

Name of the issue: Nexus Select Trust IPO

- 1 **Type of issue (IPO/ FPO)** IPO
- 2 **Issue size (Rs. in crore)** 3,200.00
Source: Final Offer Document dated May 16, 2023
- 3 **Grade of issue alongwith name of the rating agency**
- Name** Not Applicable
Grade Not Applicable
- 4 **Subscription Level (Number of times)** 5.46
Source: Based on valid applications(excluding Anchor investors)
- 5 **QIB holding (as a %age of total outstanding capital) as disclosed to stock exchanges**

Particulars	%
(i) On Allotment May 16, 2023 ⁽¹⁾	15.84%
(ii) at the end of the 1st Quarter immediately after the listing	15.80%
(iii) at the end of 1st FY (March 31, 2024) ⁽²⁾	Not available
(iv) at the end of 2nd FY (March 31, 2025) ⁽²⁾	Not available
(v) at the end of 3rd FY (March 31, 2026) ⁽²⁾	Not available

(1) Source: Basis of Allotment includes allotment to Anchor Investors

(2) QIB Holding not disclosed as reporting for relevant period has not been completed.

6 Financials of the issuer

(Consolidated Rs. in crore)

Parameters	1st FY (March 31,2024)*	2nd FY (March 31,2025) *	3rd FY (March 31,2026) *
Income from operations	Not Available	Not Available	Not Available
Net Profit for the period	Not Available	Not Available	Not Available
Paid-up equity share capital	Not Available	Not Available	Not Available
Reserves excluding revaluation reserves	Not Available	Not Available	Not Available

Note: *Financials for the year ended March 31, 2024, March 31, 2025 and March 31, 2026 shall be updated in due course

7 Trading status in the scrip of the issuer

Company's Equity Shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE")

Particulars	Status
(i) at the end of 1st FY (March 31, 2024) ⁽¹⁾	Not Available
(ii) at the end of 2nd FY (March 31, 2025) ⁽¹⁾	Not Available
(iii) at the end of 3rd FY (March 31, 2026) ⁽¹⁾	Not Available

(1) will be updated in due course

8 **Change, if any, in directors of issuer from the disclosures in the offer document**

Particulars	Name of Director	Appointed / Resigned
at the end of 1st FY March 31, 2024 ⁽¹⁾	NA	NA
at the end of 2nd FY March 31, 2025 ⁽¹⁾	NA	NA
at the end of 3rd FY March 31, 2026 ⁽¹⁾	NA	NA

(1) Information shall be updated in due course

9 **Status of implementation of project/ commencement of commercial production**

Particulars	Remarks
(i) as disclosed in the offer document	
(ii) Actual implementation	Not Applicable
(iii) Reasons for delay in implementation, if any	

10 **Status of utilization of issue proceeds**

(i) as disclosed in the offer document

Expenditure items	Proposed Utilization (Rs cr)
Partial or full repayment or prepayment and redemption of certain financial indebtedness of the Asset SPVs and the Investment Entity	250.00
Acquisition of stake and redemption of debt securities in certain Asset SPVs	1,003.26
General purposes	81.48
Total	1,334.75

(ii) Actual utilization

Expenditure items	Proposed Utilization (Rs cr)	Actual Utilization (Rs cr)
Partial or full repayment or prepayment and redemption of certain financial indebtedness of the Asset SPVs and the Investment Entity	250.00	238.86
Acquisition of stake and redemption of debt securities in certain Asset SPVs	1,003.26	1,003.26
General purposes & REIT issue expense	146.74	37.79
Total	1,400.00	1,279.91

Source: Stock exchanges submission dated August 3, 2023

(iii) Reasons for deviation, if any

NA

11 **Comments of monitoring agency, if applicable**

(a) Comments on use of funds

No deviation

(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document

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(c) Any other reservations expressed by the monitoring agency about the end use of funds

Nil

12 Price-related data

Designated SE	NSE
Issue Price (Rs.)	100
Listing Date	19-May-23

Price parameters	At close of listing day May 19, 2023	At close of 30th calendar day from listing day (Jun 17, 2023)	At close of 90th calendar day from listing day (Aug 16, 2023)	As at the end of March 31, 2024 ⁽¹⁾		
				Closing price	High	Low
Market Price	104.29	105.88	119.20	-	-	-
Nifty 50	18,203.40	18,826.00	19,465.00	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					
Price parameters	As at the end of March 31, 2025 ⁽¹⁾			As at the end of March 31, 2026 ⁽¹⁾		
	Closing price	High	Low	Closing price	High	Low
Market Price	-	-	-	-	-	-
Nifty 50	-	-	-	-	-	-
Sectoral Index	Not comparable to any of the available sectoral indices					

Source: Stock Exchange data. Where the 30th day / 90th day / March 31 of a particular year falls on a holiday, the immediately preceding trading day has been considered

(1) will be updated in due course

1. Market price on NSE taken, being the designated stock exchange

2. High and Low based on closing prices

30th calendar day shall be taken as listing date plus 29 calendar days. 90th calendar day shall be taken as listing date plus 89 calendar days

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting ratio	Name of company	As disclosed in the final offer document ⁽¹⁾	At the end of 1st FY March 31, 2024 ⁽²⁾	At the end of 2nd FY March 31, 2025 ⁽²⁾	At the end of 3rd FY March 31, 2026 ⁽²⁾
Price / NAV at Issue Price	Issuer:	0.78x	Not Available	Not Available	Not Available
	Peer Group:	No listed peer as disclosed in the Final Offer Document			

(1) Sourced from Final Offer Document dated May 16, 2023

(2) Information not provided as the relevant fiscal year has not completed / not disclosed in public domain

(3) There is no industry comparison available in relation to Nexus Select Trust

14 Any other material information

Particulars	Date
Board of Directors the Company, its Meeting held on Friday, August 11, 2023, has inter-alia approved the Unaudited Condensed Standalone Financial Results and Unaudited Condensed Consolidated Financial Results of the Trust for the quarter ended June 30, 2023	14-Aug-23
Unitholder AGM approved a) and adopted the Audited Standalone Financial Statements of Nexus Select Trust for the Financial Year Ended March 31, 2023, together with the Report of the Auditors thereon; (b) appointment of S R B C and Company LLP as the Statutory Auditors of Nexus Select Trust and their fees for the Financial Years From 2022-23 till 2026-27; (c) appointment of iVAS Partners as the Independent Valuer and CBRE South Asia Private Limited as the value assessment services provider of nexus select trust and their fees for the financial years 2022-23 till 2025-26.	27-Jul-23
Select World Tours (India) Private Limited, an entity in which Arjun Sharma holds 99.99% purchased 2,26,000 units at Rs 106.5547 (includes STT and other levies)	23-Jun-23
Select World Tours (India) Private Limited, an entity in which Arjun Sharma holds 99.99% purchased 1,15,000 units at Rs 106.0611 (includes STT and other levies)	23-Jun-23
Select World Tours (India) Private Limited, an entity in which Arjun Sharma holds 99.99% purchased 24,59,000 units at Rs 106.4017 (includes STT and other levies)	23-Jun-23
Raised Non-Convertible Debentures of Rs. 1,000 crores at 7.90% per annum payable quarterly (Rs. 700 crores at 7.86% per annum payable quarterly and Rs. 300 crores at 8.00% per annum payable quarterly). Nexus Select Trust will utilize the proceeds from this debt raise primarily to refinance bank loans at SPV level.	16-Jun-23
Pledge has been created over 425,072,295 Units (aggregating to 28.06% of the total unitholding of the Trust) held by the Sponsor Group entities BREP Asia II Indian Holding Co IX (NQ) Pte. Ltd. and BREP Asia SG Red Fort Holding (NQ) Pte. Ltd.	15-Jun-23
The Board of Directors of Nexus Select Mall Management Private Limited ('NSMMPL') (previously known as Nexus India Retail Management Services Private Limited), the Manager to Nexus Select Trust ('Trust') approved the raising of debt up to an aggregate principal amount of up to INR 2,350 Crores for any purposes as may be permitted by applicable law including for refinancing of debt availed by one or more Special Purpose Vehicles (SPVs) of the Trust and/ or general or other corporate purposes by way of i. term loan up to an aggregate principal amount of INR 1,250 Crores in one or more tranches; and ii. issuance of non-convertible debentures up to an aggregate principal amount of INR 1,100 crores in one or more transactions, series or tranches.	26-May-23

Source- Stock Exchange filings

For further updates and information, please refer stock exchange websites i.e. www.bseindia.com and www.nseindia.com