

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 dated 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)	16.78%
(iv) at the end of 2nd FY (March 31, 2025)	35.67%
(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 figures - in Rs. crore)

Parameters	1st FY (March 31, 2024)	2nd FY (March 31, 2025)	3rd FY (March 31, 2026) *
Income from operations	1,916.30	2,282.90	Not Available
Net Profit for the period	598.6	482.8	Not Available
Paid-up equity share capital	15,095.0	15,095.0	Not Available
Reserves excluding revaluation reserves	(160.2)	(956.4)	Not Available

*Note: *Financials for the year not disclosed as reporting is yet to be completed in due course*

7 Trading status in the scrip of the issuer

REIT's Units 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)	Frequently Traded
(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	-	Not Applicable
at the end of 2nd FY March 31, 2025	-	Not Applicable
at the end of 3rd FY March 31, 2026 ⁽¹⁾	Not Available	Not Available

Information updated upto August 15, 2025

⁽¹⁾ Changes in Directors Information updated upto the date of this track record

9 Status of implementation of project/ commencement of commercial production

Particulars	Remarks
(i) as disclosed in the offer document	Not Applicable
(ii) Actual implementation	
(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	250.00
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	146.74
Total	1,400.00	1,400.00

Source: Stock exchanges submission dated April 17, 2024

(iii) Reasons for deviation, if any	NA
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11 Comments of monitoring agency, if applicable

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

No deviation

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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		
				Closing price	High	Low
Market Price	104.29	105.88	119.20	127.73	136.75	103.65
Nifty 50	18,203.40	18,826.00	19,465.00	22,326.90	22,493.55	17,398.05
Price parameters	As at the end of March 31, 2025			As at the end of March 31, 2026 ^(#)		
	Closing price	High	Low	Closing price	High	Low
Market Price	130.24	153.00	122.21	-	-	-
Nifty 50	23,519.35	26,216.05	21,884.50	-	-	-

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

^(#) 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

3. 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 Trust/Company	As disclosed in the final offer document ⁽¹⁾	At the end of 1st FY March 31, 2024	At the end of 2nd FY March 31, 2025	At the end of 3rd FY March 31, 2026 ⁽²⁾
Price / NAV at Issue Price	Issuer:	0.78x	0.88x	0.86x	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 are no industry peers, as per the Final Offer Document

14 Any other material information

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