	3.19

PART II : SELECT EXPLANATORY NOTES TO THE CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

- The above is an extract of the detailed format of quarter and nine months ended results filed with the Stock Exchanges. The full format for the quarter and nine months ended results are available on the websites of the Bombay Stock Exchange (BSE) and National Stock Exchange (NSE) and is also available on the Nexus Select Trust's website www.nexusselecttrust.com.
- The Consolidated Financial Results of Nexus Select Trust and its SPVs (together known as Nexus Select Group) and joint venture for the quarter and nine months ended December 31, 2025 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of Manager in their meeting held on February 02, 2026.
- The Consolidated Financial Results for the quarter and nine months ended December 31, 2025 was subjected to limited review by statutory auditors of Nexus Select Trust and they have issued an unqualified report.
- The Consolidated Financial Results have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time ("REIT Regulations"), Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 20(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ("Ind AS") as amended, to the extent not inconsistent with the REIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India.
- The financial results comprise of results of:
 - Vega City mall acquired on February 11, 2025 from New Vijaya Retail Private Limited (formerly known as Vijaya Productions Private Limited) and MBD Neopolis mall along with Radisson Blu hotel acquired on May 07, 2024 by Select Infrastructure Private Limited.
 - Accordingly, the comparatives are not comparable.

DISCLAIMER: The publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein should be read together with our consolidated financial results available on website of the Nexus Select Trust and stock exchanges. No representation or warranty is made on any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position, business and performance of Nexus Select Trust. This advertisement contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Management. Actual results may be different from the expectations expressed or implied by this information and there can be no assurance that the expectations reflected in this information will prove to be correct. Further, certain information (including guidance and proforma information) presented herein based on management information, assumptions and estimates is not audited or reviewed by an auditor or based on accounting principles. The reader should not consider such items as alternative to the financial results of the Nexus Select Trust based on accounting principles.

SEBI Registration number: N/RD/1/22-23/0004 | Principal place of business: Embassy 247, Unit no. 501, 8 Wing, 185 Marg, Vihroli (West), Mumbai - 400083 www.nexusselecttrust.com

The Board of Directors of the Manager to the Trust, in its meeting held on February 02, 2026, have declared distribution to unitholders of ₹2.367 per unit which aggregates to ₹358.60 crore. The distributions of ₹2.367 per unit comprises ₹0.611 per unit in the form of interest, ₹1.574 per unit in the form of dividend, ₹0.014 per unit in the form of other income and the balance ₹0.168 per unit in the form of amortization of debt. The cumulative distribution for the nine months ended December 31, 2025 aggregates to ₹1,029.44 crore (₹6.795 per unit).

For and on behalf of Nexus Select Trust acting through its Manager, Nexus Select Mall Management Private Limited.

Sd/-

Vijay Kumar Gupta
General Counsel, CS & Compliance Officer

