



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

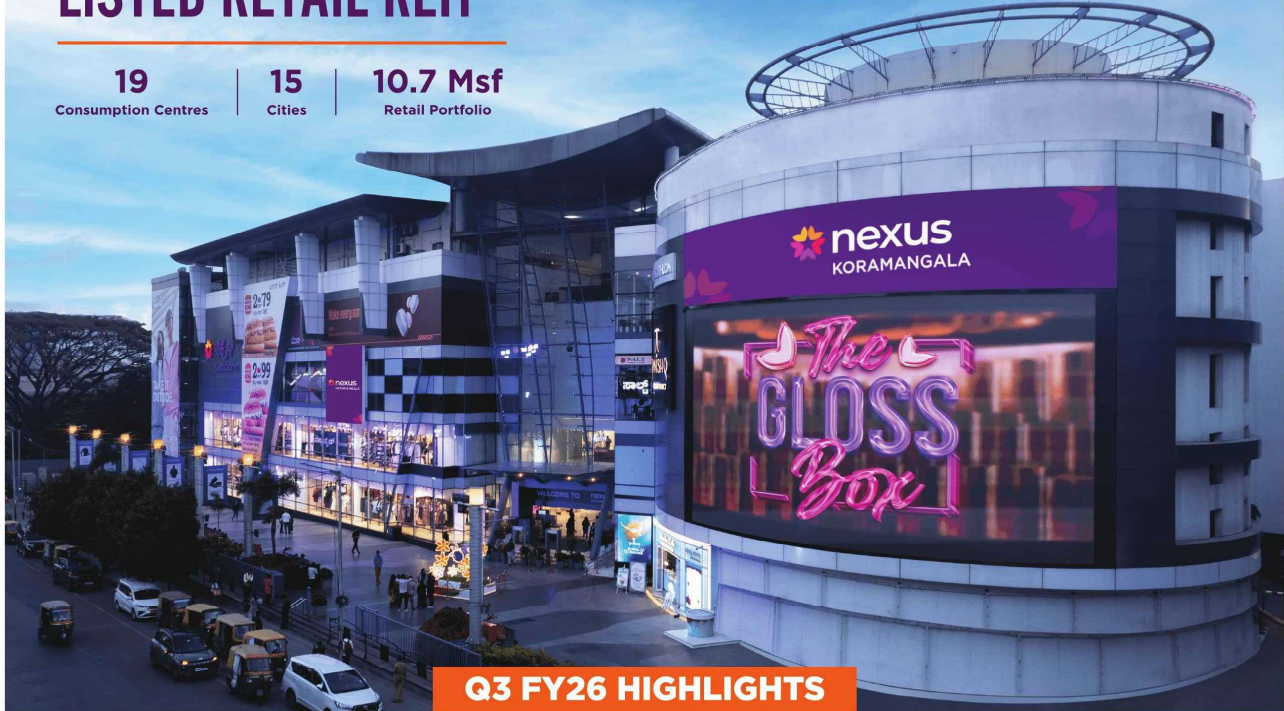
Vijay Kumar Gupta
General Counsel, CS & Compliance Officer
Membership No. A14545

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	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)
Income						
Revenue from operations	67116	630.88	594.39	1,915.63	1,702.56	2,282.89
Other income	20.77	19.19	36.69	64.27	83.69	116.52
	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 finance costs, depreciation, amortisation and tax	471.59	447.55	442.02	1,364.71	1,237.88	1,668.76
Finance costs	116.23	115.71	103.76	344.44	288.37	394.34
Depreciation and amortisation expenses	153.06	161.66	147.67	469.48	439.79	586.12
Profit before share of net profit of investment accounted for using equity method and tax share of net profit of investment accounted for using equity method	202.30	170.18	190.59	550.79	509.72	688.30
	1.09	2.01	2.30	5.04	6.30	9.55
Profit / (Loss) before tax	204.19	172.19	192.89	556.63	516.68	697.85
Current tax	36.66	30.90	35.45	100.11	97.12	133.45
Tax adjustments relating to earlier years	(0.83)	(0.56)	(0.19)	(3.39)	(2.21)	(18.4)
Deferred tax charge / (credit)	28.96	9.53	38.90	66.62	53.23	83.43
Profit / (Loss) for the period / year	64.79	39.87	74.16	165.34	148.14	215.04
Other comprehensive income / (loss) for the period / year	139.40	132.32	118.73	391.29	368.54	482.81
Items that will not be reclassified subsequently to profit or loss	-	-	-	-	-	(0.27)
Re-measurement gain / (loss) on defined benefits 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	482.81
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 SPV's (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 ("REGI Regulations"), Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 2(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 1, 2025 by Nexus Vijaya Retail Private Limited (formerly known as Vijaya Productions Private Limited) and
 - MBD Neopolis mall along with Radisson Blu hotel acquired on May 07, 2025 by Select Infrastructure Private Limited.Accordingly, the comparatives are not comparable.

PART III : CONSOLIDATED SEGMENT INFORMATION

Particulars	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)
Operating segments of Nexus Select Trust are - (i) Urban consumption centre Rentals (Mall), (ii) Office Rentals, (iii) Hospitality and (iv) Others - comprising of (a) income from generation of renewable energy and (b) other operating revenue.						
Revenue from Operations	588.17	556.27	521.53	1,689.30	1,506.25	2,017.66
Mall Rentals	32.16	32.83	31.26	96.59	91.02	121.51
Office Rentals	50.57	41.03	41.39	127.63	103.47	141.59
Hospitality	0.26	0.75	0.21	2.11	1.82	2.13
Others	671.16	630.88	594.39	1,915.63	1,702.56	2,282.89
Segment Result						
Mall Rentals	451.67	424.91	392.54	1,294.27	1,135.67	1,534.06
Office Rentals	25.12	24.73	23.79	73.14	66.79	90.80
Hospitality	24.06	15.70	21.75	55.69	49.60	69.28
Others	2.45	2.17	3.61	7.90	12.11	16.89
	503.28	467.51	441.65	1,431.00	1,264.13	1,711.03

PART IV : NET DISTRIBUTABLE CASH FLOWS (NDCHF)

Particulars	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)
Net Distributable Cash Flows	358.68	333.30	332.70	1,029.44	962.03	1,265.03
Distribution Payout ratio	99.98%	99.91%	100.00%	99.94%	99.98%	99.97%
Distributions No. of units outstanding	358.60	333.00	332.69	1,029.44	962.03	1,265.03
Distribution Per Unit (DPU) (in ₹)	151.50	151.50	151.50	151.50	151.50	151.50
	2.367	2.198	2.196	6.795	6.350	8.350

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 ₹0.61 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



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 herein. 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 the 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 an alternative to the financial results of the Nexus Select Trust based on accounting principles.

SEB Registration number - N/REIT/22/23/0004 | Principal place of business - Embassy 247, Unit no. 502, 8 Wing, LBS Marg, Viharoi (West), Mumbai - 400083 www.nexusselecttrust.com