



December 26, 2025

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,

Sub: Intimation of completion of acquisition of the balance 0.55% equity shareholding in SPV - Euthoria Developers Private Limited (EDPL), by Nexus Select Trust

We wish to inform that Nexus Select Trust (“Trust”) has today i.e. December 26, 2025, completed the acquisition of the remaining 12,926 equity shares, representing 0.55% of the equity share capital of SPV - Euthoria Developers Private Limited (“EDPL”), for a consideration of Rs. 10,00,00,000 (Rupees Ten Crores Only), in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014.

The aforesaid shares have been acquired by the Trust from M/s. SSIII Indian Investments One Ltd. (Sponsor Group Entity), in terms of the option available, after the expiry of the regulatory lock-in on September 30, 2025.

Details of the acquisition is enclosed as **Annexure- A**.

We request you to kindly take note of the same.

Thanking you,

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

Vijay Kumar Gupta
Company Secretary and Compliance Officer
Membership No. A14545

acting through its Manager – Nexus Select Mall Management Private Limited,
Registered Office : Embassy 247, Unit No. 501, B Wing LBS Marg, Vikhroli (West),
Mumbai City MH - 400083.

CIN : U70109MH2021PTC363065

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Annexure A
Details of the acquisition

Sr. No.	Particulars	Description
1.	Name of the target entity, details in brief such as size, turnover, etc.	<p>Nexus Select Trust (“Trust”) has completed the acquisition of the remaining 12,926 equity shares (“balance shares”), representing 0.55% of the equity share capital of Euthoria Developers Private Limited (“EDPL”) held by SSIII Indian Investments One Ltd., which were under regulatory lock-in until September 30, 2025, for a consideration of Rs. 10,00,00,000 (Rupees Ten Crores Only).</p> <p>This is a share purchase transaction. The details of EDPL have been included in Sr. No. 10 below.</p>
2.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms length”	<p>Yes, the acquisition is a related party transaction under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and the transaction is at arm’s length basis.</p> <p>EDPL is a subsidiary of the Trust and SSIII Indian Investments One Ltd., is a sponsor group company.</p>
3.	Industry to which the entity being acquired belongs	EDPL is a real estate company and owns mall properties viz. Nexus Ahmedabad One, Ahmedabad and Nexus Amritsar, Amritsar.
4.	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	The acquisition is in terms of the option available for 0.55% shares and is in line with the business objects of the Trust.
5.	Brief details of any governmental or regulatory approvals required for the acquisition	No governmental or regulatory approval is required for the investment.

6.	Indicative time period for completion of the acquisition	The consideration for the acquisition has been paid today i.e. December 26, 2025 and completed. With the acquisition, the Trust holds 100% of the equity share capital of EDPL.								
7.	Consideration - whether cash consideration or share swap or any other form and details of the same	The Trust has paid cash consideration for acquisition of balance shares amounting to Rs. 10,00,00,000/- (Rupees Ten Crores only).								
8.	Cost of acquisition and/or the price at which the shares are acquired	The acquisition by the Trust of 12,926 equity shares of Rs. 10 each of EDPL, constituting 0.55% of the total paid-up share capital of EDPL is completed for a consideration being ₹10 crores.								
9.	Percentage of shareholding / control acquired and/or number of shares acquired	The acquisition by the Trust of 12,926 equity shares of Rs. 10 each of EDPL, constituting 0.55% of the total paid-up share capital of EDPL is completed today i.e. December 26, 2025. Now the Trust holds 100% of the equity share capital of EDPL.								
10.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	<p>Euthoria Developers Private Limited (EDPL) having Corporate Identity Number U70102GJ2012PTC122516 and having its registered office at Plot No. 216, T.P Scheme 1, Near Vastrapur Lake, Ahmedabad, Ahmedabad, Gujarat, India, 380054 was incorporated on 08/08/2012.</p> <p>Turnover:</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Amount (in Millions)</th> </tr> </thead> <tbody> <tr> <td>FY 2024-25</td> <td>2328.38</td> </tr> <tr> <td>FY 2023-24</td> <td>2226.57</td> </tr> <tr> <td>FY 2022-23</td> <td>2100.27</td> </tr> </tbody> </table> <p>The mall properties held by EDPL are Nexus Ahmedabad One, Ahmedabad and Nexus Amritsar, Amritsar.</p>	Year	Amount (in Millions)	FY 2024-25	2328.38	FY 2023-24	2226.57	FY 2022-23	2100.27
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