

**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 <sup>(1)</sup>	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) <sup>(2)</sup>	16.78%
(iv) at the end of 2nd FY (March 31, 2025) <sup>(2)</sup>	Not available
(v) at the end of 3rd FY (March 31, 2026) <sup>(2)</sup>	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	19,163.78	Not Available	Not Available
Net Profit for the period	5,985.53	Not Available	Not Available
Paid-up equity share capital	1,50,950.21	Not Available	Not Available
Reserves excluding revaluation reserves	(1,601.81)	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)	Frequently Traded
(ii) at the end of 2nd FY (March 31, 2025) <sup>(1)</sup>	Not Available
(iii) at the end of 3rd FY (March 31, 2026) <sup>(1)</sup>	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	No Change	No Change
at the end of 2nd FY March 31, 2025 <sup>(1)</sup>	NA	NA
at the end of 3rd FY March 31, 2026 <sup>(1)</sup>	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)	Actual Utilization (Rs cr)
Partial or full repayment or repayment and redemption of certain financial indebtedness of the Asset SPVs and the Investment Entity	250.00	250.00
Acquisition of stake and redemption of debt securities in certain Asset SPVs	1,003.26	1,003.26
General purposes	81.48	81.48
<b>Total</b>	<b>1,334.75</b>	

(ii) Actual utilization 1,334.75

(iii) Reasons for deviation, if any NA

11 Comments of monitoring agency, if applicable

(a) Comments on use of funds NA  
 (b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document NA  
 (c) Any other reservations expressed by the monitoring agency about the end use of funds NA

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 <sup>(1)</sup>		
				Closing price	High	Low
Market Price	104.29	105.88	119.20	127.73	128.35	125.85
Nifty 50	18,203.40	18,826.00	19,465.00	22,326.90	22,516.00	22,163.60
Sectoral Index	Not comparable to any of the available sectoral indices					
Price parameters	As at the end of March 31, 2025 <sup>(1)</sup>			As at the end of March 31, 2026 <sup>(1)</sup>		
	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 <sup>(1)</sup>	At the end of 1st FY March 31, 2024 <sup>(2)</sup>	At the end of 2nd FY March 31, 2025 <sup>(2)</sup>	At the end of 3rd FY March 31, 2026 <sup>(2)</sup>
Price / NAV at Issue Price	<b>Issuer:</b>	0.78x	0.88x	Not Available	Not Available
	<b>Peer Group:</b>	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
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.	Aug-09, 2024
Approval by the Borrowings Committee for the issuance of listed, rated, redeemable, commercial papers, for a principal aggregate amount of up to INR 1,000 million on a private placement basis	Mar-22, 2024
Disclosure of credit rating IND A1+ assigned by India Ratings and Research Private Limited for the Commercial Papers	Mar-18, 2024
Approval by the Board of Directors for the issuance of listed, rated, redeemable, commercial papers, for a principal aggregate amount of up to INR 1,000 million on a private placement basis	Mar-18, 2024
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)	Jun-23, 2023
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)	Jun-23, 2023
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)	Jun-23, 2023
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	Jun-16, 2023
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.	Jun-15, 2023
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	May-26, 2023

Source- Stock Exchange filings

For further updates and information, please refer stock exchange websites i.e. [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com)