

August 09, 2024

To,

The Corporate Relations Department,  
The National Stock Exchange of India Limited,  
Exchange Plaza, 5<sup>th</sup> Floor,  
Plot No. C/1, G-Block, Bandra-Kurla Complex,  
Bandra (East), Mumbai – 400051

The Corporate Relations Department,  
Department of Corporate Services,  
BSE Limited,  
25<sup>th</sup> 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: Disclosure under Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the “PIT Regulations”).**

Pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the Code on unpublished price sensitive information and dealing in securities of Nexus Select Trust, we have received disclosures from designated persons of Nexus Select Trust, in connection with the revocation / release of pledge and sale of its units.

The disclosures received are enclosed herewith.

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**



Date: August 9, 2024

To,

The Compliance Officer  
Nexus Select Mall Management Private Limited  
Manager to Nexus Select Trust

Dear Sir,

This is pursuant to the pre-clearance letters each dated August 8, 2024 provided to us for the sale of up to 38,08,47,652 Units held by us in the Nexus Select Trust.

As required under the pre-clearance letter, and the Code on Unpublished Price Sensitive Information and Dealing in Units of the Nexus Select Trust (the “**Code**”), we wish to inform you that:

- (i) BREP Asia SG Red Fort Holding (NQ) Pte Ltd and BREP Asia II Indian Holding Co IX (NQ) Pte Ltd (forming part of the sponsor and sponsor group of the Nexus Select Trust) have sold and transferred 31,55,58,589 Units (aggregating 20.83 % of the total outstanding Units of the Nexus Select Trust) (“**Transferred Units**”), currently traded on the BSE Limited and the National Stock Exchange of India Limited, pursuant to a bulk trade undertaken on the stock exchange platforms (the “**Trade**”) on August 9, 2024.
- (ii) In anticipation of the Trade, BREP Asia SG Red Fort Holding (NQ) Pte Ltd and BREP Asia II Indian Holding Co IX (NQ) Pte Ltd had (pursuant to the pre-clearance letter dated August 8, 2024) secured the release of encumbrance over 38,05,74,223 units (“**Released Units**”) (Details of the creation of encumbrance over these Units were intimated to you pursuant to disclosures made previously). Given that only 31,55,58,589 Released Units formed part of the Transferred Units, the balance Released Units will need to be re-pledged (we will submit an application for pre-clearance in this regard).
- (iii) Further, although BREP Asia SBS Red Fort Holding (NQ) Ltd and BREP VIII SBS Red Fort Holding (NQ) Ltd secured pre-clearance for the sale of up to 2,73,429 Units held by them in Nexus Select Trust, they have **not** sold any Units.

The Blackstone Sponsor and Sponsor Group held an aggregate of 653,351,390 Units, aggregating 43.13 % of the total outstanding Units of the Nexus Select Trust prior to the Trade, of which 42,507,2295 aggregating 28.06% of the total outstanding Units of the Nexus Select Trust and 65.06% of the total Units held by the Blackstone Sponsor and Sponsor Group Units were pledged. Post the Trade, the Blackstone Sponsor and Sponsor Group holds 33,77,92,801 Units, aggregating 22.30 % of the total outstanding Units of the Nexus Select Trust.

The total outstanding Units of the Nexus Select Trust is 1,515,000,000 Units as on the date hereof and this has remained unchanged pursuant to the Trade.

Accordingly, please find enclosed:

- (i) Details of the revocation of pledge; and sale and transfer of the units and Nil report as applicable in Annexure 3 of the Code (**Annexure I**);
- (ii) Details of the revocation of pledge over the units in Annexure 6 (Form C) of the Code (**Annexure II**); and
- (iii) Details of the sale and transfer of the units in Annexure 6 (Form C) of the Code (**Annexure III**)

**For and on behalf of:**

- BREP Asia SBS Red Fort Holding (NQ) Ltd.
- BREP VIII SBS Red Fort Holding (NQ) Ltd.
- BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.
- BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.

**Signed and delivered for and on behalf of**

BREP Asia SBS Red Fort Holding (NQ) Ltd.



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Authorized Signatory

Name Anthony Beovich

Title: Authorised Signatory

**Signed and delivered for and on behalf of**

BREP VIII SBS Red Fort Holding (NQ) Ltd.



Authorized Signatory

Name Anthony Beovich

Title: Authorised Signatory

**Signed and delivered for and on behalf of**

BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.



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Authorized Signatory

Name: Peng Wei Tan

Title: Director

**Signed and delivered for and on behalf of**

BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.



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Authorized Signatory

Name: Peng Wei Tan

Title: Director

**ANNEXURE I**  
**Annexure 3 of the Code**  
**DISCLOSURE OF TRANSACTIONS**

(To be submitted within two Trading Days of transaction / trading in Nexus Select Trust units)

To,  
The Compliance Officer,  
Nexus Select Mall Management Private Limited  
Manager to Nexus Select Trust

It is hereby intimated BREP Asia SG Red Fort Holding (NQ) Pte Ltd and BREP Asia II Indian Holding Co IX (NQ) Pte Ltd as named below have sold Nexus Select Trust units as mentioned below on August 9, 2024. While the pre-existing pledges over 38,05,74,223 Nexus Select Trust Units were released on August 8, 2024 in anticipation of the trade, all the unencumbered Units were not sold as part of the trade and accordingly, a pledge is proposed to be re-created over the unsold previously pledged Units which will be undertaken in due course after following the necessary formalities including obtaining pre-clearance for the same.

Name of Holder	No. of Nexus Select Trust Units sold	Bought/ Sold/ Subscribed	DP ID/Client ID/Folio No.	Price (Rs.)
BREP Asia SG Red Fort Holding (NQ) Pte. Ltd	11,82,27,323	Sold	IN300167	138
BREP Asia II Indian Holding Co. IX (NQ) Pte.	19,73,31,266	Sold	IN300167	138

*\*The encumbrance over the units were released on, August 8, 2024, prior to the sale of such units*

It is further intimated that although BREP Asia SBS Red Fort Holding (NQ) Ltd and BREP VIII SBS Red Fort Holding (NQ) Ltd secured pre-clearance for the sale of up to 2,73,429 Units held by them in Nexus Select Trust, pursuant to letter dated August 8, 2024 they have **not** sold any Units. The 'nil' report is set out below:

Name of Holder	No. of Nexus Select Trust Units sold	Bought/ Sold/ Subscribed	DP ID/Client ID/Folio No.	Price (Rs.)
BREP Asia SBS Red Fort Holding (NQ) Ltd	Nil	NA	IN300167	NA
BREP VIII SBS Red Fort Holding (NQ) Ltd.	Nil	NA	IN300167	NA

I declare that the above information is correct and that no provisions of the Code and/or applicable laws/regulations have been contravened for effecting the above said transactions(s).



**Signed and delivered for and on behalf of**

BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.



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Authorized Signatory

Name: Peng Wei Tan

Title: Director

**Signed and delivered for and on behalf of**

BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.



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Authorized Signatory

Name: Peng Wei Tan

Title: Director

**Signed and delivered for and on behalf of**

BREP Asia SBS Red Fort Holding (NQ) Ltd.



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Authorized Signatory

Name Anthony Beovich

Title: Authorised Signatory

**Signed and delivered for and on behalf of**

BREP VIII SBS Red Fort Holding (NQ) Ltd.



Authorized Signatory

Name Anthony Beovich

Title: Authorised Signatory



Name: BREP Asia SG Red Fort Holding (NQ) Pte Ltd PAN: AAGCB3890C  CIN: 201322646G  Address: 3 Church Street, #30-01 Samsung Hub, 049483, Singapore  Contact No.: NA	Sponsor Group	REIT Units	13,63,46,278	REIT Units	13,63 ,46,2 78	INR	1946 ,56,6 7,26 3	Revoke	REIT Units	13,63,46,27 8	08-08- 2024	09-08- 2024	Revocation of pledge	NA
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**Note:** (i) "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015  
(ii) Value of transaction excludes taxes/brokerage/any other charges

**Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).**

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (contracts * lot size)	
NOT APPLICABLE						

**Note:** In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Date: August 9, 2024

Place: Singapore



Name: BREP Asia II Indian Holding Co IX (NQ) Pte Ltd  PAN: AAICB1842Q  CIN: 201826682W  Address: 3 Church Street, #30-01 Samsung Hub, 049483, Singapore  Contact No.: NA	Sponsor Group	REIT Units	28,87,26,017	REIT Units	24,42 ,27,9 45	INR	3486 ,75,4 4,48 7	Revoke	REIT Units	28,87,26,01 7	08-08- 2024	09-08- 2024	Revocation of pledge	NA
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**Note:** (i) "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015  
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		Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (contracts * lot size)	
NOT APPLICABLE						

**Note:** In case of Options, notional value shall be calculated based on Premium plus strike price of options.



Date: August 9, 2024

Place: Singapore

**Signed and delivered for and on behalf of**

BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.



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Authorized Signatory

Name: Peng Wei Tan

Title: Director

**Signed and delivered for and on behalf of**

BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.



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Authorized Signatory

Name: Peng Wei Tan

Title: Director



Name: BREP Asia SG Red Fort Holding (NQ) Pte Ltd PAN: AAGCB389 0C  CIN: 201322646G  Address: 3 Church Street, #30- 01 Samsung Hub, 049483, Singapore  Contact No.: NA	Sponsor Group	REIT Units	13,63,46,2 78	REIT Units	11,82,27,3 23	INR 1623,12,76,313. 27	Sale	REIT Units	1,81,18,95 5	09- 08- 2024	09-08- 2024	On market	NA
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**Note:** (i) "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015  
(ii) Value of transaction excludes taxes/brokerage/any other charges

**Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).**

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (contracts * lot size)	
NOT APPLICABLE						

**Note:** In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Date: August 9, 2024  
Place: Singapore

Annexure 6 (Form C) of the Code



Name: BREP Asia II Indian Holding Co IX (NQ) Pte Ltd  PAN: AAICB1842Q  CIN: 201826682W  Address: 3 Church Street, #30-01 Samsung Hub, 049483, Singapore  Contact No.: NA	Sponsor Group	REIT Units	28,87,26,0 17	REIT Units	19,73,31,2 66	INR2709,14,96,286 .17	Sale	REIT Units	9,13,94,75 1	09- 08- 2024		09-08- 2024	On Market	NA
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**Note:** (i) "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015  
(ii) Value of transaction excludes taxes/brokerage/any other charges

**Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).**

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (contracts * lot size)	
NOT APPLICABLE						

**Note:** In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Date: August 9, 2024

Place: Singapore

**Signed and delivered for and on behalf of**

BREP Asia II Indian Holding Co. IX (NQ) Pte. Ltd.



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Authorized Signatory

Name: Peng Wei Tan

Title: Director



**Signed and delivered for and on behalf of**

BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.



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Authorized Signatory

Name: Peng Wei Tan

Title: Director