



May 09, 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: Press Release and Earnings Presentation of Nexus Select Trust for the quarter ended March 31, 2024, and Summary Valuation Report for the financial year ended March 31, 2024.

In continuation to our intimation dated May 09, 2024, regarding the outcome of the Board Meeting held in connection with the quarter and financial year ended March 31, 2024, of Nexus Select Mall Management Private Limited, Manager to Nexus Select Trust on May 09, 2024, please see enclosed the:

1. Press Release for the quarter and financial year ended March 31, 2024, of Nexus Select Trust as **Annexure I**;
2. Earnings Presentation for the quarter and financial year ended March 31, 2024, of Nexus Select Trust as **Annexure II**; and
3. Summary Valuation Report of Nexus Select Trust for the financial year ended March 31, 2024, dated May 09, 2024, issued by iVAS Partners, Valuer represented by Mr. Vijay Arvindkumar C, Partner as **Annexure III**.

The Press Release, Earnings Presentation and Summary Valuation Report shall also be uploaded on the website of Nexus Select Trust at www.nexusselecttrust.com

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 Patki
Company Secretary and Compliance Officer
Membership No. A18140
Encl: As above



Nexus Select Trust outperforms full-Year FY24 guidance on the back of strong leasing and consumption momentum; Declares INR 2.09 distribution per unit for Q4 FY24 and guides for 9-10% growth in FY25

Mumbai, India, 09 May 2024: Nexus Select Trust (NSE: NXST / BSE: 543913), India's first listed Retail REIT, reported results today for the fourth quarter and full year ended March 31, 2024.

Business Highlights

- Strong quarterly operating and financial performance with quarterly tenant sales of INR 28 billion (9% YoY growth); On a full year basis, achieved INR 120 billion sales which implies 13% YoY growth in FY24
- Leased 0.26M sf across 181 deals during Q4 FY24 achieving highest ever occupancy of 97.6%, improvement by ~130 bps over March 2023
- Achieved Net Operating Income of INR 4,166 million (13% YoY growth) in Q4 FY24. FY24 NOI achieved in-line with the guidance
- Refinanced INR 9,500 million at ~8.1% (compared to pre-refinancing average debt cost of 8.5%) resulting in annual savings of ~INR 40 million
- Strong balance sheet with low LTV of 14%, attractive debt cost at 8.1% (sequentially reduction of 10 bps), AAA / Stable rating and no near-term large debt maturity.
- Declared a distribution of INR 3,168 million or INR 2.09 per unit for Q4 FY24 outperforming the guidance; with this, distribution for FY24 (from our listing on 19th May 2023) amounts to INR 7.08 per unit / INR 10,719 million
- **FY25 Guidance (excluding acquisitions):** 9% Net Operating Income growth and ~9-10% Distribution growth
- Targeting acquisition of 3 Grade-A malls in Hyderabad at an attractive basis of 10% stabilized cap rate

Dalip Sehgal, Executive Director and Chief Executive Officer at Nexus Select Trust, said,

"FY24 has been an excellent year for us with strong operating and financial performance. We have outperformed our projections for FY24 and ended the year with robust performance in the fourth quarter. On the back of this strong operating and financial performance, we are delighted to announce our third distribution of INR 3,168 million translating to INR 2.09 per unit outperforming our guidance. We are excited to expand our footprint with the acquisition of 3 malls in Hyderabad, a market which continues to perform strongly and deliver growth.

During the year, we leased 1.1 million square feet achieving our highest ever occupancy of 97.6%. Our tenant sales grew by 13% YoY ahead of the market growth. Our net operating income grew by 16% YoY. In summary, team has surpassed on the projections related to FY24 and given the strong momentum and positive macro outlook on Grade A Indian retail, we are confident of achieving the FY25 projections."

The Board of Directors of Nexus Select Mall Management Private Limited, Manager to the Nexus Select Trust, at its Board Meeting held earlier today declared that the record date for the Q4 FY24 distribution is May 17, 2024, and the distribution will be paid on or before May 24, 2024

Investor Materials and Quarterly Investor Call Details

Nexus Select Trust has released a package of information on the quarterly results and performance, that includes (i) condensed consolidated and condensed standalone financial statements for the quarter ended March 31, 2024, and (ii) an earnings presentation covering Q4 FY24 and FY24 results. All these materials are available in the Investors section of our website at www.nexusselecttrust.com.

Nexus Select Trust will host a conference call on Thursday, May 09, 2024 at 17:30 hours Indian Standard Time to discuss the Q4 FY24 and full year FY24 results. A replay of the call will be available in the Investors section of our website at www.nexusselecttrust.com.

About Nexus Select Trust

Nexus Select Trust is India's first publicly listed retail Real Estate Investment Trust (REIT). Our Portfolio comprises 17 best-in-class Grade-A urban consumption centres with a Gross Leasable Area of 9.9 million square feet spread across 14 cities in India, two complementary hotel assets (354 keys) and three office assets with a Gross Leasable Area of 1.3 million square feet. Our consumption centres have a tenant base of 1,000+ domestic and international brands spanning across ~3,000 stores.

For more information, please visit www.nexusselecttrust.com.

Disclaimer

This press release is prepared for general information purposes only and has to be read along with the presentation for earnings update. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. Nexus Select Mall Management Private Limited ("the Manager") in its capacity as the Manager of Nexus Select Trust, and Nexus Select Trust make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof. Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of Nexus Select Trust. Nexus Select Trust does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Nexus Select Trust or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained, such as COVID-19. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

This press release also contains certain financial measures which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Nexus Select Trust cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Nexus Select Trust financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as

substitutes for analysis of Nexus Select Trust financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Actual legal entity name of occupiers may differ

For more information please contact:

Pratik Dantara

Head of Investor Relations and Strategy

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Annexure II

Nexus Select Trust

Q4 FY24 & FY24 Earnings Update



May 09, 2024

DISCLAIMER

This presentation is issued by Nexus Select Mall Management Private Limited (the “Manager”) in its capacity as the Manager of the Nexus Select Trust, for general information purposes only, without regards to the specific objectives, financial situation or requirements of any particular person. This presentation may not be copied, published, distributed or transmitted, in whole or in part, for any purpose, and should not be construed as legal, tax, investment or other advice.

This presentation does not constitute a prospectus, placement document, offering circular or offering memorandum and is not an offer or invitation or recommendation or solicitation or inducement to buy or sell any units or other securities including any units or other securities of: (i) the Nexus Select Trust, its Holdcos, SPVs and/or investment entity; or (ii) its Sponsors or any of the subsidiaries of the Sponsor or any member of the Sponsor Group; or (iii) the Manager; or (iv) the Trustee, nor shall part, or all, of this presentation form the basis of, or be relied on, in connection with, any contractor investment decision in relation to any securities.

Unless otherwise stated, the information contained here in is based on management information and estimates. The information contained here in is only current as of the date specified herein, has not been independently verified and may be subject to change without notice, including based on the impact of Covid on us, our occupiers and the Indian and global economies. Please note that past performance is not indicative of future results. Please note that the recipient will not be updated in the event the information becomes stale. The Manager assumes no responsibility to publicly amend, modify or revise any forward-looking statements, on the basis of any subsequent development, information or events, or otherwise. The Manager, as such, makes no representation or warranty, express or implied, as to, and does not accept any responsibility or liability with respect to, the fairness, accuracy, completeness or correctness of the content including any information or opinions contained herein. Any opinions expressed in this presentation or the contents of this presentation are subject to change without notice. Neither the delivery of this presentation nor any further discussions of the Manager with any of the recipients shall, under any circumstances, create any implication that there has been no change in the affairs of the Nexus Select Trust since the date of this presentation.

This presentation also contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of the Nexus Select Trust or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, uncertainties and other factors, including the impact of Covid on us, our occupiers and the Indian and global economies, recipients of this presentation are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained, such as Covid. In addition to statements which are forward looking by reason of context, the words ‘may’, ‘will’, ‘should’, ‘expects’, ‘plans’, ‘intends’, ‘anticipates’, ‘believes’, ‘estimates’, ‘predicts’, ‘potential’ or ‘continue’ and similar expressions identify forward-looking statements. There can be no assurance that Nexus Select Trust will enter into any definitive arrangements for any of the acquisition deals in pipeline.

Certain information (including any guidance and proforma information) presented here in is based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on GAAP, IndAS or any other internationally accepted accounting principles. The reader should not consider such items as an alternative to the historical financial results or other indicators of the Nexus Select Trust profit, cashflows or distribution based on any GAAP. Actual results may be materially 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.

While the business KPIs for FY24 included in the presentation are for the period 1st Apr’23 to 31st Mar’24, it is important to note that Initial Portfolio Acquisition Transaction, including acquisition of equity interest in the Holdcos, SPVs and Investment Entity, has been completed on 12th May’23. Accordingly, statutory financial statements have been prepared from 13th May’23 to 31st Mar’24. Further, Nexus Select Trust has opted to apply optional concentration test as per IND AS 103 in respect of acquisition of these Holdcos, SPVs and Investment Entity. Accordingly, no Goodwill/ capital reserve is recognised in Initial Portfolio Acquisition Transaction.

By reading this presentation the recipient acknowledges that the recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of the Nexus Select Trust and that the recipient will conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Nexus Select Trust. This presentation may not be all inclusive and may not contain all of the information that the recipient considers material. The distribution of this presentation in certain jurisdictions may be restricted by law. Accordingly, any persons in possession of this presentation should inform themselves about and observe any such restrictions.

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THIS PRESENTATION DOES NOT CONSTITUTE OR FORM ANY PART OF ANY OFFER, INVITATION OR RECOMMENDATION TO PURCHASE OR SUBSCRIBE FOR ANY UNITS OR OTHER SECURITIES IN INDIA, THE UNITED STATES OR ELSEWHERE

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 **nexus**
HYDERABAD

(I). KEY HIGHLIGHTS

FY24 PERFORMANCE AND FY25 GUIDANCE

Key Metrics	Achieved / Outperformed FY24 Projections ⁽¹⁾	On Target For FY25 Projections ⁽¹⁾
Net Operating Income	INR 16.1 Bn (100% Achieved)	INR 17.6 Bn (9% YoY Growth)
Retail Occupancy	97.6%	98%+
Re-leasing Spreads	21% (On 0.8M sf re-leasing)	20%+
DPU	INR 7.08 p.u.⁽²⁾ (Outperformed)	INR 8.7-8.8 p.u. (9-10% Growth) ⁽³⁾

(1) As per final offer document filed with SEBI. Excludes impact of any potential acquisitions.

(2) For period starting from 19th May'23 (listing date) to 31st Mar'24.

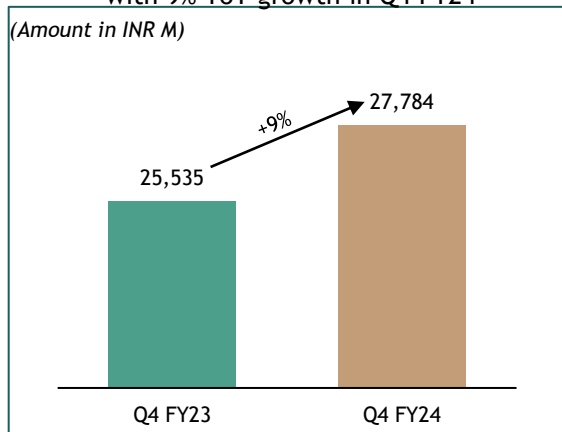
(3) Compared to FY24 Projections of INR 8.0 p.u.

KEY HIGHLIGHTS FOR Q4 FY24

CONSUMPTION GROWTH

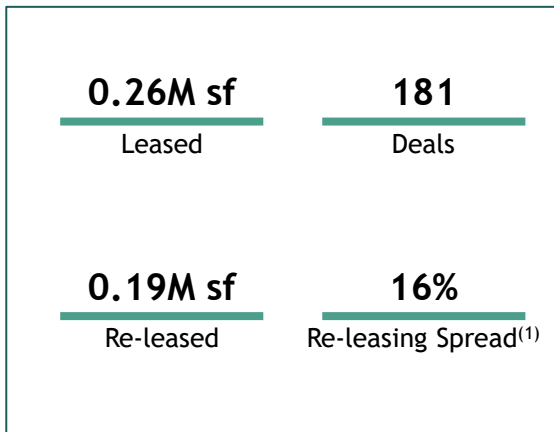
Sustained consumption momentum with 9% YoY growth in Q4 FY24

(Amount in INR M)



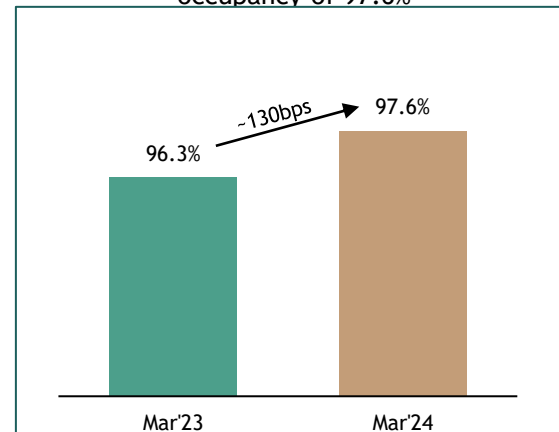
LEASING

Leased 0.26M sf in Q4 FY24



OCCUPANCY RAMP-UP

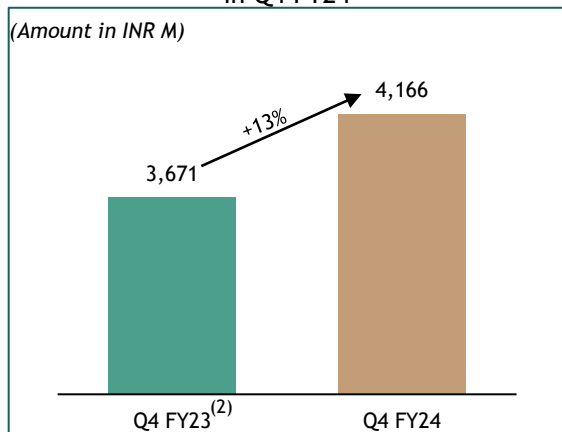
Achieved highest ever occupancy of 97.6%



NOI GROWTH

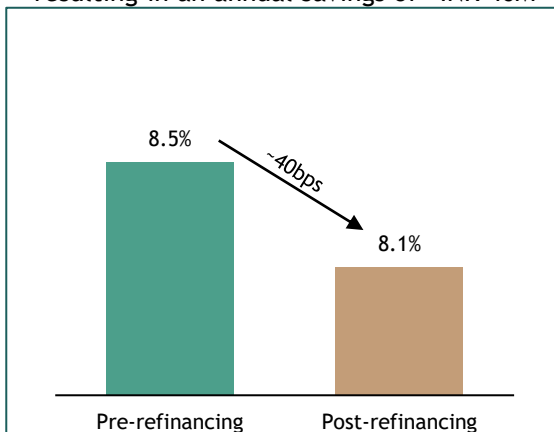
Robust 13% YoY NOI growth in Q4 FY24

(Amount in INR M)



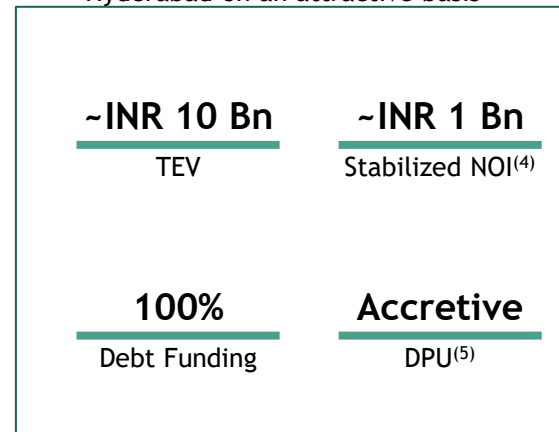
DEBT RE-FINANCING

Refinanced INR 9,500 M at debt cost of 8.1% resulting in an annual savings of ~INR 40M



MALL ACQUISITION UPDATE

Acquiring 1.0M sf in Hyderabad on an attractive basis⁽³⁾



(1) Computed based on mark-up in rental achieved on the Minimum Guaranteed rental by re-leasing during the relevant period.

(2) NOI for Q4 FY23 is based on unaudited management estimates.

(3) Subject to Government approvals.

(4) Projected to stabilize by Mar'25.

(5) DPU accretive from FY26 onwards.

Strong Q4 FY24 performance; achieved projected NOI and outperformed on distributions

INR 5,347 M

Revenue from Operations

INR 4,166 M

NOI

INR 3,943 M

EBITDA

13%

YoY NOI Growth⁽¹⁾

INR 2.09 p.u.

Q4 FY24 Distribution

100%

NDCF Payout

Notes: Above numbers (except NDCF) are excluding 50% stake of Treasure Island. Comparative numbers for previous quarters are not presented since Initial Portfolio Acquisition Transaction by Nexus Select Trust were consummated on May 12, 2023.

(1) NOI for Q4 FY23 is based on unaudited management estimates.

In advanced process to acquire three Grade-A malls in CBD Hyderabad at an attractive basis; strengthening our presence in Hyderabad market

Considering the low LTV (14%), the acquisition will be fully funded by debt without any equity dilution

Key Metrics

1.0M sf
Area

~INR 10 Bn
TEV

~INR 1 Bn
Stabilized NOI⁽¹⁾

Accretive
To DPU⁽²⁾

Hyderabad City Centre



Strategic initiatives planned / near term focus

- ✓ Seamless integration of assets in the Nexus ambit
- ✓ Upgrade plan finalized
- ✓ Occupancy ramp-up and tenant churn in-place
- ✓ Maintenance cost rationalization
- ✓ Focused marketing to attract footfalls
- ✓ Optimization of other revenue streams

(1) Currently 85% occupied. Projected to stabilize by Mar'25.

(2) From FY26 onwards.

A photograph of the Nexus Esplanade building at night. The building is illuminated with purple and blue lights. The Cinépolis logo is visible on the upper part of the building. The ground floor features a large, curved entrance with a metallic, textured ceiling supported by several columns. People are walking around the entrance area, and a white car is parked on the right. Various advertisements are displayed on the building's facade, including 'lifestyle', 'max', 'chillis', and 'nexus ESPLANADE'.

(II). RETAIL REAL ESTATE FUNDAMENTALS

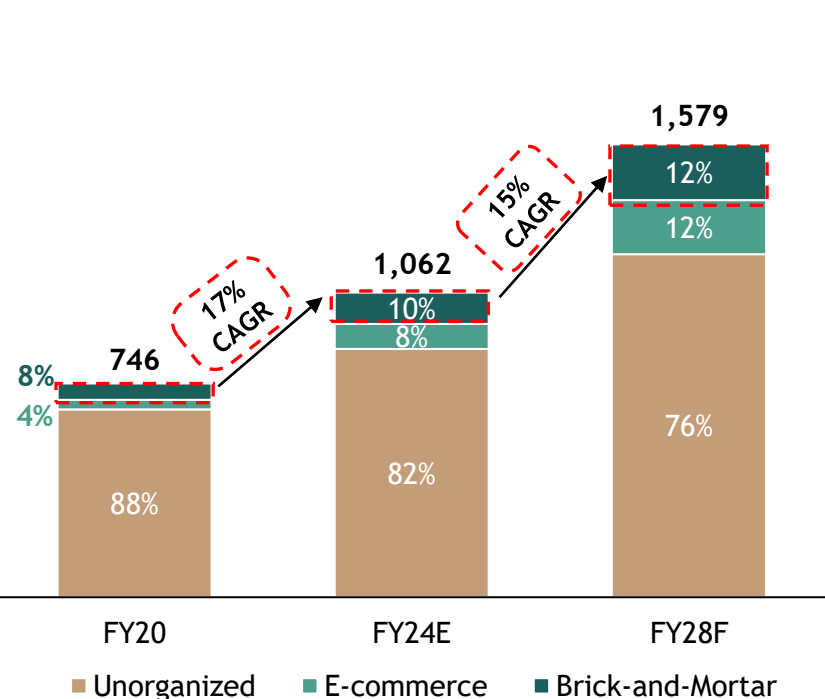
Nexus Esplanade, Bhubaneswar

Organized retail in India is in nascent stage of growth and continues to capture share from unorganized retail

Discretionary retail expected to grow at a CAGR of 14% over next 4 years till FY28

Organized Retail Capturing Market Share

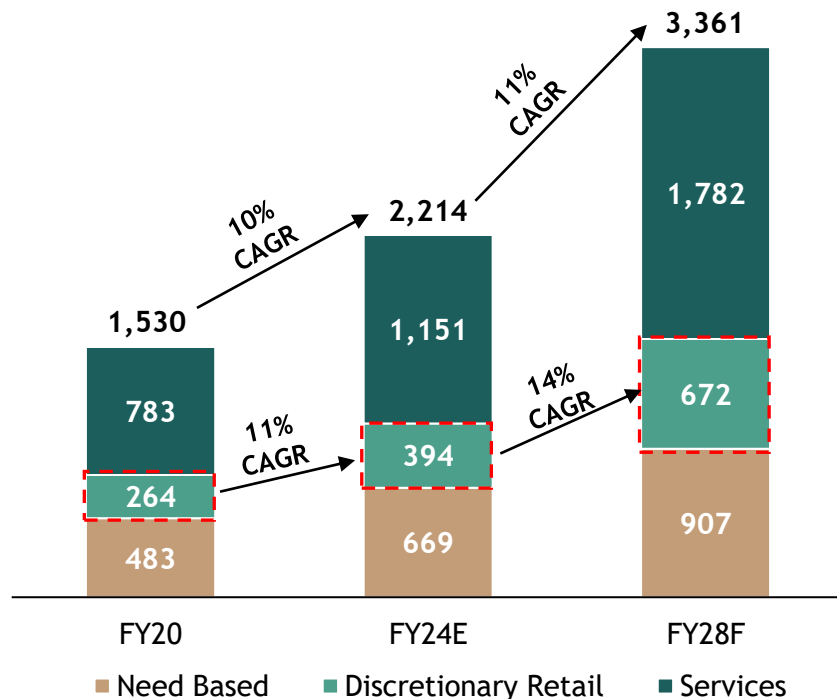
(\$ in billions)



Brick-and-Mortar

Indian Consumption Basket

(\$ in billions)

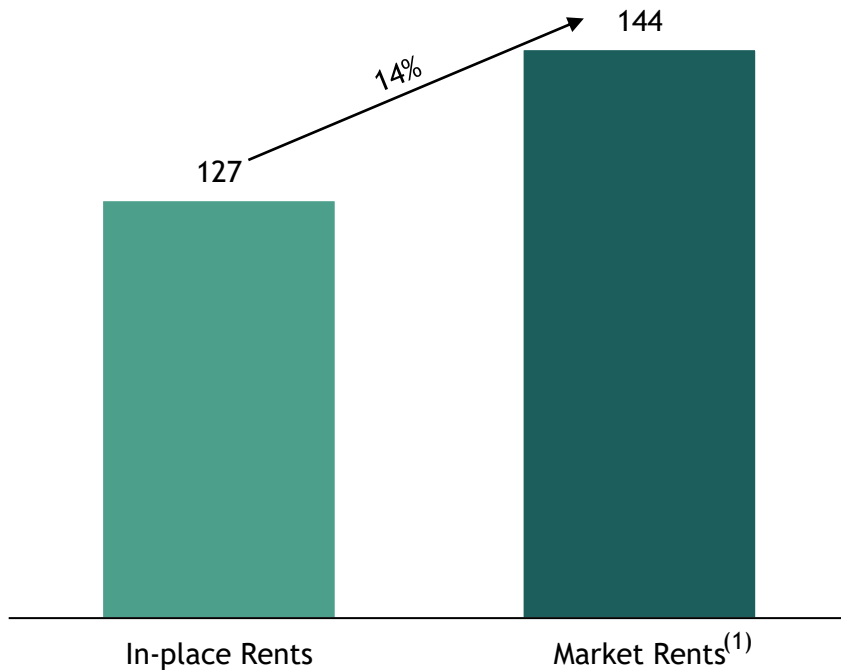


Source: Secondary Research, Technopak Analysis.

NXST highest ever retail portfolio occupancy of 97.6% (480bps above market) with 14% mark-to-market opportunity

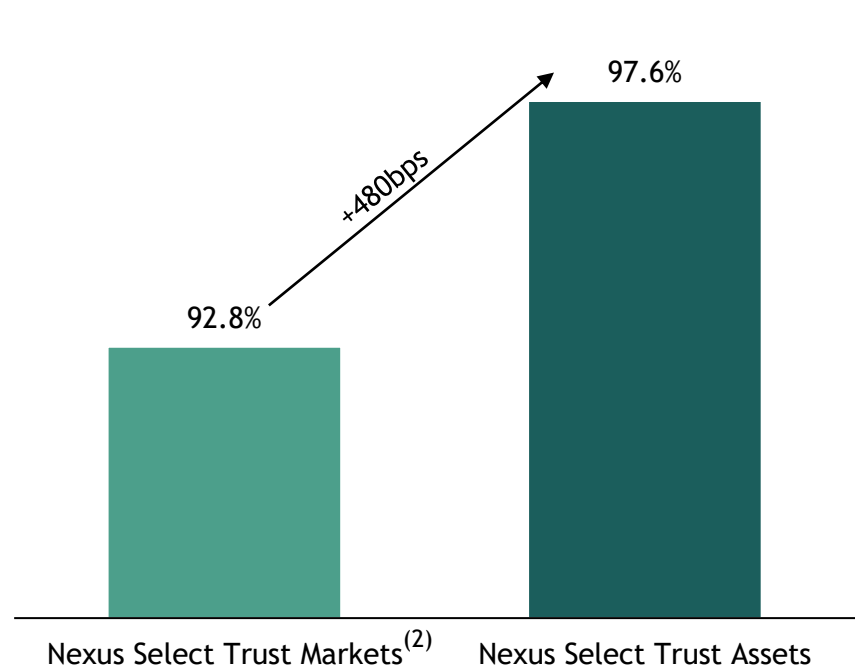
Market Rents 14% above In-place Rents

Rents (INR psf/month)



Occupancy (Mar'24)

(%)



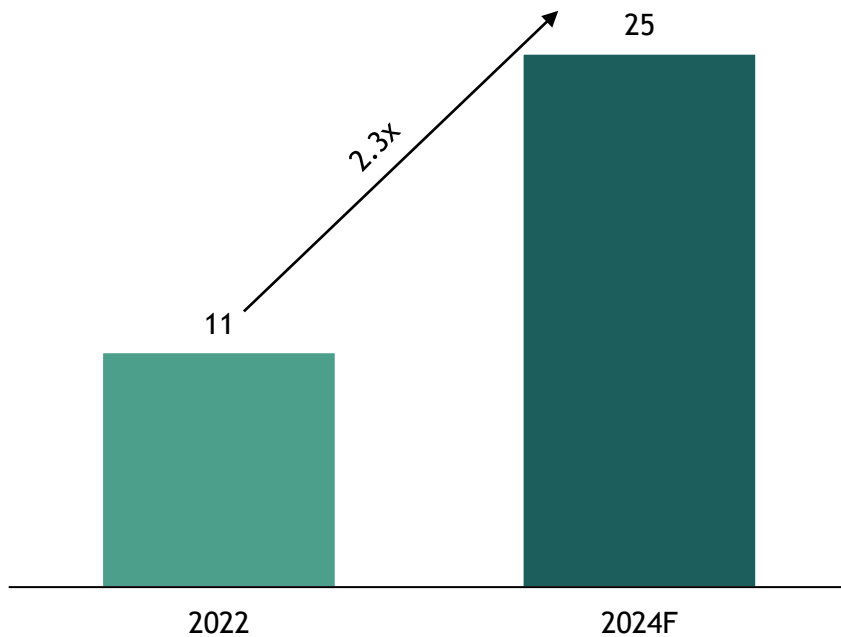
(1) As per Mar'24 Independent valuation.

(2) Source: CBRE.

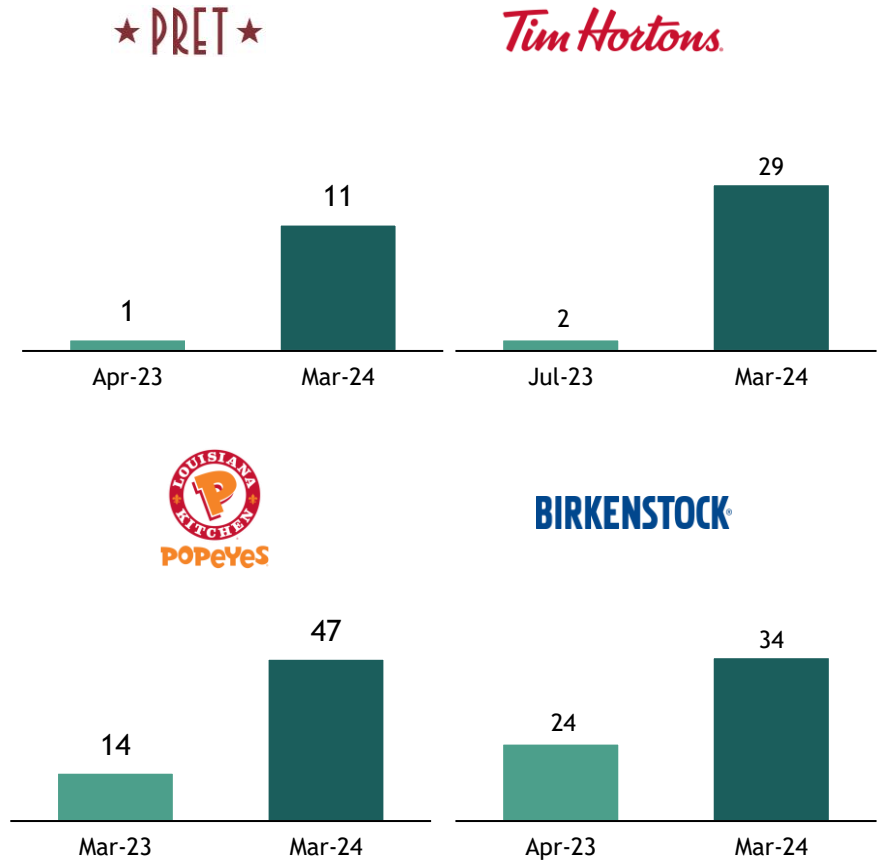
International brands continue to expand their presence in India with ~25 new brands expected to enter in 2024

Global Retail Brands Entering India

(No. of Brands)



International Brand Expansion in India



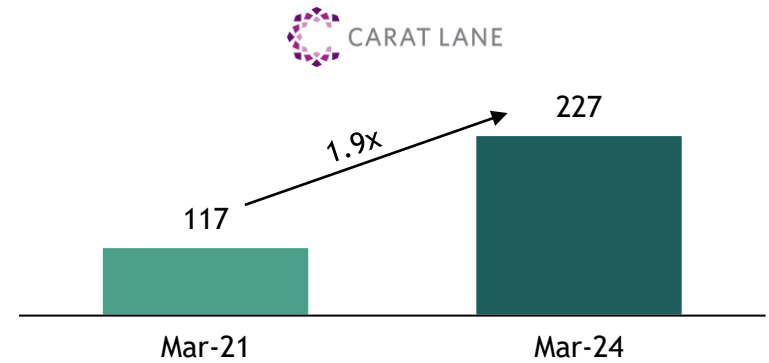
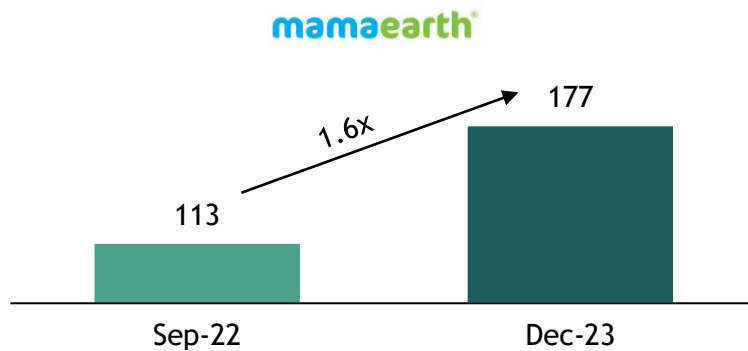
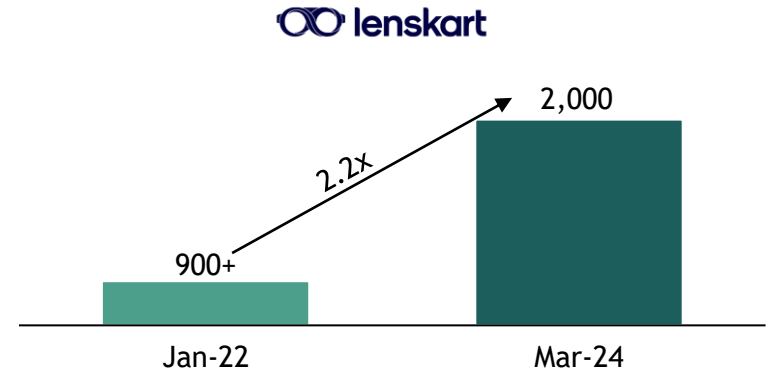
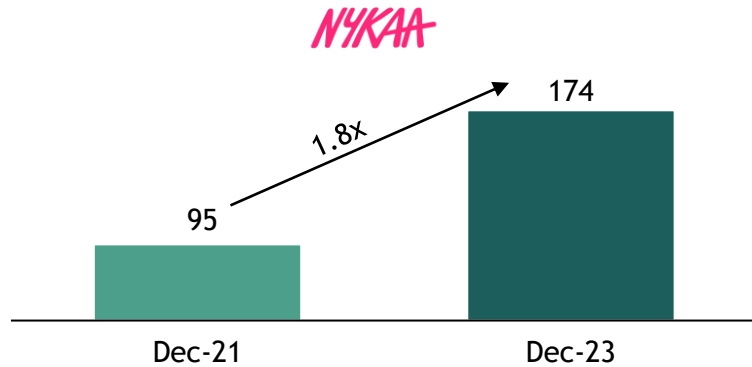
Source: Secondary Research, CBRE.

E-commerce / D2C brands continue to expand their offline presence in India

Creating incubation spaces to experiment with more such formats which are successful online

Brand Expansion Examples

(No. of Stores)



Source: CBRE, Secondary Research.



(III). RETAIL UPDATE

Nexus Shantiniketan, Bengaluru

Strong operating and financial performance on the back of highest ever retail occupancy of 97.6% and strong sales growth

INR 4,712 M

Retail Revenue from
Operations

INR 3,687 M

Retail NOI

78%

Retail NOI Margin

97.6%

Leased Occupancy

INR 1,500 psf pm

Trading Density⁽²⁾

5.1 Years

WALE⁽³⁾

Notes: Above financial numbers are excluding 50% stake of Treasure Island. Comparative numbers for previous quarters are not presented since Initial Portfolio Acquisition Transaction by Nexus Select Trust were consummated on May 12, 2023.

(1) Based on Mar'24 independent valuation.

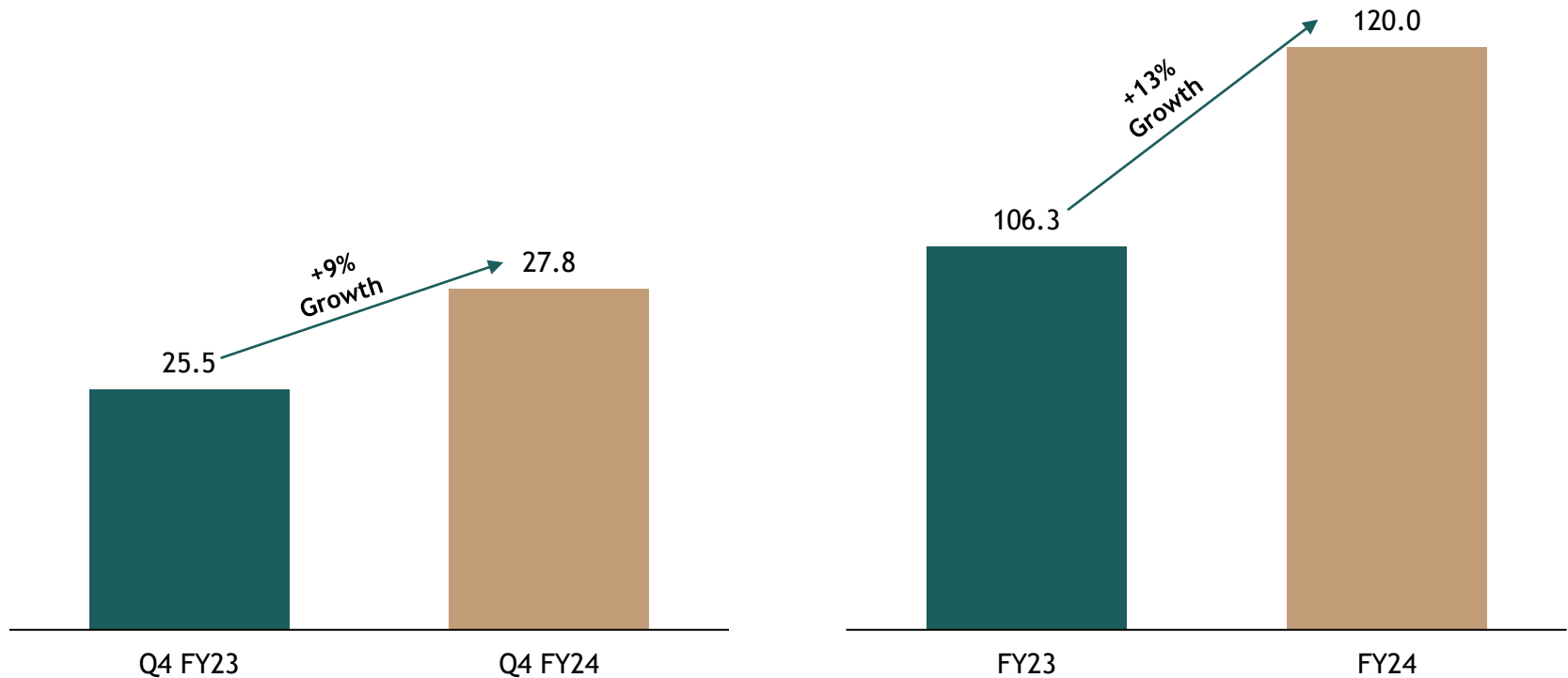
(2) Computed on carpet area.

(3) Weighted average based on gross rental.

Robust consumption growth of 13% YoY in FY24 achieving highest ever annual tenant sales of INR 120 billion

9% YoY tenant sales growth in Q4 FY24

Consumption Recovery and Growth (Amount in INR Bn)



Notes: Above numbers are indicative unaudited numbers.

An aerial night view of the Nexus Amritsar shopping mall. The building is illuminated with warm white lights and decorated with strings of lights and colorful ornaments. A large sign on the building reads "Amritsar". To the right, a large advertisement board displays logos for "partsons", "BIRLA", and "SMART". Below these, there are posters for "HELLO YOUNG TODAY" and "FOREVER 21". The foreground shows a parking lot filled with motorcycles, some of which are also decorated with lights. The overall scene is festive and brightly lit.

(III.A). LEASING UPDATE

Strong leasing momentum with highest ever retail occupancy of 97.6%; 85+ new brands introduced in FY24

Q4 FY24 Updates

97.6%
Leased Occupancy

95.6%
Trading Occupancy

0.26M sf
Leased

181
Total Deals

0.19M sf
Re-leased

16%
Re-leasing Spread⁽¹⁾

New Brands Introduced in FY24



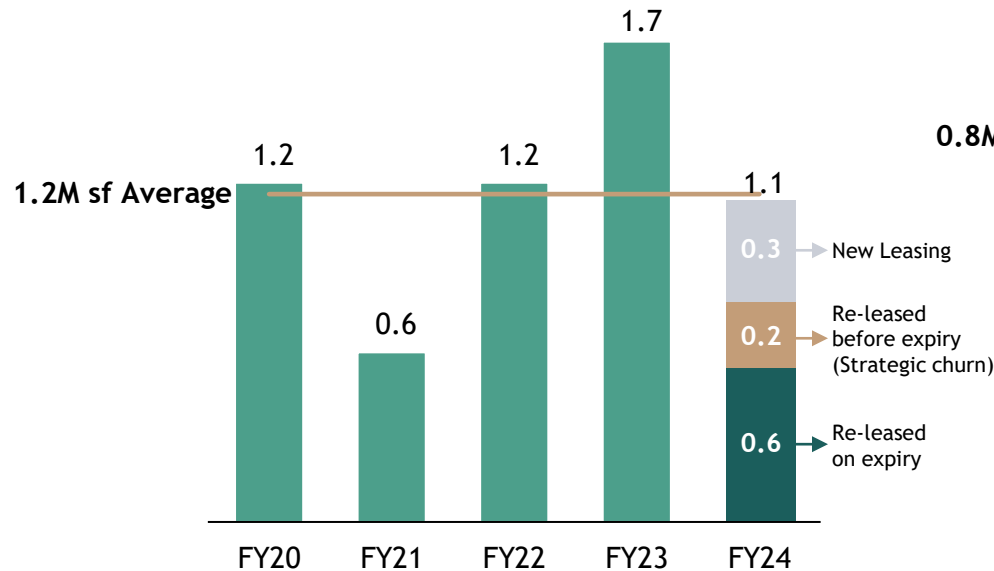
(1) Computed based on mark-up in rental achieved on the Minimum Guaranteed Rental by re-leasing during the relevant period.

Stable lease expiry profile over the next 3 years with MTM potential of ~20%

In FY24, strategically churned ~0.2M sf over and above the contractual expiry of 0.6M sf

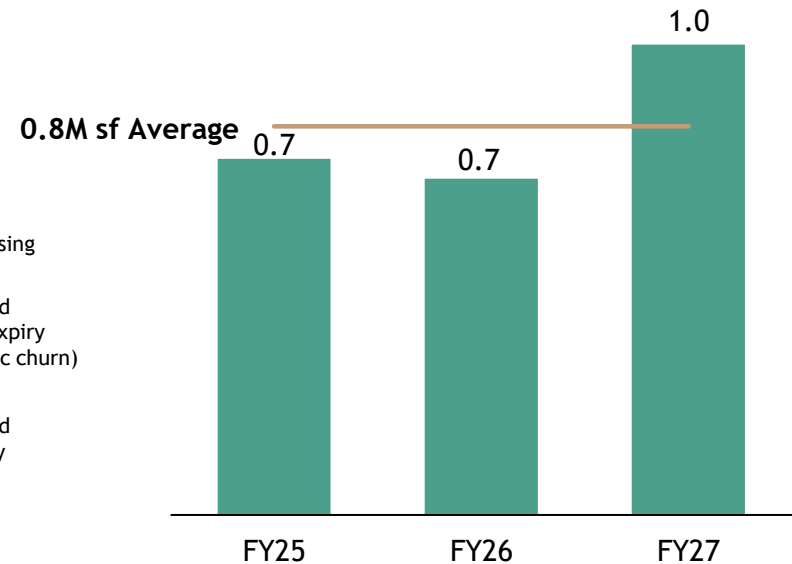
Leasing

(M sf)



Area Expiring

(M sf)



Area Re-leased (M sf)	FY20	FY21	FY22	FY23	FY24
	0.7	0.3	0.9	1.3	0.8

Avg. Releasing Spread (%) -20%

Gross Rentals Expiring (%)	FY25	FY26	FY27
	10%	11%	12%

Avg. MTM Potential (%) -20%

71 new stores⁽¹⁾ totaling 94k sf commenced trading in Q4 FY24

94k sf
Store Area⁽¹⁾

71
New Stores⁽¹⁾



16
New Tenants

55
Existing Tenants



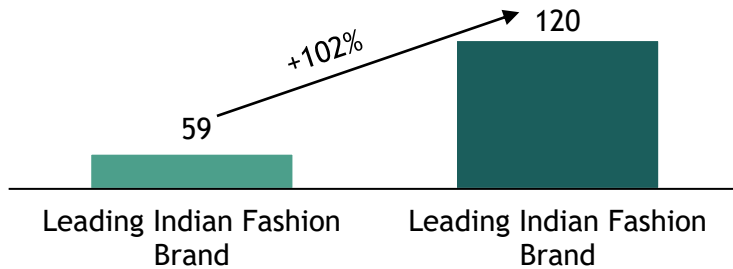
(1) Include Kiosks.

Pro-active lease management during contract tenure resulting in achieving significant re-leasing / renewal spread

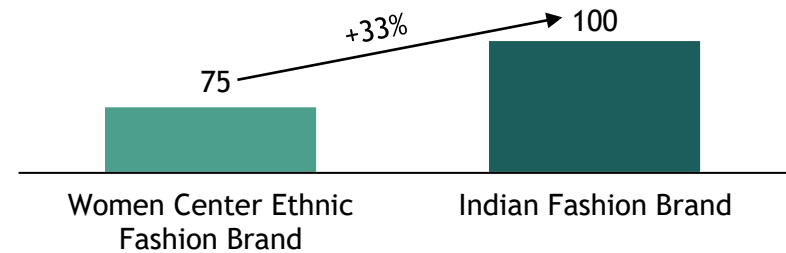
Re-leasing / Renewal at Significant Spread⁽¹⁾

(INR psf/month)

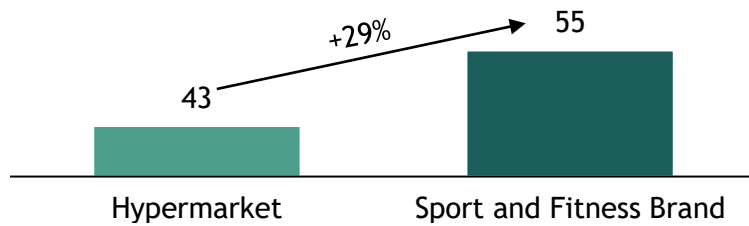
Area Renewed: 31k sf



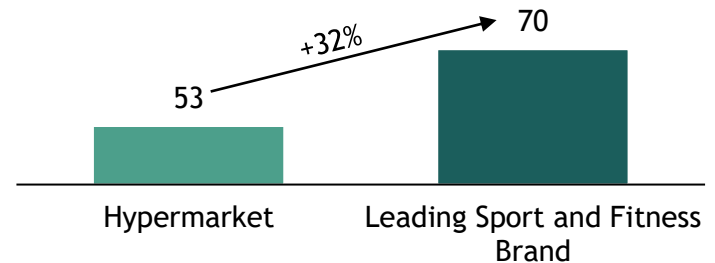
Area Re-leased: 25k sf



Area Re-leased: 12k sf



Area Re-leased: 22k sf



(1) Computed based on the Minimum Guaranteed Rental.

(III.B). MARKETING & OPERATIONS UPDATE



~1,000+ Print ADs and Digital Campaign with a total reach of 600M+ eye-balls in FY24



Multiple category promotion initiatives across malls during FY24 witnessed participation by 100+ brands



DENIM FEST



T-FEST



SNEAKER FEST



GLOSS BOX (BEAUTY)



TECHSTINATION



LUGGAGE FEST

NXST organized 14 ticketed events in FY24 augmenting ~7% footfall growth; onboarded Ayushmann Khurrana as a new “Happyness Ambassador” for Nexus Select Malls



Celebrity Event



Live Concert



Stand-up Comedy



Movie Promotion



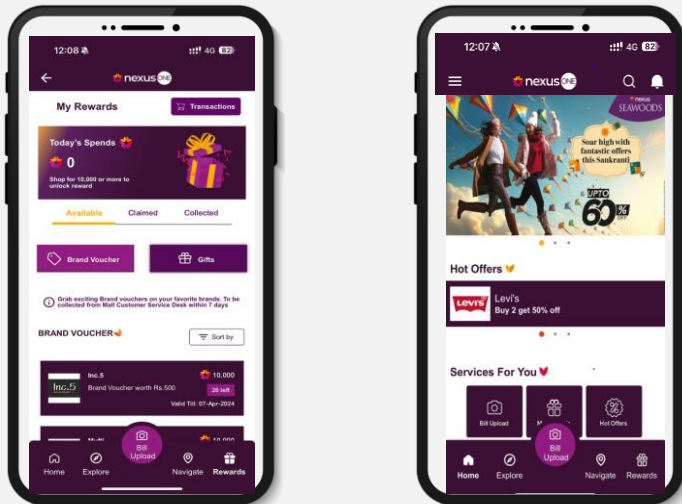
Sports Event



Festival Celebration

Successfully expanded Nexus One mobile application to 8 malls; expected to launch in all malls in FY25

Nexus One: Customer Mobile Application



App: Features and Benefits

- ✓ Loyalty Program
- ✓ Offers and Discounts
- ✓ Information on New Stores, Arrivals
- ✓ Information on Upcoming Events
- ✓ In Mall Navigation
- ✓ Mark Your Spot - Parking

Key Stats (FY24)⁽¹⁾

230k+

APP Downloads

165k+

Loyalty Program Registrations

~INR 2,600 M+

Sales Invoice Uploaded

7.4%

of Total Sales⁽²⁾

(1) Data for 6 malls only as app launched in balance 2 malls in Mar'24.
 (2) Sales for the relevant period and relevant malls for which the app was operational.



(IV). HOSPITALITY & OFFICE

Hospitality business performance for Q4 FY24 ahead of the projections



Hyatt Regency, Chandigarh (211 Keys)



Oakwood Residence, Bengaluru (143 Keys)

78%
Occupancy

INR 10,826
ADR

60%
Occupancy

INR 7,037
ADR

INR 275 M
Revenue from Operations

INR 124 M
EBITDA

INR 65 M
Revenue from Operations

INR 27 M
EBITDA

(1) Based on Mar'24 independent valuation.

1.3M sf office portfolio is 78% occupied



Leasable Area (M sf)	1.0	0.2	0.1
Leased Occupancy (%)	73%	100%	86%
WALE (Years)	3.2	5.1	4.4
In-Place Rent (INR psf)	91	56	107
Q4 FY24 NOI (INR M)	180	24	25

(1) Based on Mar'24 independent valuation.



(V). FINANCIAL UPDATE

Outperformed projected distribution for Q4 FY24 and for the year FY24

<i>(INR M)</i>			NOI	Distribution
Particulars	Q4 FY24	FY24 ⁽¹⁾		
Revenue from Operations	5,403 ⁽²⁾	19,313 ⁽²⁾		
Direct Operating Expenses	(1,113)	(4,524)		
Property Taxes and Insurance	(124)	(441)		
Net Operating Income	4,166	14,348		
Other Income	255	816		
Indirect Operating Expenses	(497)	(1,469)		
EBITDA	3,924⁽³⁾	13,695⁽³⁾		
Working Capital Adjustments	22	883		
Cash Taxes	184	(765)		
External Debt (Interest and Principal)	(380)	(1,698)		
Other Non-Cash Adjustments	(171)	(141)		
Distribution from Treasure Island	70	257		
REIT Level Debt (Interest and Principal)	(449)	(1,413)		
Other Inflows/ (Outflows) at REIT Level	(32)	(99)		
NDCF	3,168	10,719		
Distribution	3,168	10,719		

(1) For the period 19th May'23 (date of listing) to 31st Mar'24.

(2) Post adjustment for inter-company elimination, revenue from operation would be INR 5,347 M for Q4 FY24 and INR 21,583 M for FY24.

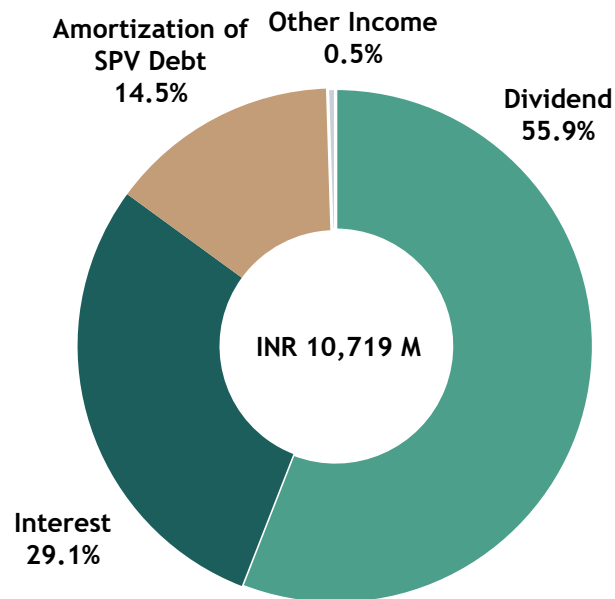
(3) Post adjustment for trust level income and expenses will be INR 3,943 M for Q4 FY24 and INR 15,540 M for FY24.

Q4 FY24 distribution of INR 3,168 M / INR 2.09 per unit represents 100% payout ratio of NDCF

Distribution Highlights

Particulars	Q4 FY24	FY24
Distribution Period	1 st Jan'24 to 31 st Mar'24	19 th May'23 to 31 st Mar'24
Distribution Amount (M)	INR 3,168	INR 10,719
Outstanding Units (M)	1,515	1,515
Distribution Per Unit (DPU)	INR 2.09	INR 7.08
Announcement Date	May 09, 2024	-
Record Date	May 17, 2024	-
Payment Date	On or before May 24, 2024	-

Distribution Mix (FY24)



Refinanced ~INR 9.5 Bn at debt cost of 8.1% (~40 bps lower) resulting in an annual savings of ~INR 40 M

INR 35 Bn
Net Debt⁽¹⁾

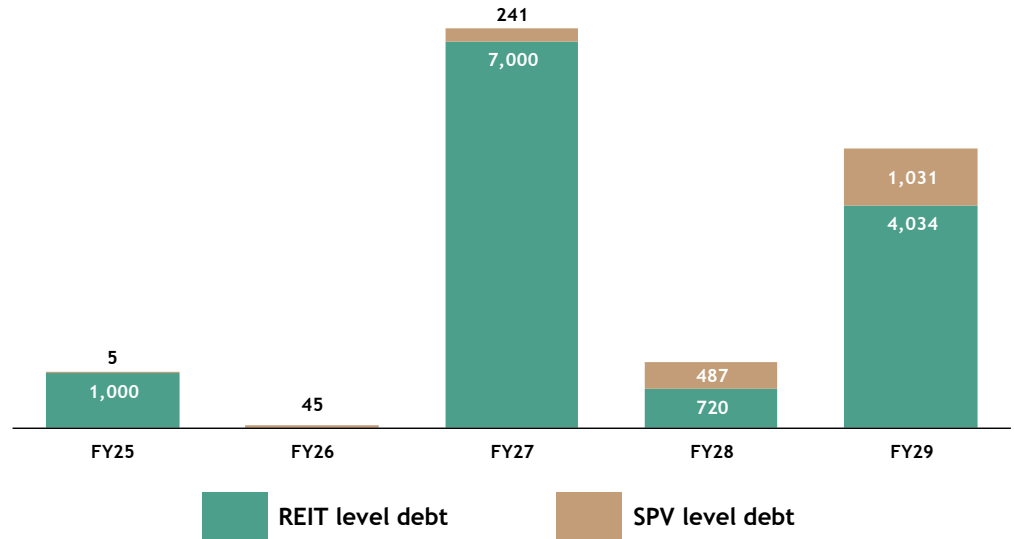
14%
LTV⁽¹⁾⁽²⁾

AAA / Stable
CRISIL / ICRA Rating

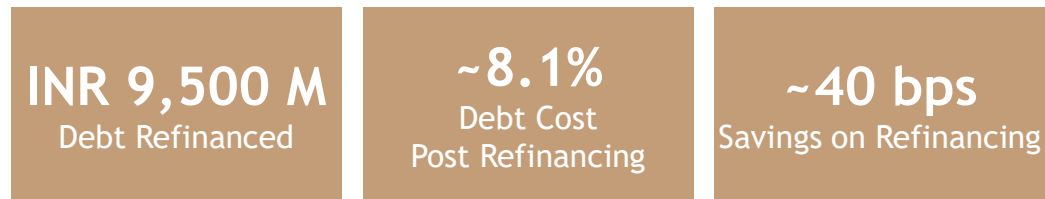
~\$1 Bn
Proforma Debt Headroom

Debt Maturity Profile

(Amount in INR M)



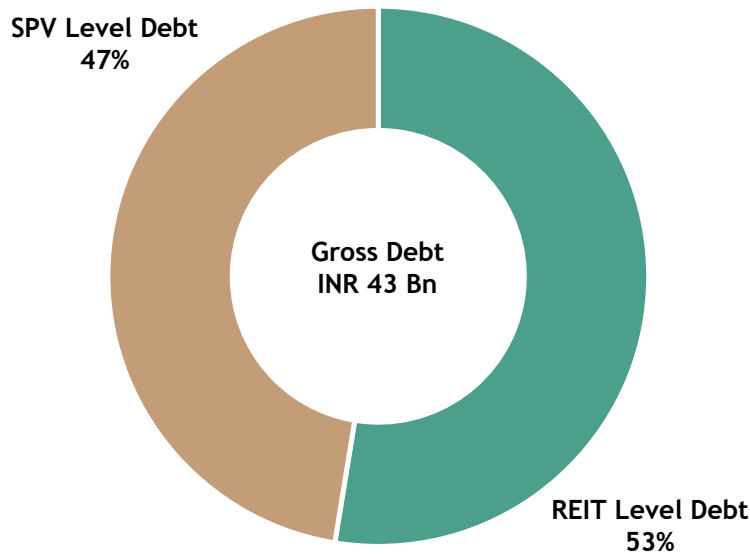
Debt Refinancing



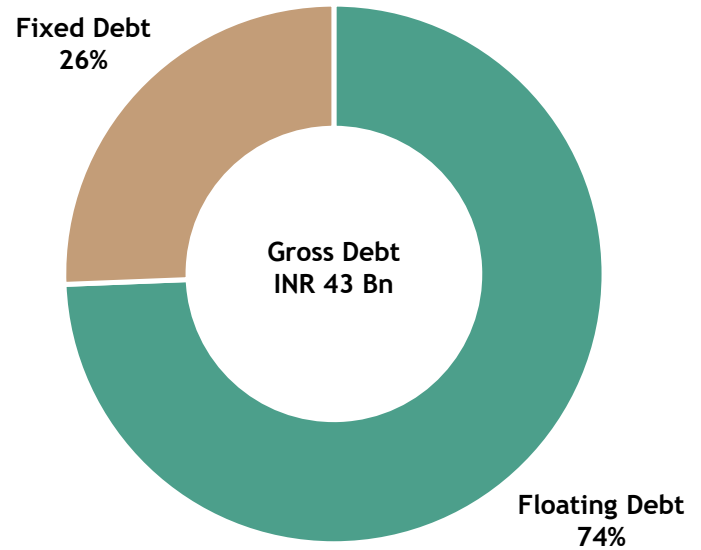
(1) Excluding restricted cash.
(2) Computed basis GAV as per Mar'24 independent valuation.

Stable debt of INR 43 Bn with an average debt cost of 8.1% (lower by 10bps QoQ with recent refinancing)

REIT/ SPV Debt Composition



Fixed/ Floating Debt Composition




2.8x
Gross Debt
To EBITDA⁽¹⁾

4.2x
Interest Coverage
Ratio⁽¹⁾

8.1%
Average Debt Cost

(1) Computed based on FY24 adjusted EBITDA.



(VI). ESG INITIATIVES

4.4MW Solar Plant, Katol

50+ ongoing ESG initiatives to create a positive impact on people, community and the environment

Actively working on a roadmap to achieve net carbon neutrality by FY30 for scope 1 and scope 2 emissions

Certifications and Awards



Signatories to Global Alliances



Key ESG Stats

38MW+

Renewable Energy

~38%

Renewable Energy Consumption⁽¹⁾

100%

Green Building Certified⁽²⁾

86 / 100

GRESB Score

95%

Waste Diverted from Landfills⁽³⁾

15 Malls

Achieved Zero Liquid Discharge

594k kl

Waste Water Recycled⁽³⁾

~28%

Diverse Workforce⁽⁴⁾⁽⁵⁾

(1) Consumption in common area and HVAC for FY24.
 (2) Represents retail portfolio only.
 (3) Data is for FY24.
 (4) Represents women employees, defense personnel, PwD's, etc. for retail portfolio only.
 (5) As of Mar'24.



Installed 3.3MW wind energy plant in Chennai with potential of generating ~10M units annually at 20%+ YoC



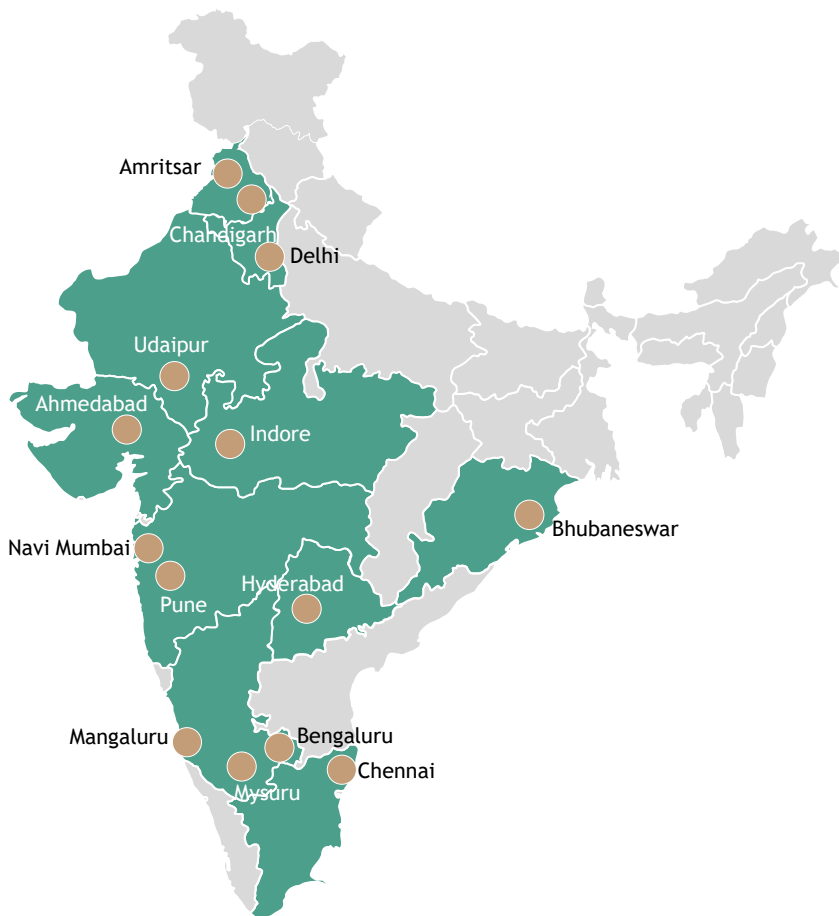
Key Stats

3.3MW Wind Energy Plant	~10M Annual Unit Generation
20%+ YoC	~INR 70M Annualized Cost Savings
~7k tonnes CO2 emissions offset	~70% of Nexus Vijaya's consumption



(VII). APPENDIX

India's first retail REIT and leading Grade-A Consumption centre platform



17
Consumption Centres
Across 14 Cities

9.9M sf
Retail Portfolio

97.6%
Leased Occupancy⁽¹⁾

~3,000
Retail Stores with
1,000+ Brands

11.7%
FY24
Rent to Sales

~130 M
FY24 Footfalls

INR 145 p.u.
NAV⁽²⁾

14%
LTV⁽³⁾

(1) Represents data for consumption centres only.

(2) As of Mar'24.

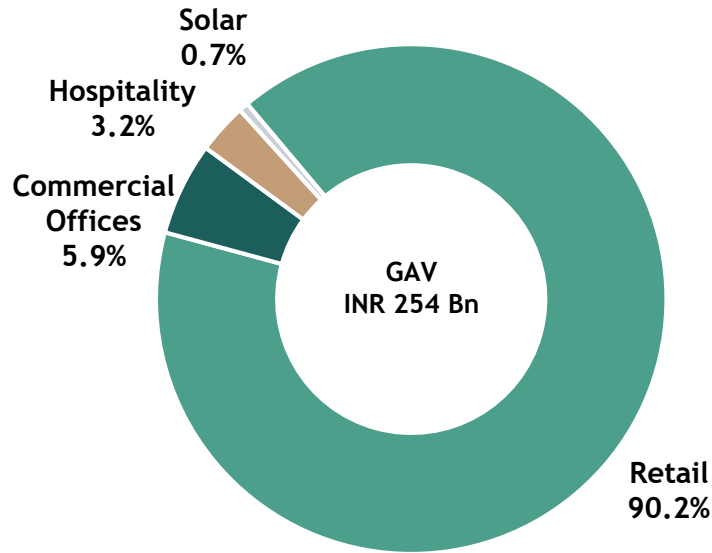
(3) Computed basis GAV as per Mar'24 independent valuation and cash and bank balances (excluding restricted cash) as on March 31, 2024.

KEY ASSET SUMMARY

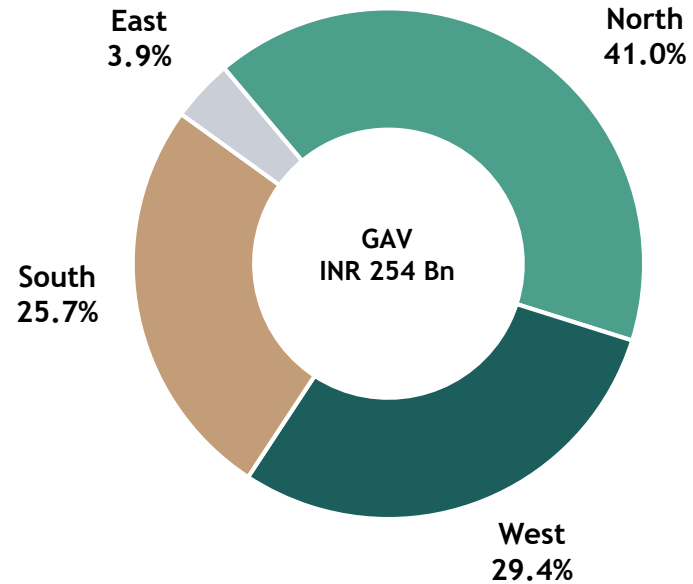
Particulars	Nexus Select Citywalk	Nexus Elante	Nexus Seawoods	Nexus Ahmedabad One	Nexus Hyderabad	Nexus Vijaya	Nexus Shantiniketan
<u>Operational Metrics</u>							
Leasable Area (M sf)	0.5	1.3	1.0	0.9	0.8	0.6	0.6
Leasing Occupancy (%)	100%	99%	98%	98%	99%	100%	97%
Trading Occupancy (%)	99%	98%	97%	98%	98%	99%	93%
In-place Rent (INR psf pm)	435	171	135	114	113	101	94
Q4 FY24 Tenant Sales (INR M)	3,957	4,062	2,912	2,113	2,743	1,875	1,764
Q4 FY24 Trading Density (INR psf pm)	4,030	1,690	1,547	1,230	1,777	1,556	1,549
<u>Area Expiring ('000 sf)</u>							
FY25	62	86	74	96	34	37	52
FY26	61	100	56	64	57	47	24
FY27	24	109	127	121	155	11	2

100% completed portfolio with retail focus and geographic diversification

GAV Break-up by Segment⁽¹⁾



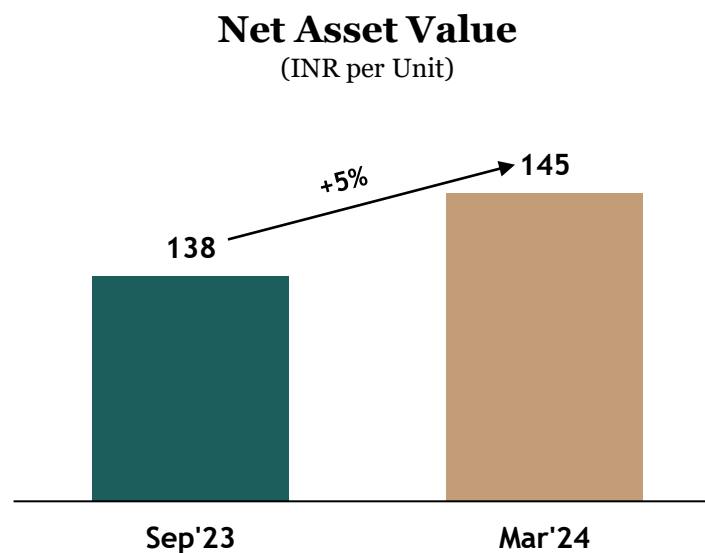
GAV Break-up by Region⁽¹⁾



(1) Based on Mar'24 independent valuation.

INDEPENDENT VALUATION (AS ON MARCH 31, 2024)

(INR M) Asset	Gross Asset Value As of Mar'24
Nexus Select Citywalk	45,586
Nexus Elante	43,978
Nexus Seawoods	24,537
Nexus Ahmedabad One	19,706
Nexus Hyderabad	18,282
Nexus Vijaya	13,540
Nexus Esplanade	9,960
Nexus Koramangala	9,437
Nexus Westend	8,954
Nexus Amritsar	7,565
Nexus Shantiniketan	7,221
Nexus Celebration	4,710
Nexus Whitefield	4,454
Fiza by Nexus	3,419
Nexus Centre City	3,014
Treasure Island ⁽¹⁾	2,788
Nexus Indore Central	2,000
Sub-total (Retail)	229,149
Commercial Offices	14,945
Hospitality	8,062
Solar	1,774
Total	253,929

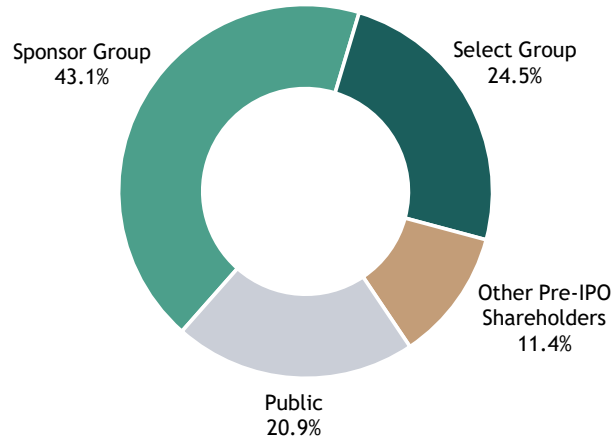


Note: Above numbers are based on Mar'24 independent valuation.

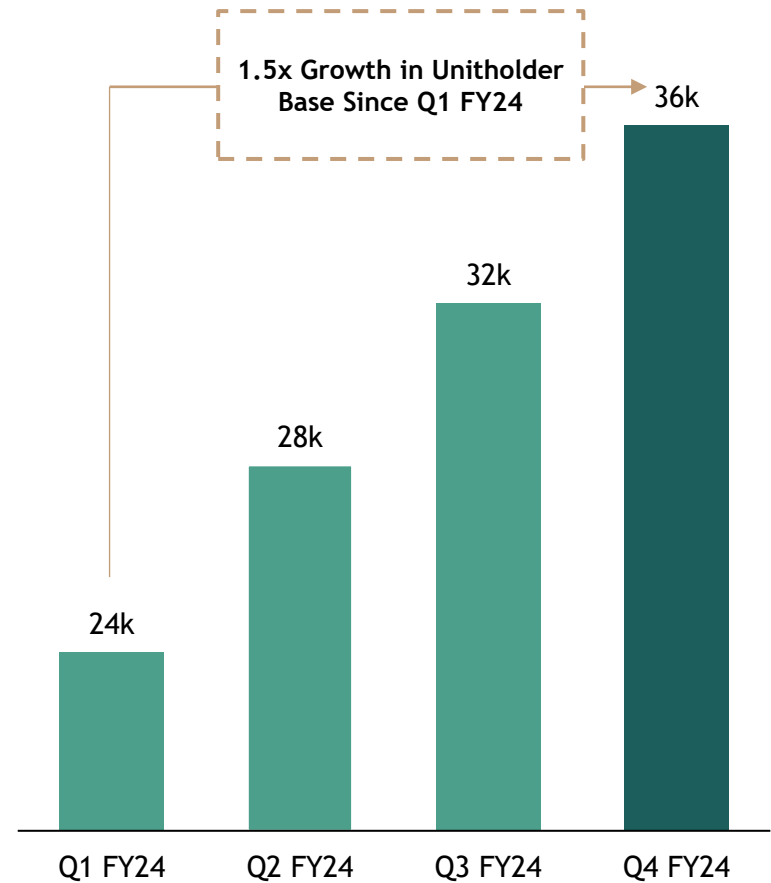
(1) Represents share of Nexus Select Trust only.

Unitholding Pattern

(% stake)

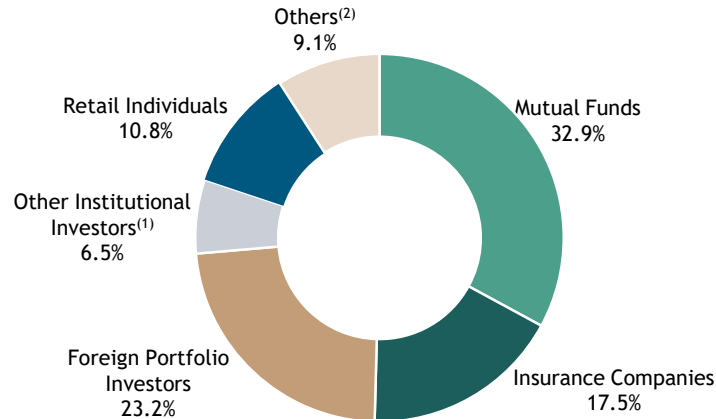


Increase in Unitholders Base



Diversified Public Unitholding Pattern

(% stake)



Data is as of March 31, 2024.

(1) Includes Alternative Investment Fund, Provident or Pension Funds.

(2) Includes clearing members, NBFCs registered with RBI, Body corporates, etc.

AWARDS AND ACCOLADES



2023

‘Best Organisations for Women’
Economic Times



2023

‘Best L&D Strategy Award’
4th Edition HR TECH Summit &
Awards 2023



2023

**‘Best Employer for
Persons with Disabilities’**
4th Diversity & Inclusion Excellence Awards
& Conclave - 2023, ASSOCHAM



2023

**‘Most Innovative Project -
Terracotta Wind Tunnel
(Nexus Elante)’**
24th National Award for Excellence in
Energy Management 2023,
Confederation of Indian Industry (CII)



2023

**‘Excellent Energy Efficient Unit
(Nexus Elante)’**
24th National Award for Excellence in
Energy Management 2023,
Confederation of Indian Industry (CII)



2023

**‘Excellent Energy Efficient Unit
(Nexus Koramangala)’**
24th National Award for Excellence in
Energy Management 2023,
Confederation of Indian Industry (CII)



2023

**‘Most Admired Marketing &
Promotions 360 Activations’**
Images Shopping Centre Awards



2024

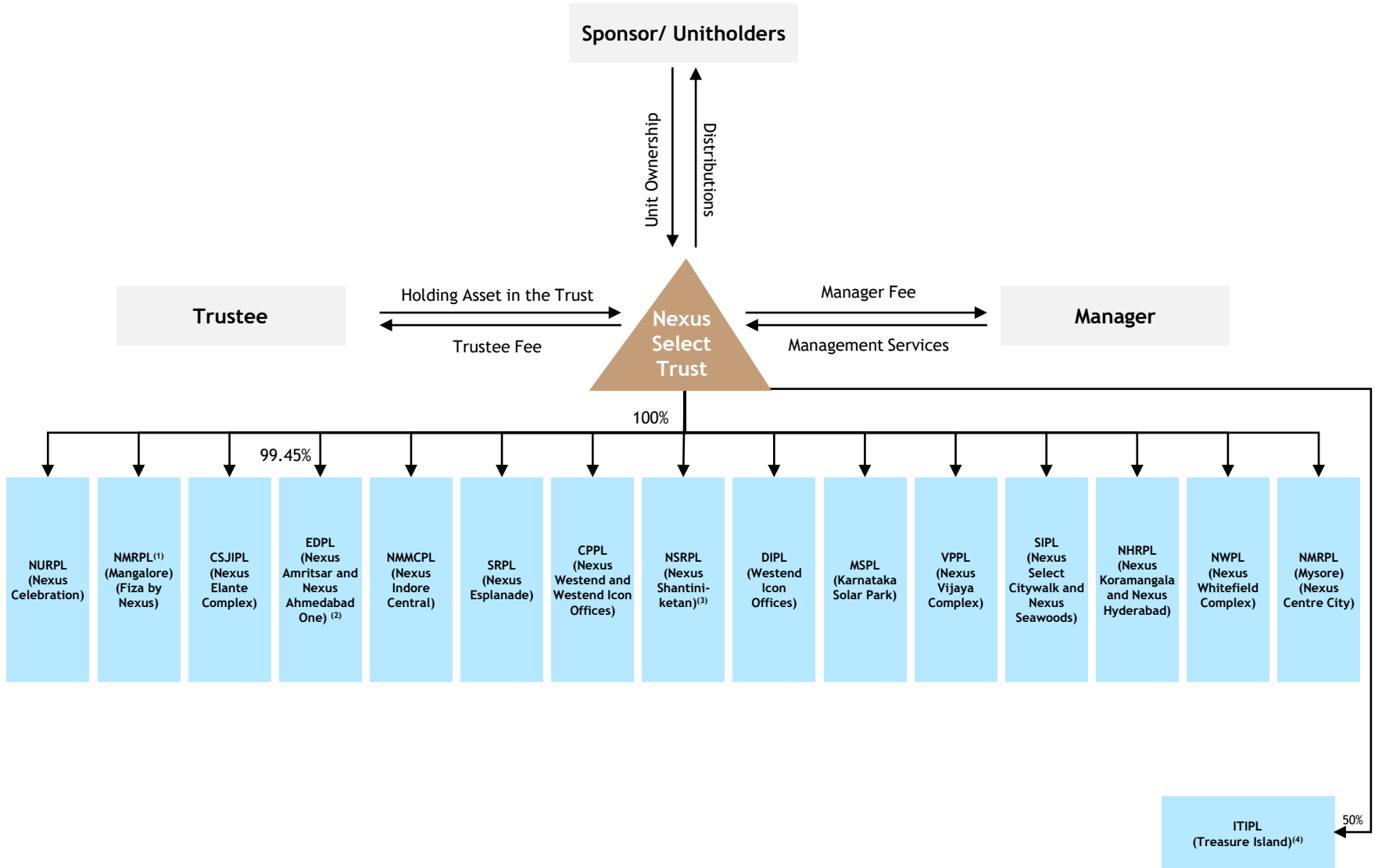
**‘Best Marketing & Promotions
- Metro South
(Nexus Koramangala)’**
MAPIC Shopping Centre Summit 2024



2023

**‘Most Admired Marketing &
Promotions - Metro West
(Nexus Seawoods)’**
Images Shopping Centre Awards

CORPORATE STRUCTURE



Notes: (1) NMRPL is entitled to 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus. (2) 12,926 equity shares aggregating 0.55% held by SSIII Indian Investments One Ltd. is currently subject to a regulatory lock in until September 30, 2025 and shall be transferred to the Nexus Select Trust after expiry of such regulatory lock-in at the option of the Nexus Select Trust pursuant to a call option in favour of the Nexus Select Trust as agreed under the EDPL SAA.(3) NSRPL is entitled to 64.9% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan. (4) The Nexus Select Trust holds 50% stake in ITIPL, the balance 50% stake continues to be held by the joint venture partner.

KEY TERMS AND DEFINITIONS

Notes:

- All figures in this presentation are as of March 31, 2024 unless otherwise specified
- Some of the figures in this presentation have been rounded-off to the nearest decimal for the ease of presentation
- All operational KPIs included in the presentation are at 100% stake in all SPVs (except for Nexus Koramangala landowners share) and Investment entity.
- Any references to long-term leases or WALE (Weighted Average Lease Expiry) assumes successive renewals by occupiers at their option
- The words 'UCC', 'Consumption centre', 'Urban Consumption centre', 'Mall', 'Retail portfolio', 'Retail' have been used interchangeably
- The words 'Sales', 'Consumption', 'Tenant Sales' have been used interchangeably
- The words 'Nexus Select Trust' and 'NXST' have been used interchangeably
- Gross Asset Value (GAV) considered as per Mar'24 valuation undertaken by iVAS Partners, represented by Mr. Vijay Arvindkumar C
- Key Terms and Definitions:
 1. ADR - Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
 2. Area - All area is leasable area unless otherwise specified
 3. Bn - Billions
 4. Completed Area - The leasable area of a property for which occupancy certificate has been received
 5. DPU - Distribution per Unit
 6. EBITDA - Earnings/ (loss) before finance costs, depreciation, amortization, impairment loss and income tax excluding share of profit of equity accounted investee
 7. Entities name
 - I. CPPL - Chitrali Properties Private Limited
 - II. CSJIPL - CSJ Infrastructure Private Limited
 - III. DIPL - Daksha Infrastructure Private Limited
 - IV. EDPL - Euthoria Developers Private Limited
 - V. ITIPL - Indore Treasure Island Private Limited
 - VI. MSPL - Mamadapur Solar Private Limited
 - VII. NHRPL - Nexus Hyderabad Retail Private Limited
 - VIII. NMMCPL - Naman Mall Management Company Private Limited
 - IX. NMRPL - Nexus Mangalore Retail Private Limited
 - X. NMRPL - Nexus Mysore Retail Private Limited
 - XI. NSRPL - Nexus Shantiniketan Retail Private Limited
 - XII. NURPL - Nexus Udaipur Retail Private Limited
 - XIII. NWPL - Nexussmall Whitefield private Limited
 - XIV. SIPL - Select Infrastructure Private Limited
 - XV. SRPL - Safari Retreats Private Limited
 - XVI. VPPL - Vijaya Productions Private Limited
 8. Footfalls or Shopper traffic - The number of people entering a shop or shopping area part of the consumption centre in a given time
 9. GAV - Gross Asset Value is the Market Value (as defined below) of the asset(s) in our Portfolio as of September 30, 2023 (unless otherwise specified)
 10. GRESB - Formerly known as Global Real Estate Sustainability Benchmark
 11. Gross Rentals - Rental income (the sum of Minimum Guaranteed Rentals (as defined below) and Turnover Rentals (as defined below))
 12. Initial Portfolio Acquisition Transaction - The transaction pursuant to which the Nexus Select Trust acquired the portfolio (SPVs) prior to listing.
 13. In-place Rent - Higher of i) Minimum guaranteed rent as of Mar'24 or ii) Revenue share
 14. KPIs - Key Performance Indicators
 15. Leasable Area - Total square footage that can be occupied by tenant for the purpose of determining a tenant's rental obligations
 16. LTV - Loan to Value
 17. M - Millions
 18. Minimum Guaranteed Rentals - Minimum guaranteed rental income as per terms contractually agreed with the tenant(s)
 19. Minimum Guaranteed Rent - Minimum guaranteed rental income (as defined above) / Occupied Area (as defined below) x Monthly factor
 20. MTM - Mark to Market
 21. MW - Mega-Watt
 22. NDCF - Net Distributable Cashflows
 23. NAV - Net asset value
 24. Net Debt - Gross Debt less short term treasury investments and cash and cash equivalents
 25. NOI - Net Operating Income
 26. Occupied Area - Completed Area (as defined above) for which lease agreements have been signed with the lessee(s)
 27. psf - Per square feet
 28. Psf pm - Per square feet per month
 29. QoQ - Quarter on Quarter
 30. Re-leasing spread - Refers to the change in rent psf between new & expiring leases, expressed as a percentage
 31. SEBI - Securities and Exchange Board of India
 32. SOH - Space on hire.
 33. Sponsor - Wynford Investments Limited
 34. sf - Square feet
 35. Tenant Sales - Net sales generated by tenant(s) from sale of merchandise or provision of services from the stores located within the Portfolio
 36. TEV - Total Enterprise Value
 37. Trading Density - Tenant Sales for respective period / Carpet Area x Monthly factor
 38. Trading Occupancy - Total operational area / Total leasable area
 39. Trustee - Axis Trustee Services Limited
 40. 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
 41. UCC - Urban Consumption Centre
 42. WALE - Weighted Average Lease Expiry
 43. Years - Refers to fiscal years unless specified otherwise
 44. YoC - Yield on Cost
 45. YoY - Year on Year

A night-time photograph of the Nexus Vijaya building, a modern multi-story structure with a curved roof and glass facade. The building is illuminated with purple and blue lights. Large digital screens on the facade display the Nexus Vijaya logo and various advertisements, including one for cars. The text "THANK YOU" is overlaid in large white letters across the top of the building.

THANK YOU

Pratik Dantara

Head of Investor Relations and Strategy

Website: www.nexusselecttrust.com

Email: IR@nexusselecttrust.com

Phone: +91-22-6280-5000

ANNEXURE III
FINAL SUMMARY VALUATION REPORT

Issued to:

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

1. NEXUS 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: MAY 09, 2024

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



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** (hereinafter referred as 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 complementary facilities including office spaces, hotels and solar (together herein referred as the ‘subject properties’ across the report).

CBRE South Asia Private Limited has been appointed as a sub-consultant by iVAS Partners for providing market data and support services for the purpose of this assignment. 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:

<u>Development Name</u>	<u>Asset Type</u>	<u>Location</u>
Nexus Select Citywalk	Urban Consumption Centre	Delhi
Nexus Elante Complex (Nexus Elante, Elante Office, Hyatt Regency Chandigarh)	Urban Consumption Centre, Office, Hotel	Chandigarh
Nexus Seawoods	Urban Consumption Centre	Navi Mumbai
Nexus Ahmedabad One	Urban Consumption Centre	Ahmedabad
Nexus Hyderabad	Urban Consumption Centre	Hyderabad
Nexus Koramangala	Urban Consumption Centre	Bengaluru
Nexus Vijaya Complex (Nexus Vijaya, Vijaya Office)	Urban Consumption Centre, Office	Chennai
Nexus Westend Complex (Nexus Westend, Westend Icon Offices)	Urban Consumption Centre, Office	Pune
Nexus Esplanade	Urban Consumption Centre	Bhubaneswar
Nexus Amritsar	Urban Consumption Centre	Amritsar
Nexus Shantiniketan	Urban Consumption Centre	Bengaluru
Nexus Whitefield Complex (Nexus Whitefield, Oakwood Residence Whitefield Bangalore)	Urban Consumption Centre, Hotel	Bengaluru
Nexus Celebration	Urban Consumption Centre	Udaipur
Fiza by Nexus	Urban Consumption Centre	Mangaluru
Nexus Centre City	Urban Consumption Centre	Mysuru
Nexus Indore Central	Urban Consumption Centre	Indore
Karnataka Solar Park	Solar Park	Karnataka
Treasure Island	Urban Consumption Centre	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 and Axis Trustee Services Limited (the Trustee for the Nexus Select Trust) for the purpose of the valuation as highlighted in this report. The auditors and advisors would be extended reliance by the ‘Consultants’ but would extend no liability to the auditors and advisors.

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. The management would make all Reliant Parties aware of the terms and conditions of this agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

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 Mn.
- 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.
- The summary 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 as a statement or representation of fact but should satisfy themselves as to its correctness by an independent analysis.

1.4 Capability of Valuer and Industry Assessment Service Provider

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 8 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.

Value Assessment Service Provider: CBRE South Asia Pvt. Ltd.

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 330 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.

1.5 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, Wynford Investments Limited (the "Sponsor"), the Management or Axis Trustee Services Limited (the Trustee for the Nexus Select Trust)
- 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

1.6 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 rolls 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 tenants' 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 is based on the rent roll provided by the Management and the same has been adopted for the purpose of this valuation exercise. The rent rolls 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 Information Sources for Valuation. 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
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.

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** of Nexus Select Trust under the SEBI (Real Estate Investment Trust) Regulations, 2014, as amended. 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 the 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:



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. These 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 Rental Reversion

The market practice in most Urban Consumption Centres¹ (including commercial/ IT developments) involve contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants – typically extended to anchor² tenants along with an option to pay turnover rental³, whichever is higher. Additionally, there are instances of tenants paying above-market rentals (or turnover rent 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.

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, negotiated 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 sub-markets 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** and the value of solar park and hotel component at the respective properties have been valued using the Discounted Cash Flow Method.

Further, the following steps have been adopted as part of the valuation for the respective subject properties (assets). Where there is an identified share of the asset held by Management, the valuation is undertaken for the 100% asset and value is apportioned to the extent of economic interest / identified share unless stated otherwise.

Asset-specific Review:

1. As the first step to the valuation of the asset, the rent rolls 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 were reviewed for ownership of the asset

Submarket Review:

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 sub-market, 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.

¹ Any retail mall/centre irrespective of their Grade. Also referred to as "UCC"

² A tenant type in an urban consumption centre with a larger space requirement, typically over 7,500 sqft of Leasable Area. It acts as a major footfall driver for an urban consumption centre

³ Higher of (i) Contracted turnover rent percentage applied to Tenant Sales of the respective period Less applicable Minimum Guarantee Rentals for the same period; or (ii) nil

2. The Valuer has utilized the EBIDTA level cashflows 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 rent 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 along with turnover rent as applicable. 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 cash flows over a 10-year time horizon:

- a) **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. Further, in-place kiosk income has been factored for future projections
 - b) **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 respective assets
 - c) **Step 3: Turnover Rental⁴ Assessment** - Based on the contractual turnover rent percentage of respective tenants and category Average Tenant Sales⁵ psf per month, 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 purpose of estimating cash flows
 - d) **Step 4:** In the event the escalated contractual rent is above the marginal rent (viz. by 100%), the contracted terms are discarded, and the terms are reverted to marginal rent. In the event the escalated contractual 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
 - e) **Step 5:** Computing the monthly income based on rentals projected as part of Step 4 and translating the same to a quarterly income (for the next 10 years and 11th year – considered for calculation of terminal value)
3. Adjustments for non-rental revenues and recurring operational expenses such as marketing, maintenance services, parking, property tax & insurance and other revenues including security deposits have been factored in the cash flow workings. For the respective assets, the Valuer has looked at historical operational non rental revenues and expenses as well as budgets for FY25 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 assets. The inputs for the same has been provided by the Management and independently reviewed by the Valuer.
 4. Vacancy allowance⁶ have been adopted in-line with the prevalent market dynamics for respective assets. In addition, appropriate rent-free periods have been adopted during lease roll-overs to factor potential rent-free terms as well as outflows towards brokerage, property tax and insurance.
 5. The net income on quarterly basis have been projected over the next 10 years and the 1 year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net income over the next 10 years along with the terminal value during the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the asset through this approach.
 6. In addition, there are other adjustments such as property management fee and R&M reserve which has been considered as other recurring expenses
 7. For the hospitality component, future cash flows from the property, were projected based on our assessment of ARR's (Average Room Rate) and Occupancy. Adjustments for other revenues, recurring operational expenses and FF&E

⁴ 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

⁵ Net sales generated by tenant(s) from sale of merchandise or provision of services from the stores located within the Portfolio

⁶ 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

reserve have been adopted in-line with prevalent market dynamics. The net income on quarterly basis have been projected over the next 10 years and the 1 year forward EBITDA (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net income over the next 10 years along with the terminal value during the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the asset.

2.5 Information Sources for Valuation

Property related information referred to for the valuation exercise have been provided to the Valuer by the Management unless otherwise mentioned. Valuer has assumed the documents to be a true copy of the original. The rent rolls 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. Tenant sales have been provided by the Management. Further, details related to area and ownership has been adopted based on architect's certificate and title report (prepared by independent architects and legal counsels) as shared by the Management.

3. Nature of the Interest of the Nexus Select Trust

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

<u>Property</u>	<u>SPV Name</u>	<u>Interest Valued</u>	<u>% stake proposed to be held in SPV by Nexus Select Trust</u>	<u>Remainder of term in case of land on Leasehold basis (approx.)</u>
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	Select Infrastructure Private Limited (“SIPL”)	Leasehold	100.00%	44 years ⁷
Nexus Ahmedabad One, Ahmedabad	Euthoria Developers Private Limited (“EDPL”)	Leasehold	99.45%	82 years ⁷
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% ⁸	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 ⁷
Nexus Amritsar, Amritsar	Euthoria Developers Private Limited (“EDPL”)	Freehold	99.45%	NA
Nexus Shantiniketan, Bengaluru	Nexus Shantiniketan Retail Private Limited (“NSRPL”)	Freehold	100.00% ⁹ (NSRPL owns a 64.90% economic interest in the asset)	NA
Nexus Whitefield Complex, Bengaluru	Nexusmalls Whitefield Private Limited (“NWPL”)	Freehold	100.00%	NA
Nexus Celebration, Udaipur	Nexus Udaipur Retail Private Limited (“NURPL”)	Leasehold	100.00%	79 years ⁷
Fiza by Nexus, Mangaluru	Nexus Mangalore Retail Private Limited (“NMRPL (Mangalore)”)	Freehold	100.00% ¹⁰ (NMRPL (Mangalore) owns a 68% economic interest in the asset)	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%	1 year ¹¹

⁷ 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

⁸ Operational data presented represents NHRPL’s economic interest as of March 31, 2024 in Nexus Koramangala (viz. 0.30 msf) arising out of its (i) ownership interest over 0.26 msf. of Leasable Area; (ii) short term leasehold rights over 0.01 msf. of Leasable Area valid until March 31, 2028; and (iii) revenue share entitlements with respect to 0.03 msf. of Leasable Area valid until March 31, 2028.

⁹ NSRPL is entitled to only 64.90% identified share of the total Leasable Area of 0.63 msf in Nexus Shantiniketan, and a corresponding 64.90% of the total economic interest accruing, arising or flowing from Nexus Shantiniketan.

¹⁰ NMRPL (Mangalore) is entitled to only 68% identified share of the total Leasable Area of 0.72 msf in Fiza by Nexus and a corresponding 68% of the total economic interest accruing, arising or flowing from Fiza by Nexus.

¹¹ Based on review of the title report, we understand that the land lease is renewable after every 4 years & 11 months. 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 and the renewal is deemed perpetual. The valuation is based on this special assumption based on management representation.

4. Value Summary

The following table highlights the summary of the market value of each property which is proposed to form a part of the Nexus Select Trust portfolio as on March 31, 2024:

<u>Property</u>	<u>Asset Type</u>	<u>Leasable Area¹² (msf) / Keys (for Hotels) / MW (for Renewable Power Plant)</u>	<u>Market Value – Completed (INR Mn)¹³</u>
Nexus Select Citywalk	Urban Consumption Centre	0.51 msf	45,586
	Urban Consumption Centre	1.25 msf	43,978
Nexus Elante Complex	Offices	0.08 msf	1,119
	Hotel	211 keys	5,801
Nexus Seawoods	Urban Consumption Centre	0.98 msf	24,537
Nexus Ahmedabad One	Urban Consumption Centre	0.88 msf	19,706
Nexus Hyderabad	Urban Consumption Centre	0.83 msf	18,282
Nexus Koramangala	Urban Consumption Centre	0.30 msf	9,437
Nexus Vijaya Complex	Urban Consumption Centre	0.65 msf	13,540
	Offices	0.19 msf	1,902
Nexus Westend Complex	Urban Consumption Centre	0.43 msf	8,954
	Offices	0.98 msf	11,924
Nexus Esplanade	Urban Consumption Centre	0.43 msf	9,960
Nexus Amritsar	Urban Consumption Centre	0.54 msf	7,565
Nexus Shantiniketan	Urban Consumption Centre	0.41 msf ¹⁴	7,221 ¹⁴
Nexus Whitefield Complex	Urban Consumption Centre	0.32 msf	4,454
	Hotel	143 keys	2,261
Nexus Celebration	Urban Consumption Centre	0.41 msf	4,710
Fiza by Nexus	Urban Consumption Centre	0.49 msf ¹⁵	3,419 ¹⁵
Nexus Centre City	Urban Consumption Centre	0.33 msf	3,014
Nexus Indore Central	Urban Consumption Centre	0.25 msf	2,000
Karnataka Solar Park	Renewable Power Plants	15 MW (AC)	1,774
Total – Majority Ownership			251,142
Treasure Island	Urban Consumption Centre	0.22 msf ¹⁶	2,788 ¹⁶

¹² 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

¹³ Market Value represents the interest owned by the Nexus Select Trust in respective SPVs as highlighted in Section 3

¹⁴ The total Leasable Area and Market Value of Nexus Shantiniketan is 0.63 msf and Rs.11,126 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.

¹⁵ The total Leasable Area and Market Value of Fiza by Nexus is 0.72 msf and Rs. 5,028 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.

¹⁶ The total Leasable Area and Market Value of Treasure Island is 0.44 msf and Rs.5,575 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.

<u>Property</u>	<u>Asset Type</u>	<u>Leasable Area¹² (msf) / Keys (for Hotels) / MW (for Renewable Power Plant)</u>	<u>Market Value – Completed (INR Mn)¹³</u>
	Urban Consumption Centres	9.22 msf ¹⁷	
Total	Offices	1.25 msf	253,929
	Hotels	354 keys	
	Renewable Power Plants	15 MW (AC)	

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

¹⁷ 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. Assets

5.1 Nexus Select Citywalk

Property Name: Nexus Select Citywalk

Property Address: Plot No. P-1B, Saket District Centre, Saket, Delhi, India

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. 0.51 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+6¹⁸ storied structure and has over 210 brands.

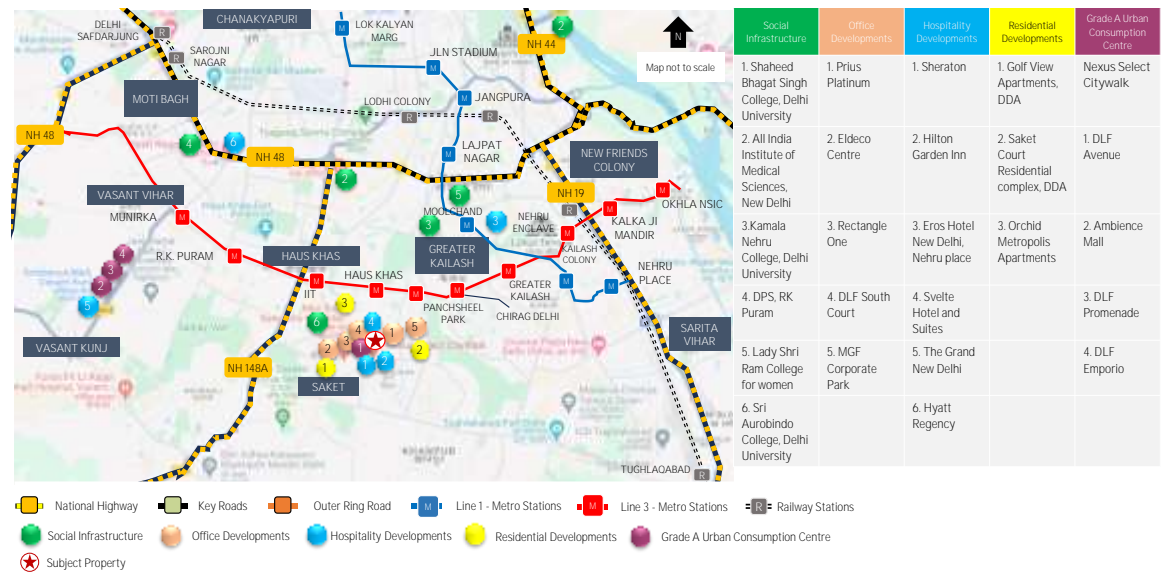
Further, it is situated at a distance of approx. 12 Km from Indira Gandhi International Airport, 15 - 16 Km from Connaught Place (CBD of Delhi) and approx. 15 Km from Delhi Railway Station.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Select Citywalk	510,266

Source: Rent roll, Lease deeds

Location Map:



¹⁸ LGF refers to lower ground floor; GF refers to ground floor

Key Assumptions /
Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	60.0
Revenue Data/Assumptions		
Committed occupancy ¹⁹	%	99.69%
In-place rent ²⁰	INR per sf per month	435.4
Marginal rent ²¹	INR per sf per month	534.6
Vacancy allowance ²²	%	1.50%
Lease-up completion	Quarter, Year	Q3 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate ²³	%	7.50%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25 & FY26: 9.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25 to FY26: 8.5% Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value: **INR 45,586 Mn**

¹⁹ (Sum of Occupied Area and Leasable Area for which letters of intent have been signed with the lessee of the urban consumption centres) / Leasable Area. Please note committed occupancy % is for UCC only.

²⁰ 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 last one year. Gross Rentals as of March 31, 2024 / (Occupied Area X Monthly factor).

²¹ Marginal rent (unless otherwise stated) refers to the Valuer's estimate of the market rent for the portfolio asset for all the urban consumption centres in the portfolio as on March 31, 2024 (viz. the date of valuation)

²² Based on prevailing market benchmarks.

²³ Cap rate is a real estate industry metric. Cap rate for office, urban consumption centre space or hotel refers to the ratio of the NOI from rentals from the office or urban consumption centre space (EBITDA for hotels) to their Gross Asset Value

5.2 Nexus Elante Complex

Property Name: Nexus Elante Complex

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

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. 1.25 msf and is operational since 2013. Nexus Elante Complex also includes a 211 key Hyatt Regency Chandigarh hotel operational since 2016 and a 0.08 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 stores²⁴.

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.

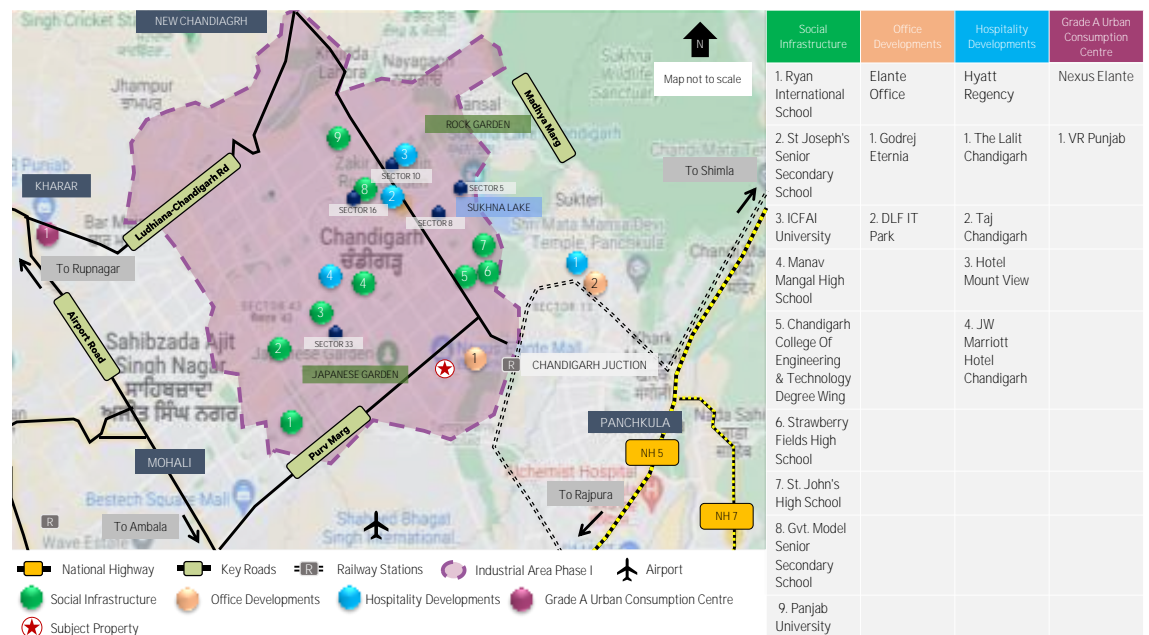
Further, the subject property is located at a distance of approx. 3 Km from Chandigarh Railway Station, approx. 5 Km from ISBT Sector – 17, Chandigarh, approx. 6 Km from the established retail hub/ CBD of Chandigarh viz. Sector-17, and approx. 17 Km from Chandigarh International Airport.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

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

Source: Rent roll, Lease deeds

Location Map:



²⁴ The category of stores with Leasable Area of less than 4,000 sf excluding F&B, food court area and kiosk area. Stores where tenants are placed contiguous to neighboring tenants. Also referred to as vanilla stores

Key Assumptions /
Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	45.0 (20 Mn for Urban Consumption Centre and 25 Mn for Hotel)
Revenue Data/Assumptions		
Urban Consumption Centre		
Committed occupancy	%	99.00%
In-place rent ²⁵	INR per sf per month	171.1
Marginal rent	INR per sf per month	181.1
Vacancy allowance	%	2.50%
Lease-up completion	Quarter, Year	Q3 FY25
Office		
Office occupancy ²⁶	%	86.16%
In-place rent	INR per sf per month	107.2
Marginal rent	INR per sf per month	87.5
Vacancy allowance	%	10.00%
Lease-up completion	Quarter, Year	Q3 FY26
Hotel		
ARR	INR / room / day	10,500
Non-room revenue	% of room revenue	83.00%
Stabilized Occupancy ²⁷	%	75.00%
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Urban Consumption Centre		
Capitalization rate	%	7.75%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25 to FY26: 9.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25: 8.0% FY26: 6.0% Thereafter 5.0%
Office		
Capitalization rate	%	8.25%
WACC rate	%	12.00%
Hotel		
Capitalization rate	%	7.14% (viz. an EV-EBITDA multiple of 14)
WACC rate	%	12.18%
ARR ²⁸ growth rate	%	5%

Source: Valuer's estimates/ rent roll

Market Value:

<u>Component</u>	<u>Market Value (INR Mn)</u>
Nexus Elante	43,978
Elante Office	1,119
Hyatt Regency Chandigarh	5,801
Nexus Elante Complex	50,897

²⁵ Gross Rentals as of March 31, 2024 (unless otherwise specified) / (Occupied Area x Monthly factor)

²⁶ Refers to the sum of Occupied Area of an office and committed area under letters of intent with tenants of an office divided by the Leasable Area of the office.

²⁷ Estimated Occupancy once a hotel achieves stabilization of operations.

²⁸ 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.

5.3 Nexus Seawoods

Property Name: Nexus Seawoods

Property Address: Plot No. R1, Sector 40 situated at Nerul Node, Nerul, Navi Mumbai 400 706, Maharashtra, India

Land Area: Based on review of the title report, the Valuer understands that the total site area of the subject property is approximately 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. 0.98 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 an LGF+ GF + 2 storied structure and is situated along the Seawoods station road which also acts as the primary access to the property.

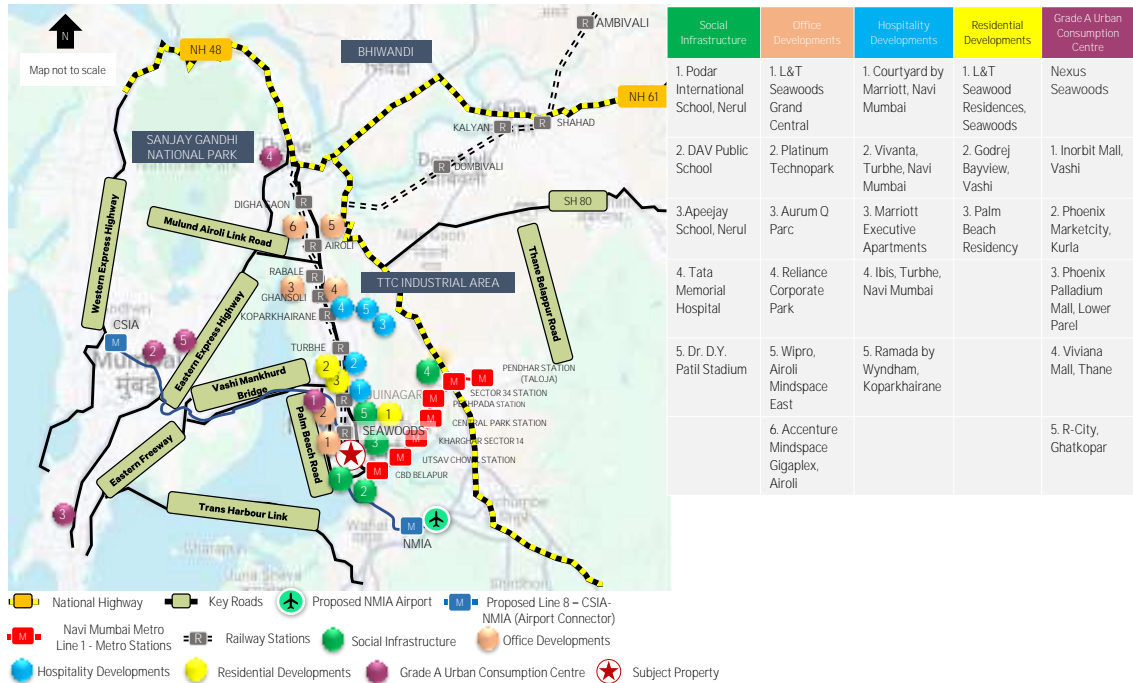
Further, it is situated at a distance of 2 – 3 Km from Belapur which is an epicenter of IT/ITES activity in Navi Mumbai, less than 1 Km from Seawoods Bridge Road connecting the subject property with Palm Beach Road and Mumbai Highway, approx. 29 Km from Chhatrapati Shivaji International Airport and 7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

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

Particulars	Leasable Area (sf)
Nexus Seawoods	977,406

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions /
Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	10.0
Revenue Data/Assumptions		
Committed occupancy	%	97.59%
In-place rent	INR per sf per month	135.0
Marginal rent	INR per sf per month	144.3
Vacancy allowance	%	2.50%
Lease-up completion	Quarter, Year	Q3 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	7.75%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25: 9.0%, FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25: 8.0%, FY26: 6.0% Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value:

INR 24,537 Mn

5.4 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

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

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 the rent roll, total leasable area is 0.88 msf. Nexus Ahmedabad One is one of the largest Grade A²⁹ 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.

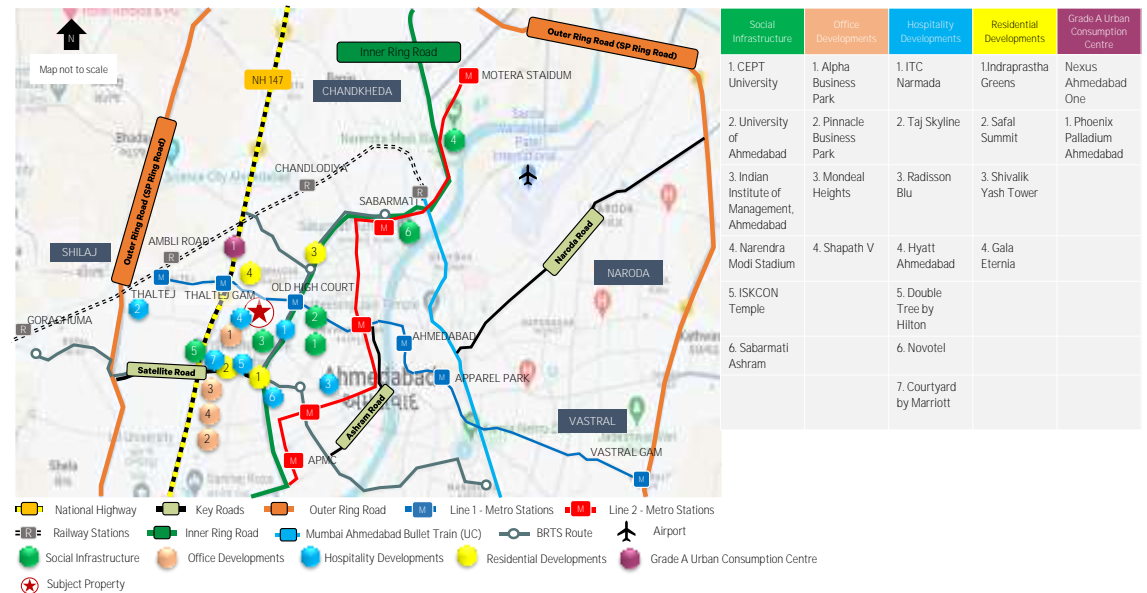
Further, the subject property is situated at a distance of 1 – 2 Km from IIM Ahmedabad, approx. 2 Km from Gujarat University, 1 – 2 Km from NH 64, approx. 8 Km from Ahmedabad Railway Station and approx. 13 Km from Sardar Vallabhbhai Patel International Airport.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

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

Source: Rent roll, Lease deeds

Location Map:



²⁹ 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 msf. Further, the Occupancy observed across Grade A urban consumption centres is typically above 70%.

Key Assumptions /
Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	20.0
Revenue Data/Assumptions		
Committed occupancy	%	98.07%
In-place rent	INR per sf per month	114.0
Marginal rent	INR per sf per month	140.1
Vacancy allowance	%	2.50%
Lease-up completion	Quarter, Year	Q4 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.00%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25: 9.0%; FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25: 8.0%; FY26: 6.0% Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value: **INR 19,706 Mn³⁰**

³⁰ Interest valued is 99.45%

5.5 Nexus Hyderabad

Property Name: Nexus Hyderabad

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

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. 0.83 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.

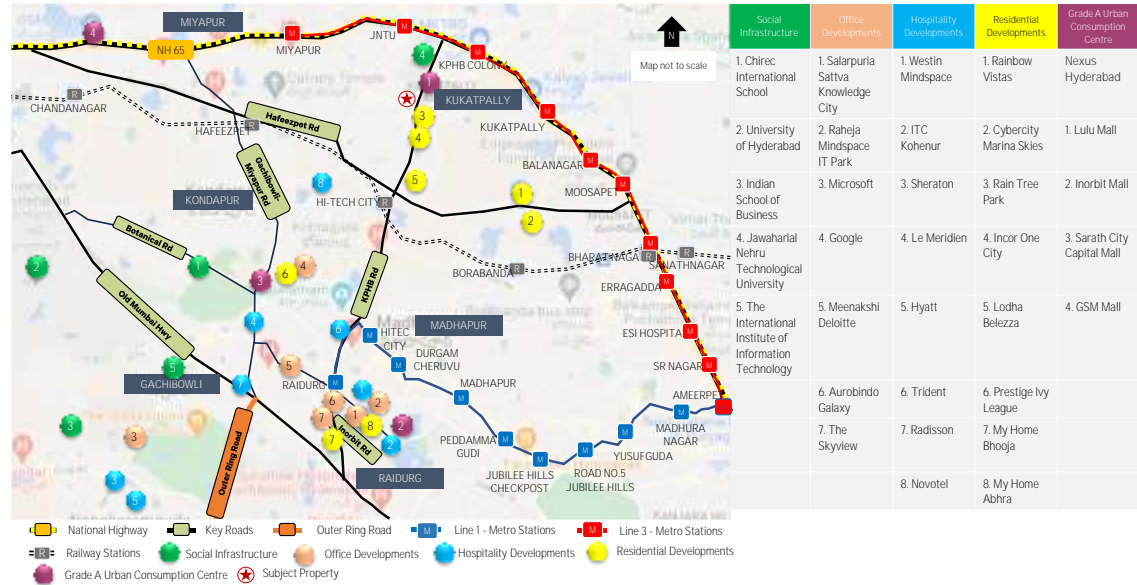
Statement of Assets (sf):

Based on review of the rent roll, the table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Hyderabad	833,938

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions /
Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	60.0
Revenue Data/Assumptions		
Committed occupancy	%	99.47%
In-place rent	INR per sf per month	113.0
Marginal rent	INR per sf per month	124.4
Vacancy allowance	%	1.50%
Lease-up completion	Quarter, Year	Q2 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.00%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25 to FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25: 6.5%, FY26: 5.5% Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value:

INR 18,282 Mn

5.6 Nexus Koramangala

Property Name: Nexus Koramangala

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

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. 0.30 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.

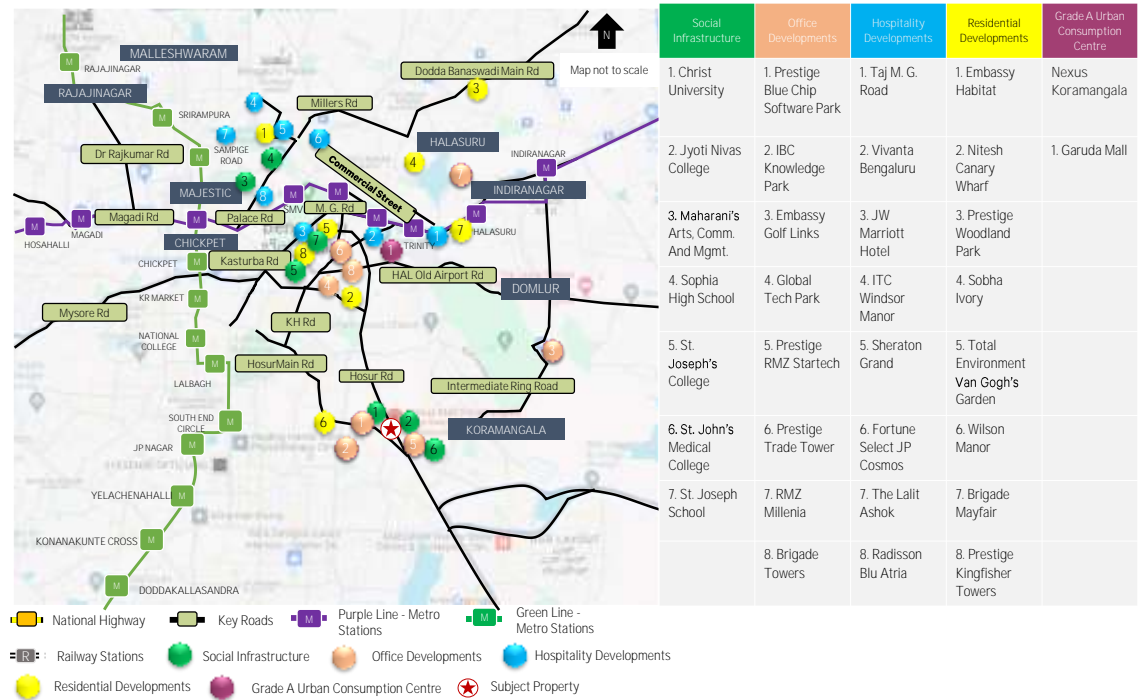
Further, it is situated at a distance of about 38 Km from Kempegowda International Airport, 2 - 3 Km from Koramangala Bus Depot and approx. 9 Km from Baiyappanahalli Railway Station.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Koramangala	3,03,232

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions /
Data-points:
(as on March 31, 2024)

Particulars	Unit	Details
Capex Assumptions		
Pending capex	INR Mn	30.0
Revenue Data/Assumptions		
Committed occupancy	%	96.15%
In-place rent	INR per sf per month	172.0
Marginal rent	INR per sf per month	186.0
Vacancy allowance	%	2.50%
Lease-up completion	Quarter, Year	Q3 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	7.75%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25: 9.0%, FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25: 8.0%, FY26: 6.0% Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value:

INR 9,437 Mn³¹

³¹ Represents NHRPL's economic interest as of March 31, 2024 in Nexus Koramangala (viz. 0.30 msf) arising out of its (i) ownership interest over 0.26 msf of Leasable Area; (ii) short term leasehold rights over 0.01 msf of Leasable Area valid until March 31, 2028; and (iii) revenue share entitlements with respect to 0.03 msf of Leasable Area valid until March 31, 2028.

5.7 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, Vadapalani, Chennai 600 026, Tamil Nadu, India

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. 0.65 msf and is operational since 2013. Nexus Vijaya Complex also includes an office area of approx. 0.19 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.

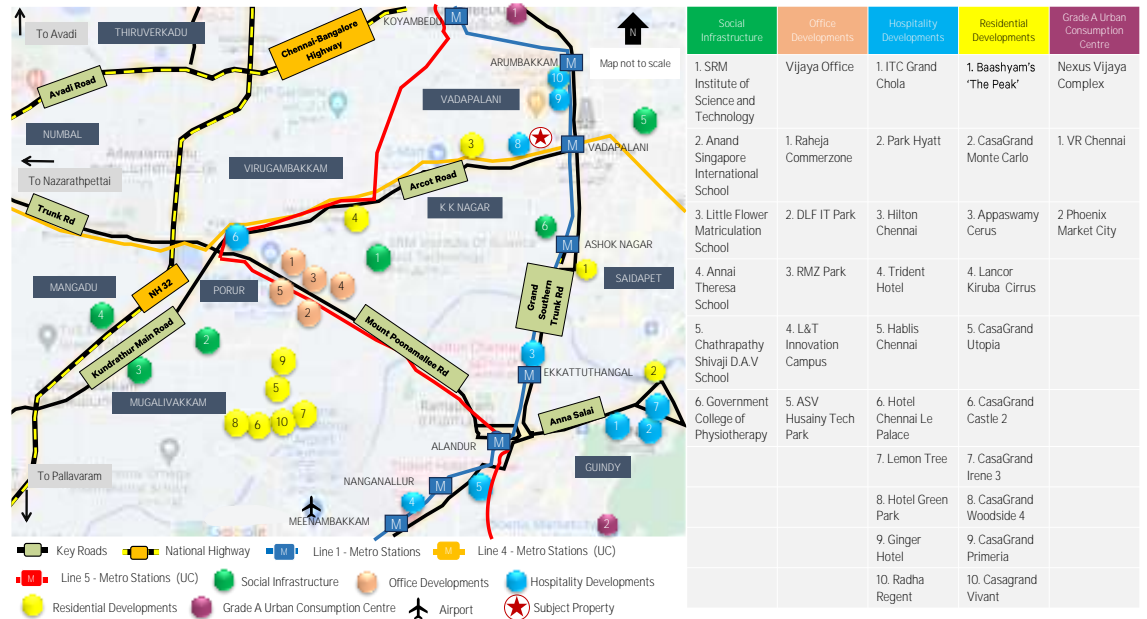
Further, it is situated at a distance of about 14 Km from Chennai International Airport, 0.5 - 1 Km from Vadapalani Bus Depot and approx. 2 Km from Kodambakkam Railway Station.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Vijaya	648,918
Vijaya Office	190,446

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions /
Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	200.0 (Urban Consumption Centre)
Revenue Data/Assumptions Urban Consumption Centre		
Committed occupancy	%	99.77%
In-place rent	INR per sf per month	101.3
Marginal rent	INR per sf per month	109.7
Vacancy allowance	%	1.50%
Lease-up completion	Quarter, Year	Q2 FY25
Office		
Office occupancy	%	100.00%
In-place rent	INR per sf per month	55.9
Marginal rent	INR per sf per month	58.5
Vacancy allowance	%	5.00%
Lease-up completion	Quarter, Year	NA
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Urban Consumption Centre		
Capitalization rate	%	8.00%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25 to FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25: 6.5%, FY26: 5.5% Thereafter 5.0%
Office		
Capitalization rate	%	8.25%
WACC rate	%	12.00%

Source: Valuer's estimates/ rent roll

Market Value:

<u>Component</u>	<u>Market Value (INR Mn)</u>
Nexus Vijaya	13,540
Vijaya Office	1,902
Nexus Vijaya Complex	15,442

5.8 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

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. 0.43 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. 0.98 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.

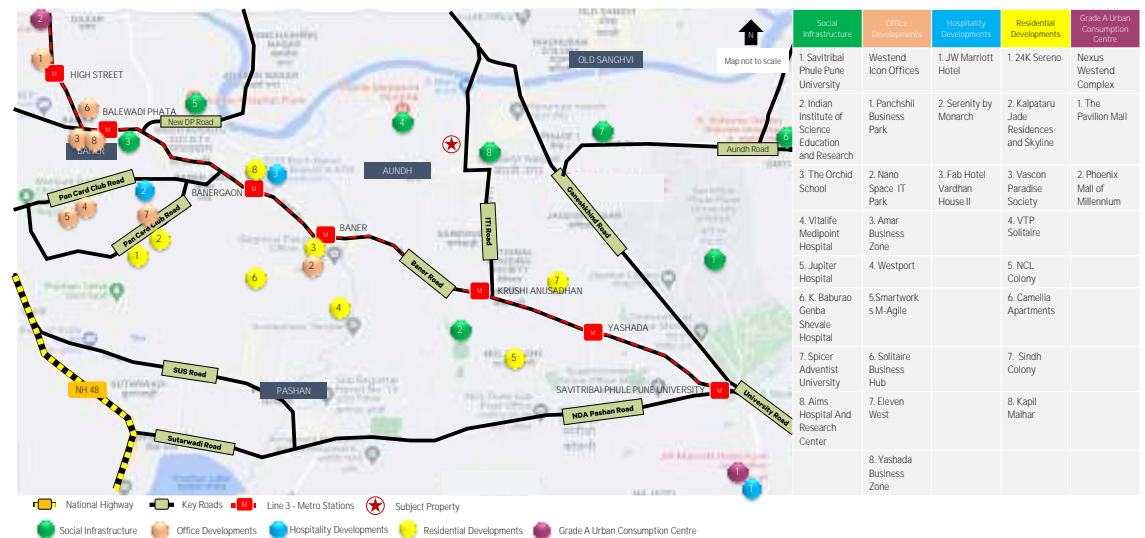
The subject property is situated across Mahadji Shinde Road which also acts as the primary access road to the property. Further, it is situated at a distance of 9 – 10 Km from Peth Areas (Pune CBD), approx. 10 Km from Pune Railway station, approx. 14 Km from Pune International Airport and approx. 16 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 the rent roll, the table below highlights the area statement of the subject property:

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

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions / Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	90.0 (15 Mn for Urban Consumption Centre and 75 Mn for Office)
Revenue Data/Assumptions		
Urban Consumption Centre		
Committed occupancy	%	99.22%
In-place rent	INR per sf per month	120.8
Marginal rent	INR per sf per month	137.6
Vacancy allowance	%	2.50%
Lease-up completion	Quarter, Year	Q3 FY25
Office		
Office occupancy	%	73.38%
In-place rent	INR per sf per month	90.7
Marginal rent	INR per sf per month	90.6
Vacancy allowance	%	5.0% - 7.5%
Lease-up completion	Quarter, Year	Q4 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Urban Consumption Centre		
Capitalization rate	%	8.25%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25 to FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25: 6.5% FY26: 5.5%, Thereafter 5.0%
Office		
Capitalization rate	%	8.25%
WACC rate	%	12.00%

Source: Valuer's estimates/ rent roll

Market Value:

<u>Component</u>	<u>Market Value (INR Mn)</u>
Nexus Westend	8,954
Westend Icon Offices	11,924
Nexus Westend Complex	20,878

5.9 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

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. 0.43 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 100 brands.

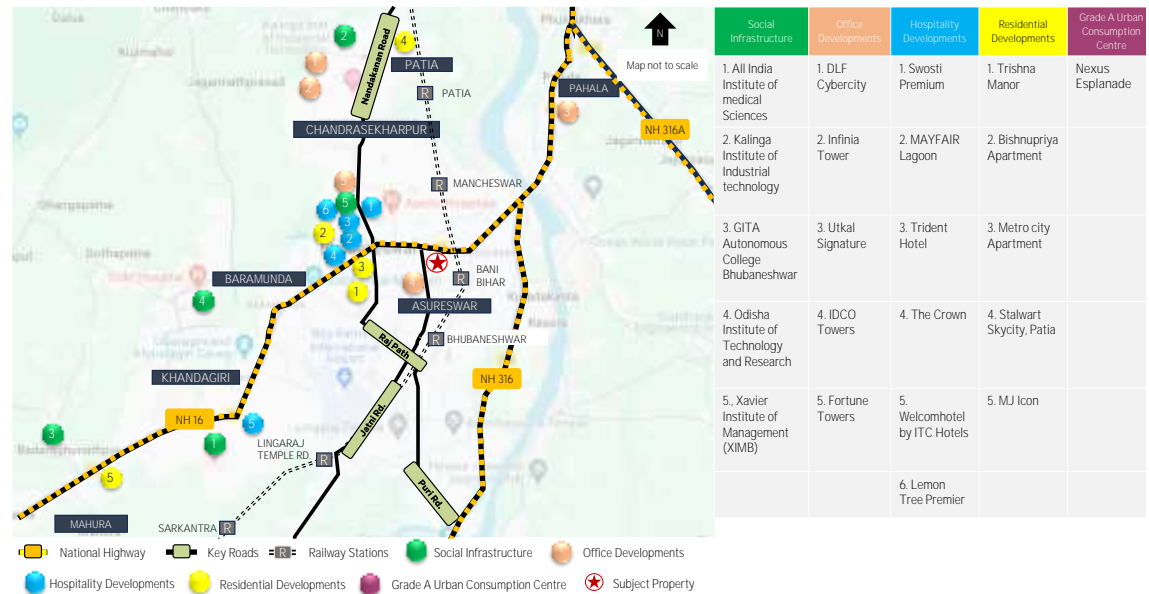
Further, it is situated at a distance of approx. 3 Km from Bhubaneswar Railway Station, approx. 7 Km from Biju Patnaik International Airport and approx. 10 Km from OSRTC Bus Depot.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Esplanade	428,415

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions / Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	8.0
Revenue Data/Assumptions		
Committed occupancy	%	99.06%
In-place rent	INR per sf per month	135.4
Marginal rent	INR per sf per month	149.7
Vacancy allowance	%	2.50%
Lease-up completion	Quarter, Year	Q2 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.00%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25: 9.0% FY26: 8.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25: 8.0%; FY26: 6.0% Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value: **INR 9,960 Mn**

5.10 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

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. 0.54 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.

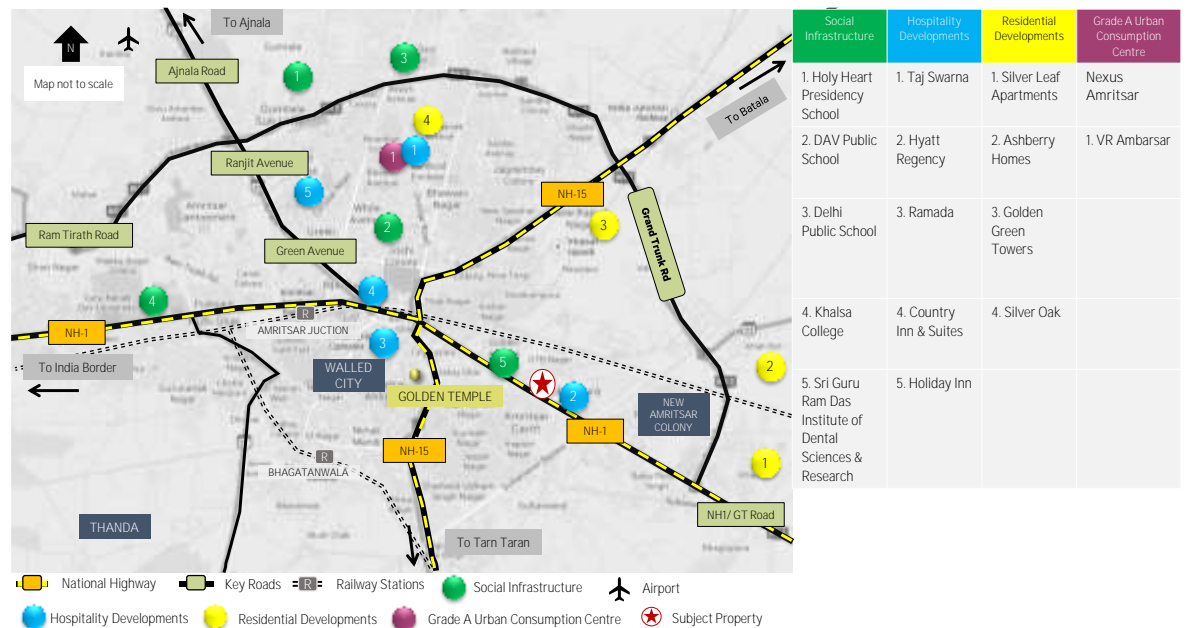
Further, it is situated at a distance of approx. 4 Km from Amritsar Junction Railway Station and Golden Temple, approx. 5 Km from Mall Road (CBD of Amritsar) and approx. 14 Km from Sri Guru Ram Dass Jee International Airport.

Statement of Assets (sf): Based on review of the rent roll, table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Amritsar	539,079

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions / Data-points:
(as on March 31, 2024)

Particulars	Unit	Details
Capex Assumptions		
Pending capex	INR Mn	10.0
Revenue Data/Assumptions		
Committed occupancy	%	98.02%
In-place rent	INR per sf per month	78.3
Marginal rent	INR per sf per month	89.0
Vacancy allowance	%	2.50%
Lease-up completion	Quarter, Year	Q3 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.00%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25 & FY26: 6.5% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25 to FY26: 5.5% Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value: **INR 7,565 Mn³²**

³² Interest valued is 99.45%

5.11 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

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property is 5.325 acres out of which the undivided area under the ownership of the Management is approximately 3.46 acres. Please note that NSRPL is entitled to only 64.90% identified share of the total Leasable Area of 625,091 sq. ft. which translates to 405,684 sq. ft. in Nexus Shantiniketan.

Brief Description: The subject property is one of the prominent Urban Consumption Centres in Bengaluru having a leasable area of approx. 0.63 msf (out of which 0.4 msf represents the ownership interest of the management) 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.

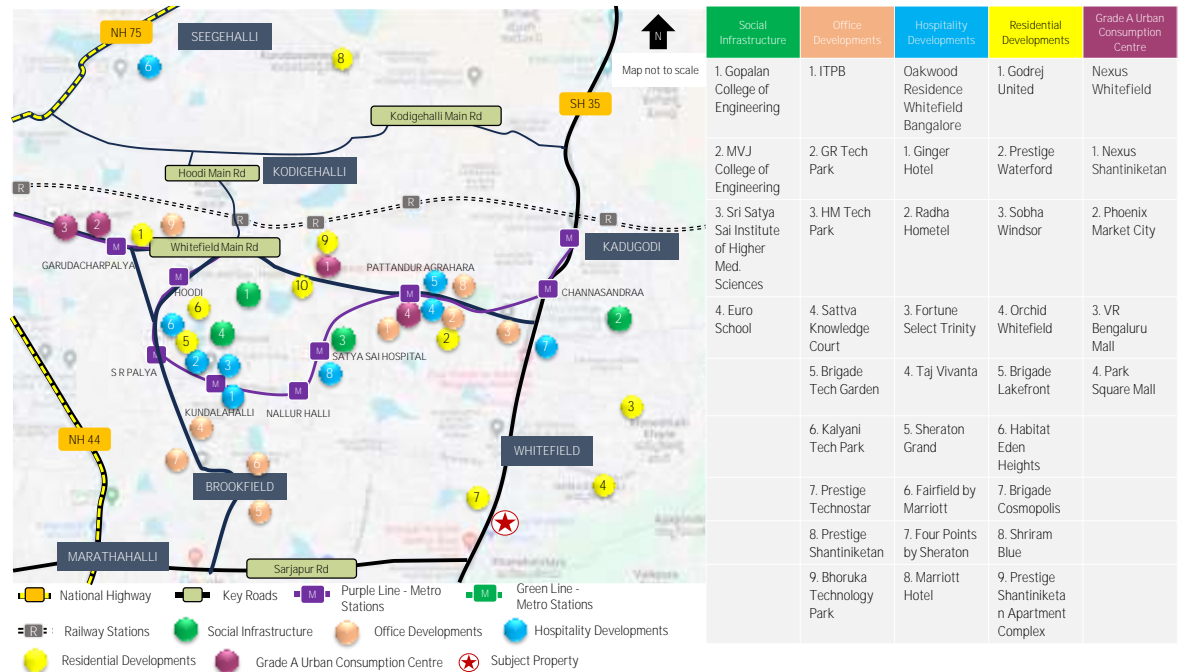
Further, it is situated at a distance of about 37 – 38 Km from Kempegowda International Airport, 4 – 5 Km from Kadugodi Bus Station and approx. 2 Km from Hoodi Railway Station.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Shantiniketan	625,091 (405,684 ³³)

Source: Rent roll, Lease deeds

Location Map:



³³ Represents ownership interest of the Management

Key Assumptions / Data-points:³⁴
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	10.0
Revenue Data/Assumptions		
Committed occupancy	%	97.46%
In-place rent	INR per sf per month	93.8
Marginal rent	INR per sf per month	104.3
Vacancy allowance	%	2.50%
Lease-up completion	Quarter, Year	Q3 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.00%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25: 9.0% FY26: 8.0%, Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25: 6.5% FY26: 5.5%, Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value:

<u>Nexus Shantiniketan</u>	<u>Market Value (INR Mn)</u>
100% asset value	11,126
64.90% economic interest in the asset	7,221

³⁴ Assumptions /data points represents the composite numbers at an overall asset level.

5.12 Nexus Whitefield Complex

Property Name: Nexus Whitefield Complex

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

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. 0.32 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.

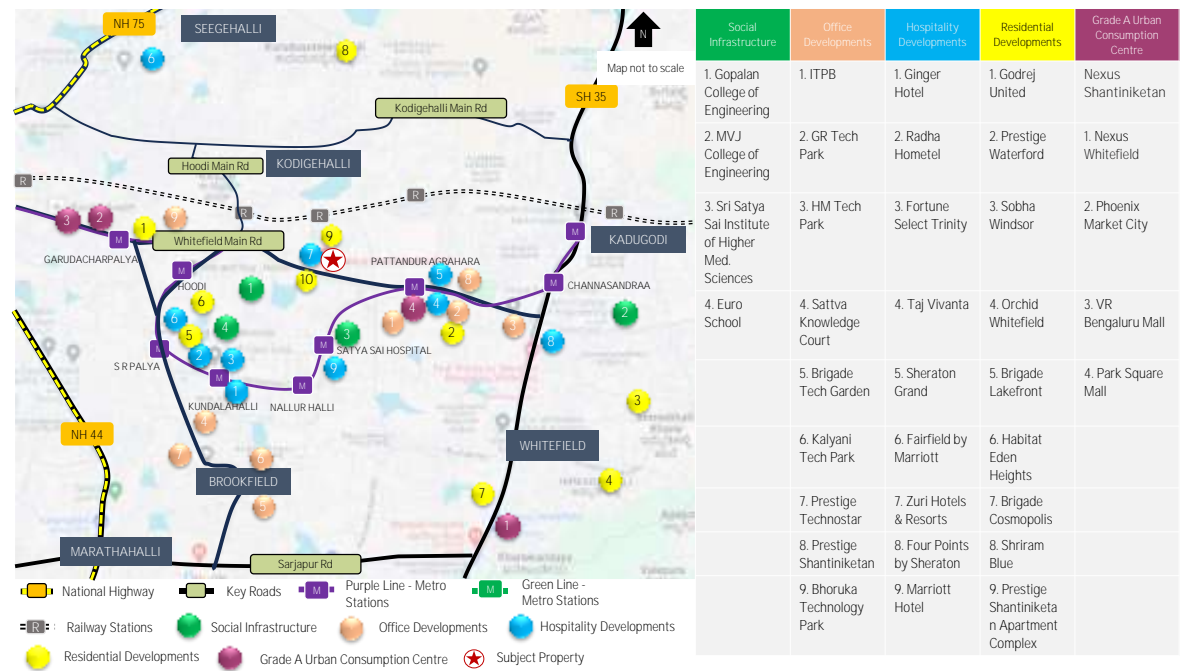
Further, it is situated at a distance of about 37 Km from Kempegowda International Airport, 3 - 4 Km from Kadugodi Bus Stand and approx. 3 Km from Whitefield Railway Station.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

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

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions / Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	18.0 (10 Mn for Urban Consumption Centre and 8 Mn for Hotel)
Revenue Data/Assumptions		
Urban Consumption Centre		
Committed occupancy	%	97.55%
In-place rent	INR per sf per month	84.2
Marginal rent	INR per sf per month	91.1
Vacancy allowance	%	2.50%
Lease-up completion	Quarter, Year	Q2 FY25
Hotel		
ARR	INR / room / day	7,300
Non-room revenue	% of room revenue	14.00%
Stabilized Occupancy	%	80.00%
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Urban Consumption Centre		
Capitalization rate	%	8.25%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25 & FY26: 6.5% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25 to FY26: 5.5% Thereafter 5.0%
Hotel		
Capitalization rate	%	7.14% (viz. an EV-EBITDA multiple of 14)
WACC rate	%	12.18%
ARR growth rate	%	5.00%

Source: Valuer's estimates/ rent roll

Market Value:

<u>Component</u>	<u>Market Value (INR Mn)</u>
Nexus Whitefield	4,454
Oakwood Residence Whitefield Bangalore	2,261
Nexus Whitefield Complex	6,715

5.13 Nexus Celebration

Property Name: Nexus Celebration

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

Land Area: Based on review of the title report from, the Valuer understands that the total land area of the subject property under the leasehold 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. 0.41 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.

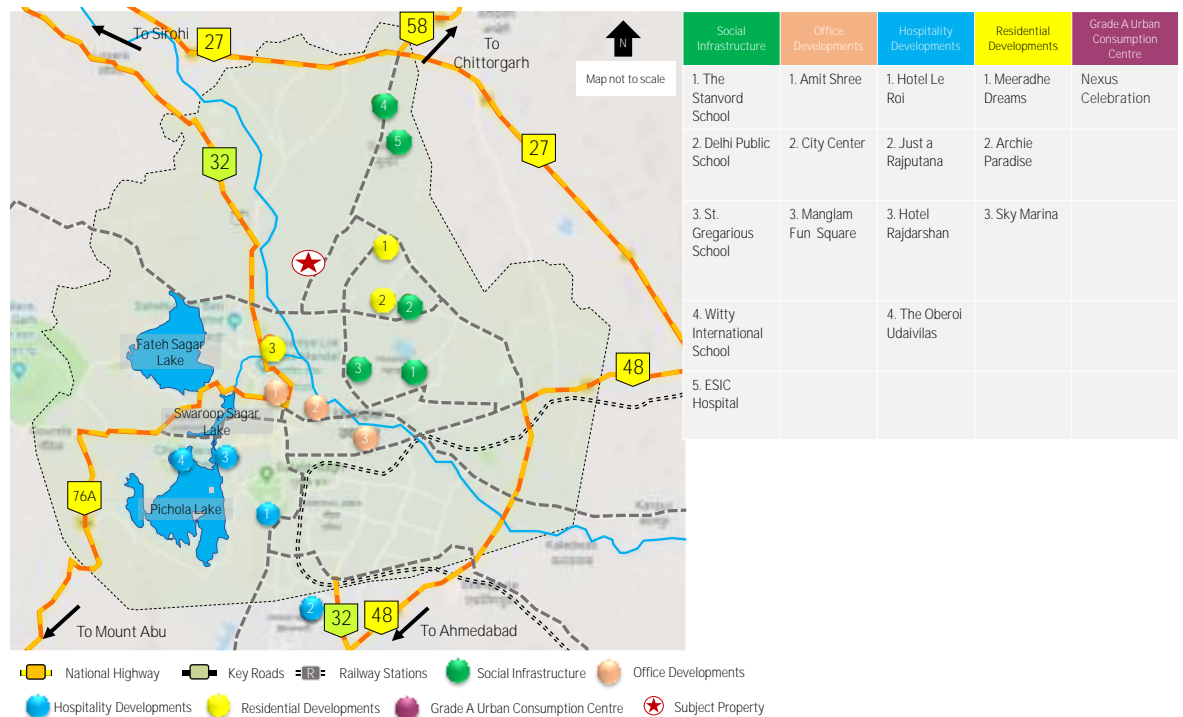
Further, it is situated at a distance of approx. 5 Km from Udaipur City Palace a major tourist attraction, approx. 7 Km from Udaipur Railway Station and about 21 Km from Maharana Pratap Airport.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Celebration	406,397

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions / Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	8.0
Revenue Data/Assumptions		
Committed occupancy	%	93.47%
In-place rent	INR per sf per month	66.5
Marginal rent	INR per sf per month	72.6
Vacancy allowance	%	5.00%
Lease-up completion	Quarter, Year	Q3 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.25%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25 & FY26: 6.5% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25 to FY26: 5.5% Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value: **INR 4,710 Mn**

5.14 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 Mangaluru City Corporation, India

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property is 5.7 acres out of which the undivided area under the ownership of the Management is approximately 3.87 acres. Please note that NMRPL (Mangalore) is entitled to only 68% identified share of the total Leasable Area of 723,474 sq. ft. which translates to 491,962 sq. ft. in Fiza by Nexus.

Brief Description: The subject property is one of the largest and prominent Urban Consumption Centre in Mangaluru having a leasable area of approx. 0.72 msf (out of which 0.5 msf represents the ownership interest of the management) 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.

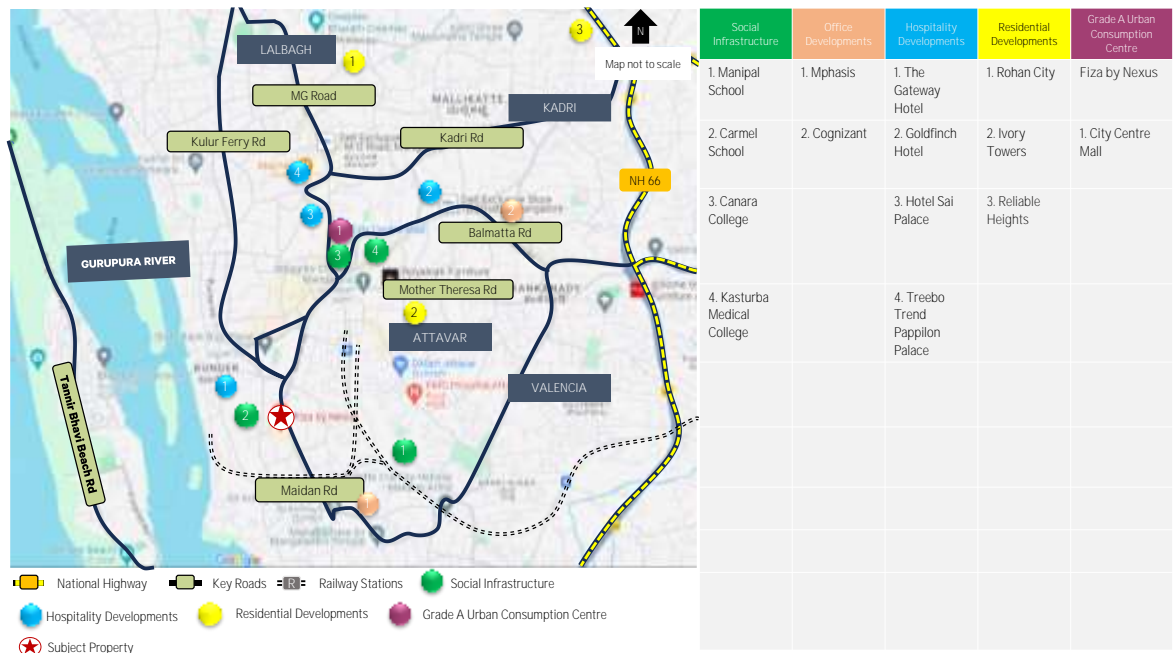
Further, it is situated at a distance of about 14 Km from Mangaluru International Airport, 0.5 - 1 Km from State Bank Bus Stand Mangaluru and approx. 1 Km from Mangaluru Central Railway Station.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

Particulars	Leasable Area (sf)
Fiza by Nexus	723,474 (491,962 ³⁵)

Source: Rent roll, Lease deeds

Location Map:



³⁵ Represents ownership interest of the Management

Key Assumptions / Data-points:³⁶
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	15.0
Revenue Data/Assumptions		
Committed occupancy	%	93.09%
In-place rent	INR per sf per month	48.8
Marginal rent	INR per sf per month	51.8
Vacancy allowance	%	7.50%
Lease-up completion	Quarter, Year	Q3 FY26
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.50%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25: 6.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	5% from FY25 onwards

Source: Valuer's estimates/ rent roll

Market Value:

<u>Fiza by Nexus</u>	<u>Market Value (INR Mn)</u>
100% asset value	5,028
68% economic interest in the asset	3,419

³⁶ Assumptions /data points represents the composite numbers at an overall asset level.

5.15 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

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. 0.33 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.

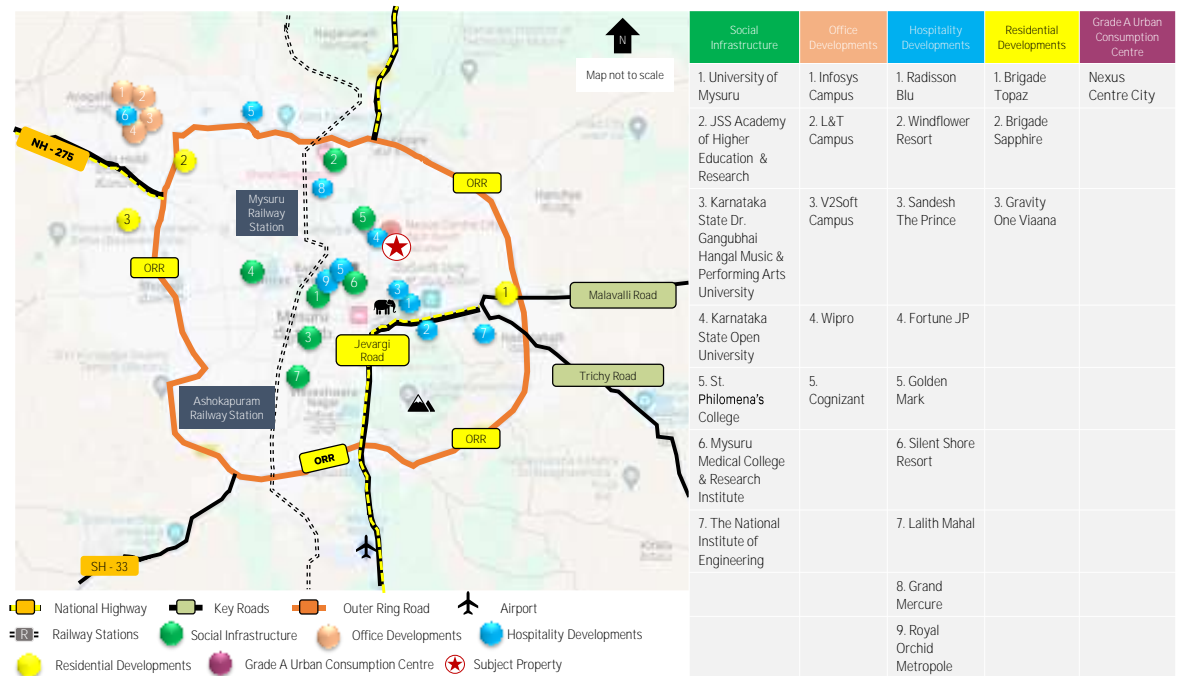
As one of the most successful Urban Consumption Centres in Mysuru and nearby cities, the catchment area for Nexus Centre City extends to over 50 kilometers (including neighboring cities and smaller towns. Further, it is situated at a distance of about 12 Km from Mysuru Airport, 1 - 2 Km from Mysuru Bus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

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Centre City	326,233

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions / Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	8.0
Revenue Data/Assumptions		
Committed occupancy	%	98.16%
In-place rent	INR per sf per month	61.5
Marginal rent	INR per sf per month	74.1
Vacancy allowance	%	5.00%
Lease-up completion	Quarter, Year	Q2 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.50%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25 & FY26: 6.5% Thereafter 5.0%
Marginal rent growth rate	% per annum	FY25 to FY26: 5.5% Thereafter 5.0%

Source: Valuer's estimates/ rent roll

Market Value: **INR 3,014 Mn**

5.16 Nexus Indore Central

Property Name: Nexus Indore Central

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

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. 0.25 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.

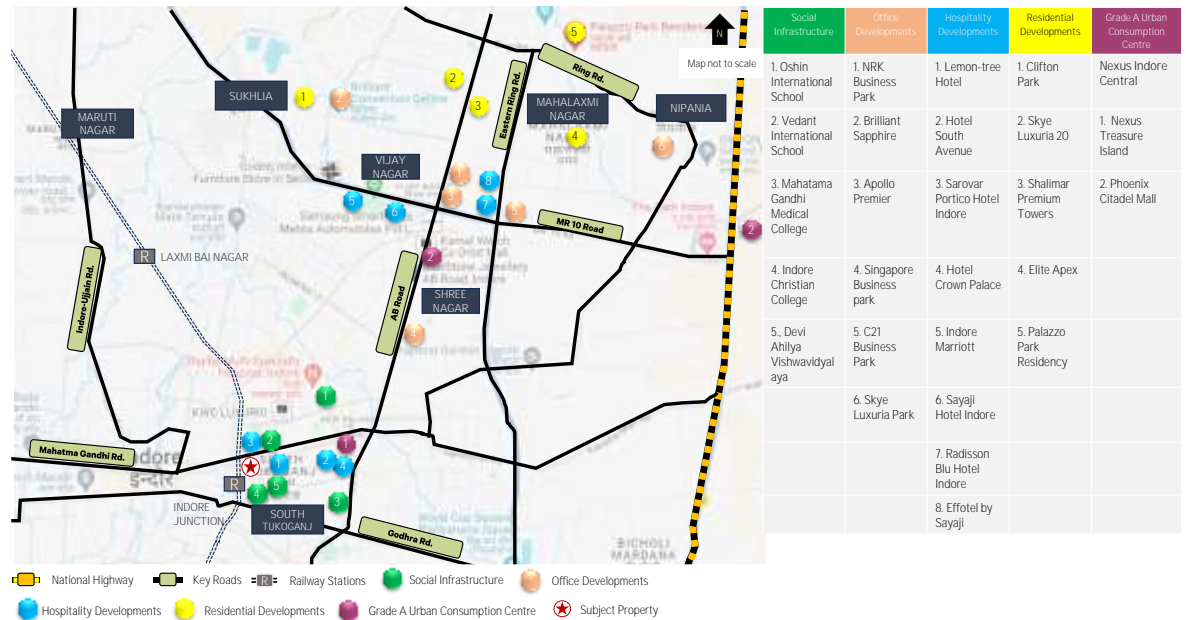
Further, it is situated at a distance of approx. 1 Km from Indore Junction Railway Station, approx. 8 Km from Devi Ahilyabai Holkar International Airport, and approx. 31 Km from Pithampur Industrial Area.

Statement of Assets (sf): Based on review of the rent roll, the table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Nexus Indore Central	246,565

Source: Rent roll, Lease deeds

Location Map:



Key Assumptions / Data-points:
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	6.0
Revenue Data/Assumptions		
Committed occupancy	%	94.16%
In-place rent	INR per sf per month	57.2
Marginal rent	INR per sf per month	72.6
Vacancy allowance	%	7.50%
Lease-up completion	Quarter, Year	Q1 FY26
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.50%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25: 6.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	5.0% from FY25 onwards

Source: Valuer's estimates/ rent roll

Market Value: **INR 2,000 Mn**

5.17 Karnataka Solar Park

Property Name:	Karnataka Solar Park
Property Address:	Kodabagi Village, Mamadapura Hobli, Babaleshwar Taluk and Vijayapura District, Karnataka – 586113, India
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 15 MW 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 (Acres):	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 area statement of the subject property:
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<u>Particulars</u>	<u>Land Area (acres)</u>	<u>Installed Capacity</u>
Karnataka Solar Park	67.925 acres	15 MW (AC)

Source: Land lease document, Commencement certificate, Title Report

Location Map:



 Subject Property

Key Assumptions / Data-points:
(as on March 31, 2024)

Particulars	Unit	Details
Development Timelines		
Commercial operations date	Date	March 2018 (Operational as date of valuation)
Revenue Data/Assumptions		
Adopted tariff	INR per kWh	8.00 (Escalated at 3.5% per annum)
Other Financial Assumptions		
Useful life	Years	25 years
WACC rate	%	11.50%

Source: Valuer's estimates

Market Value: **INR 1,774 Mn**

5.18 Treasure Island

Property Name: Treasure Island

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

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property is 2.29 acres and the undivided area under the leasehold ownership of the Management is approximately 1.15 acres.

Brief Description: The subject property is one of the prominent Urban Consumption Centres located in Indore city having a leasable area of approx. 0.43 msf (out of which 0.22 msf represents the ownership interest of the management) 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 the rent roll, table below highlights the area statement of the subject property:

<u>Particulars</u>	<u>Leasable Area (sf)</u>
Treasure Island	435,783 (217,892 ³⁷)

Source: Rent roll, Lease deeds

Location Map:



³⁷ Represents ownership interest of the Management

Key Assumptions / Data-points:³⁸
(as on March 31, 2024)

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Capex Assumptions		
Pending capex	INR Mn	10.0
Revenue Data/Assumptions		
Committed occupancy	%	93.19%
In-place rent	INR per sf per month	67.1
Marginal rent	INR per sf per month	77.1
Vacancy allowance	%	5.00%
Lease-up completion	Quarter, Year	Q4 FY25
Other Financial Assumptions		
Property management fee	% of revenues from operations	4.00%
Capitalization rate	%	8.50%
WACC rate	%	11.50%
Tenant sales growth rate	% per annum	FY25: 6.0% Thereafter 5.0%
Marginal rent growth rate	% per annum	5.0% from FY25 onwards

Source: Valuer's estimates/ rent roll

Market Value:

<u>Treasure Island</u>	<u>Market Value (INR Mn)</u>
100% asset value	5,575
50% economic interest in the asset	2,788

³⁸ Assumptions /data points represents the composite numbers at an overall asset level.

