

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)	35.07%

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

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	2,568.00
Net Profit for the period	598.6	482.8	403.5
Paid-up equity share capital	15,095.0	15,095.0	15,095.0
Reserves excluding revaluation reserves	(160.2)	(956.4)	(1,445.0)

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)	Frequently Traded

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	Mr. Arjun Sharma	Change in designation
at the end of 3rd FY March 31, 2026	Mr. Siddharth Nawal	Appointment
	Mr. Tuhin Parikh	Cessation

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	123.22
Total	1,376.48

Source: Final Offer Document dated May 16, 2023 and stock exchange filings of statements of material deviation

(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	123.22
Total	1,400.00	1,376.48

Source: Stock exchanges submission dated April 17, 2024

(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		
				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	150.79	168.35	120.00
Nifty 50	23,519.35	26,216.05	21,884.50	22,331.40	26,373.20	21,743.65

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. 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
Price / NAV at Issue Price	Issuer:	0.78x	0.88x	0.86x	1.73x
	Peer Group:	No listed peer disclosed in the Final Offer Document			

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

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	