

December 10, 2025

To,  
The Corporate Relations Department,  
Department of Corporate Services,  
BSE Limited,  
25th Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai – 400001

**Scrip Code for NCD: 974908**

**ISIN: INE0NDH07019**

Dear Sir/ Madam,

**Subject: Intimation of the exercise of Call Option by Nexus Select Trust (“Trust”) and issue of Call Option Notice in respect of Non-Convertible Debentures aggregating to INR 7,00,00,00,000 (“Series I Tranche A Debentures”) issued by Trust pursuant to a Debenture Trust Deed dated June 14, 2023 (“Deed”) executed between Trust and Catalyst Trusteeship Limited as the debenture trustee (“Debenture Trustee”).**

We wish to inform that Nexus Select Trust (“Trust”), by a notice dated December 10, 2025 has informed the Debenture Holders and the Debenture Trustee that Trust will exercise the Series I Tranche A First Call Option to redeem the Tranche A Debentures (in full) issued under the Deed. The Tranche A First Call Option Date under the Deed is December 16, 2025, and Trust will redeem the Tranche A Debentures (in full) on such Tranche A First Call Option Date. The ISIN of the Tranche A Debentures is INE0NDH07019.

A copy of the notice proposed to be issued to the Debenture Holders and the Debenture Trustee is enclosed as **Schedule I**.

Thanking you,  
For and on behalf of **Nexus Select Trust** acting through its Manager, **Nexus Select Mall Management Private Limited**

**Vijay Kumar Gupta**  
**General Counsel, CS & Compliance Officer**  
**Membership No. A14545**  
**Encl: As above**



# Nexus Select Trust

## SCHEDULE - I

### TRANCHE A CALL OPTION NOTICE - 2

December 10, 2025

From: Nexus Select Trust as the Issuer

To:

1. **The Debenture Trustee**  
**Catalyst Trusteeship Limited**  
**Attn: Mr. Sameer Trikha**  
910-911, 9th Floor Kailash  
Building, 26, Kasturba  
Gandhi Marg, New Delhi - 110 001

2. **The Debenture Holders**  
Aditya Birla Sun Life Trustee Private Limited A/C  
Citibank N.A. Custody Services, FIFC- 9th Floor, G Block  
Plot C-54 And C-55, BKC, Bandra East, Mumbai 400098

DSP Low Duration Fund  
Citibank N.A. Custody Services, FIFC - 9th Floor, G Block  
Plot C-54 And C-55, BKC, Bandra East, Mumbai 400098

ICICI Prudential Short Term Fund  
HDFC Bank Limited, Custody Operation  
Sempire Plaza Twr-I, 4th Floor, Chandan Nagar LBS Marg,  
Vikhroli West, Mumbai 400083

Aditya Birla Sun Life Insurance Company Limited  
One Indiabulls Centre, Tower -I, 16<sup>th</sup> Floor,  
Mumbai 400013

Invesco India Low Duration Fund  
Deutsche Bank AG,  
DB House, Hazarimal Somani Marg,  
Post Box No. 1142, Fort, Mumbai 400013

Invesco India Short Duration Fund  
Deutsche Bank AG,  
DB House, Hazarimal Somani Marg,  
Post Box No. 1142, Fort, Mumbai 400013

Axis Mutual Fund Trustee Limited A/C Axis Mutual Fund A/C Axis Short Duration Fund  
Axis Mutual Fund Trustee Limited A/C Axis Mutual Fund A/C Axis Strategic Bond Fund  
Axis Treasury Advantage Fund  
Axis Asset Management Company Ltd,  
One Lodha Place, 23rd Floor,  
Senapati Bapat Marg, Lower Parel, Mumbai 400013

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 | E : corp.secretarial@nexusmall.com |

Website: nexusselecttrust.com







## Nexus Select Trust

Mahindra Manulife Low Duration Fund  
Unit No 204, 2nd Floor, Amiti Building, Piramal Agastya  
Corporate Park, LBS Road, Kamani Junction  
Kurla (W), Mumbai 400070

HDFC Life Insurance Company Limited  
Mahalaxmi, Mumbai 400011

Mahindra Manulife Ultra Short Duration Fund  
Unit No 204, 2nd Floor, Amiti Building, Piramal Agastya  
Corporate Park, LBS Road, Kamani Junction  
Kurla (W), Mumbai 400070

Invesco India Medium Duration Fund  
N M Joshi Marg, Lower Parel,  
Mumbai 400013

SBI Magnum Children's Benefit Fund  
SBI SG Global Securities Services PL Jeevan Seva Annexe Building,  
A Wing, Gr Floor, S V Road Santacruz West, Mumbai 400054

Dear Sirs,

### Nexus Select Trust – Debenture Trust Deed dated June 14, 2023 (the “Deed”)

1. We refer to the Deed and the Call Option Notice – 1 dated November 24, 2025. This is a Call Option Notice – 2. Terms defined in the Deed shall have the same meaning when used in this notice unless given a different meaning in this Call Option Notice - 2.
2. Pursuant to the Deed and issuance of Call Option Notice - 1, we hereby exercise our option to redeem the following Tranche A Debentures:

S. No.	ISIN of the security	Scrip Code	Scrip ID on the Bolt System	Number of Debentures
1.	INE0NDH07019	974908	NXST	70,000

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

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W : www.nexusselecttrust.com





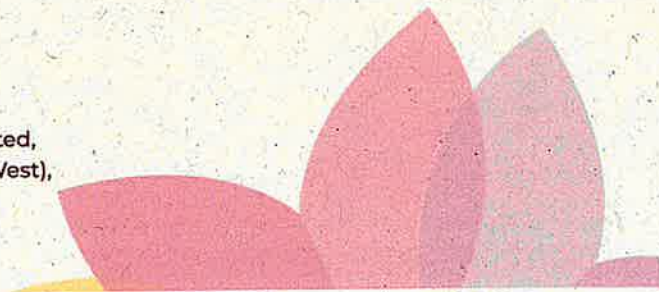
## Nexus Select Trust

3. The Call Option Date shall be December 16, 2025 and all payments required to be made to the Debenture Holders pursuant to the Call Option will be made on December 16, 2025.
4. The applicable Redemption Amount payable with respect to each Tranche A Debenture on the Call Option Date is provided below (in INR):

Face Value (A)	Coupon Payment (B)	Call Option Early Redemption Amount (A+B)
1,00,000	1,658.14	1,01,658.14

For and on behalf of Nexus Select Trust acting through its Manager, Nexus Select Mall Management Private Limited

**Vijay Kumar Gupta**  
General Counsel, CS & Compliance Officer  
Membership No. A14545





**Nexus Select  
Trust**

Axis Mutual Fund Trustee Limited A/C Axis Mutual F  
Axis Asset Management Company Ltd,  
One Lodha Place, 23rd Floor,  
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A Wing, Gr Floor, S V Road Santacruz West, Mumbai 400054

Dear Sirs,

**Nexus Select Trust – Debenture Trust Deed dated June 14, 2023 (the “Deed”)**

1. We refer to the Deed. This is a Call Option Notice – 1. Terms defined in the Deed shall have the same meaning when used in this notice unless given a different meaning in this Call Option Notice - 1.
2. Pursuant to the Deed, we hereby inform you that our option to redeem 70,000 of the Tranche A Debentures of an aggregate value of INR 700,00,00,000 on December 16, 2025 will be exercisable by issuance of a Call Option Notice - 2 on December 10, 2025. The ISIN of the Tranche A Debenture is INE0NDH07019.
3. If we propose to exercise our Call Option, we will issue a Call Option Notice - 2 pursuant to the terms of the Deed.

For and on behalf of **Nexus Select Trust** acting through its Manager, **Nexus Select Mall Management Private Limited**

**Vijay Kumar Gupta**  
**General Counsel, CS & Compliance Officer**  
**Membership No. A14545**