

August 09, 2024

To,

The Corporate Relations Department,	The Corporate Relations Department,
The National Stock Exchange of India Limited,	Department of Corporate Services,
Exchange Plaza, 5 th Floor,	BSE Limited,
Plot No. C/1, G-Block, Bandra-Kurla Complex,	25 th Floor, Phiroze Jeejeebhoy Towers,
Bandra (East), Mumbai – 400051	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Pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the Code on unpublished price sensitive information and dealing in securities of Nexus Select Trust, we have received disclosures from designated persons of Nexus Select Trust, in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

acting through its Manager – Nexus Select Mall Management Private Limited, **Registered Office :** Embassy 247,Unit No. 501, B Wing LBS Marg, Vikhroli (West), Mumbai City MH - 400083. **CIN :** U70109MH2021PTC363065 T : +022-62805000 I E : corp.secretarial@nexusmalls.com I

W:www.nexusselecttrust.com

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As required under the pre-clearance letter, and the Code on Unpublished Price Sensitive Information and Dealing in Units of the Nexus Select Trust (the "**Code**"), we wish to inform you that: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

BREP Asia SBS Red Fort Holding (NQ) Ltd.

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Authorized Signatory Name Anthony Beovich Title: Authorised Signatory

BREP VIII SBS Red Fort Holding (NQ) Ltd.

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Authorized Signatory Name Anthony Beovich Title: Authorised Signatory

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

hjilm

Authorized Signatory Name: Peng Wei Tan

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

hjulm

Authorized Signatory Name: Peng Wei Tan

<u>ANNEXURE I</u> 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	11,82,27,323	Sold	IN300167	138
Holding (NQ) Pte. Ltd				
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).

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

hjulm

Authorized Signatory Name: Peng Wei Tan

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

hjulm

Authorized Signatory Name: Peng Wei Tan

BREP Asia SBS Red Fort Holding (NQ) Ltd.

ht

Authorized Signatory Name Anthony Beovich Title: Authorised Signatory

BREP VIII SBS Red Fort Holding (NQ) Ltd.

ht

Authorized Signatory Name Anthony Beovich Title: Authorised Signatory

ANNEXURE II

Annexure 6 (Form C) of the Code SEBI (Prohibition of Insider Trading) Regulations, 2015 [Regulation 7 (2) read with Regulation 6(2) - Continual disclosure]

Name of the Trust: Nexus Select Trust ISIN of the Trust: [INE0NDH25011]

Details of change in holding of Securities of Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

CIN/DIN, & address with contact nos.	acquisition/	eld prior to /disposal	Securitie	s acqu	uired/		Securities held post acquisition/disposal		allotment advice/ acquisitio		Manager	Mode of acquisition/ disposal (on market/public / rights/ preferential offer/off market/Inter - se transfer, ESOPs etc.)	Exchang e on which trade was executed
	7		Type of securit y (For eg. – Shares , Warrants , Converti ble Debentur es, Rights entitleme nts etc.)		e	Transaction Type (Purchase/ Sale/ Pledge / Revocations/ Invocations/Other s – please specify)	securities (For eg. – Shares, Warrants		From	То			

Name: BREP Asia SG Red Fort Holding (NQ) Pte Ltd PAN: AAGCB3890C	 REIT Units	13,63,46,278	Units	,46,2 78		REIT Units	13,63,46,27 8	08-08- 2024		Revocation pledge	ofNA
CIN: 201322646G Address: 3 Church Street,											
#30-01 Samsung Hub, 049483, Singapore											
Contact No.: NA											

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 deriv		Exchange on which the trade										
Type of contract	Contract	Sell											
	specifications	Number of units											
	-		(contracts * lot		(contracts * lot size)								
	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 SEBI (Prohibition of Insider Trading) Regulations, 2015 [Regulation 7 (2) read with Regulation 6(2) - Continual disclosure]

Name of the Trust: Nexus Select Trust ISIN of the Trust: [INE0NDH25011]

Details of change in holding of Securities of Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	acquisition	ield prior to /disposal	Securitie	s acqu	iired/		Securities held post acquisition/disposal		Date of allotme advice/ acquisit n of shares/s e of shares/ disposa shares, specify	nt tio sal	to Manager	Mode of acquisition/ disposal (on market/public / rights/ preferential offer/off market/Inter - se transfer, ESOPs etc.)	Exchang e on which trade was executed
	• •	No. and % of shareholding	Type of securit y (For eg. – Shares , Warrants , Converti ble Debentur es, Rights entitleme nts etc.)	No.	e	Pledge / Revocations/ Invocations/Other s – please specify)	securities (For eg. – Shares, Warrants	of shareholdin g	From	То			

Name: BREP Asia II Indian Holding Co IX (NQ) Pte Ltd	Sponsor Group	REIT Units	28,87,26,017	Units	,27,9 45		REIT Units	28,87,26,01 7	08-08- 2024		Revocation pledge	ofNA
PAN: AAICB1842Q												
CIN: 201826682W												
Address: 3 Church Street, #30-01 Samsung Hub, 049483, Singapore												
Contact No.: NA	11 11 1	.1				· 2(1)(·) 69					1	2015

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 deriv	vatives (Specify ty	ype of contract, F	utures or Options	,	Exchange on which the trade							
Type of contract	Contract	Sell											
	specifications		Number of units (contracts * lot		Number of units (contracts * lot size)								
	size)												

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

Date: August 9, 2024

Place: Singapore

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

hjulm

Authorized Signatory Name: Peng Wei Tan

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

hjilm

Authorized Signatory Name: Peng Wei Tan

ANNEXURE III

Annexure 6 (Form C) of the Code SEBI (Prohibition of Insider Trading) Regulations, 2015 [Regulation 7 (2) read with Regulation 6(2) - Continual disclosure]

Name of the Trust: Nexus Select Trust ISIN of the Trust: [INE0NDH25011]

Details of change in holding of Securities of Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	•••	to	held prior n/disposal	Securities	acquired/D	bisposed		Securities acquisition	n/disposal	Date of allotm advice acquis n of shares le of shares dispos of sha specif	nent e/ sitio s/sa s/ sal ares,	intimatio n to Manager	acquisition/ disposal (on market/publi c/	
		security	-	of			Type (Purchase/ Sale/ Pledge / Revocations/ Invocations/Oth ers – please specify)	securities (For eg.		From	То			

	Sponsor Group		13,63,46,2				REIT	1,81,18,95		09-08-	On market	NA
BREP Asia		Units	78	Units	23	1623,12,76,313.	Units		08-	2024		
SG Red Fort						27			2024			
Holding												
(NQ) Pte Ltd												
PAN:												
AAGCB389												
0C												
CIN:												
201322646G												
Address: 3												
Church												
Street, #30-												
01 Samsung												
Hub, 049483	,											
Singapore												
Contact No.:			1									
NA												

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 deriv	,	Exchange on which the trade								
Type of contract	Contract	Sell									
	specifications	Number of units									
	-		(contracts * lot		(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

SEBI (Prohibition of Insider Trading) Regulations, 2015 [Regulation 7 (2) read with Regulation 6(2) - Continual disclosure]

Name of the Trust: Nexus Select Trust ISIN of the Trust: [INE0NDH25011]

Details of change in holding of Securities of Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ member of the Sponsor Group designated person / Director s/Immediat e Relative to/others etc.)	to acquisitio	-	Securities	acquired/I	Disposed					nent e/ siti s/sa s/ sal ares,	intimati on to Manage r	acquisition/ disposal (on market/publi c/	which
		security (For eg.		of			Type (Purchase/ Sale/ Pledge / Revocations/ Invocations/Oth ers – please specify)	securities (For eg. – Shares, Warrants	shareholdi ng	From	То			

			28,87,26,0 17			INR2709,14,96,286 .17	REIT Units	9,13,94,75 1	09- 08-	09-08- 2024	On Market	NA
Indian Holding	Group	Cints	17	Omto	00		emits		2024	2021		
Co IX (NQ) Pte												
Ltd												
PAN:												
AAICB1842Q												
CIN:												
201826682W												
Address: 3												
Church Street,												
#30-01 Samsung												
Hub, 049483, Singapore												
Singupore												
Contact No.:												
NA												1.5

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).

	Exchange on which the trade was executed									
Type of contract	Buy Sell Specifications Notional Value Number of units (contracts * lot size) Notional Value Number of units (contracts * lot size)									

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

Date: August 9, 2024 Place: Singapore

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

hjilm

Authorized Signatory Name: Peng Wei Tan

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

hjilm

Authorized Signatory Name: Peng Wei Tan