

NEXUS SELECT TRUST – DRAFT OFFER DOCUMENT

IMPORTANT: You must read and agree with the terms and conditions of the following disclaimer before continuing.

The following disclaimer applies to the draft offer document dated November 17, 2022 (“the **Draft Offer Document**”) of the Nexus Select Trust (the “**Trust**”) filed with the Securities and Exchange Board of India (the “**SEBI**”) and the stock exchanges India and hosted on this website in connection with a public offering of units (the “**Issue**”) that HSBC Securities and Capital Markets (India) Private Limited is associated with as a Book Running Lead Manager.

The Draft Offer Document has been made available on this website in electronic form solely to comply with the provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, the requirements of the SEBI and circular dated December 19, 2016 on Guidelines for public issue of units of REITs issued by the SEBI. You are therefore advised to read this disclaimer carefully before reading, accessing or making any other use of the Draft Offer Document. By accessing the Draft Offer Document, you agree to be bound by the following terms and conditions, including any modifications to them from time to time.

The contents of the Draft Offer Document are for your information only. No part of the contents herein shall be copied or duplicated in any form by any means or redistributed. HSBC Securities and Capital Markets (India) Private Limited and/or its affiliates are not soliciting any action based on any of the information contained on this website, including the Draft Offer Document, and such information should not be construed as an offer, or invitation or offer to sell or the solicitation of any offer to buy or subscribe for or purchase any security. Neither HSBC Securities and Capital Markets (India) Private Limited nor any of its affiliates represents that the contents of the documents are accurate or complete. The information contained in a draft offer document may not be updated since its original publication date and may not reflect the latest updates.

This section contains documents which provide certain information about the Issue. Please note that owing to restrictions imposed by law concerning the offer and sale of Units in various jurisdictions, the documents in this section are directed at, and are intended for distribution to, and use by, residents of India only. The information is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where distribution or use of such information would be contrary to law or regulation.

Prospective investors should not rely on the Draft Offer Document filed with the Securities and Exchange Board of India and stock exchanges in making any investment decision. Any potential investor should note that investment in the units of the Trust (the “**Units**”) involves a high degree of risk. Investors should note that investment in Units may involve risks and for details relating to such risks, prospective investors should carefully read the Offer Document, if any, to be filed in connection with the Issue, including sections entitled “*Risk Factors*” and “*Forward-Looking Statements*”.

This Draft Offer Document is not for publication or distribution, directly or indirectly, in or into the United States. The Draft Offer Document is not an offer for sale, or a solicitation of an offer to buy, in the United States or to any U.S. Person (as defined below) of any units or any other securities and the Draft Offer Document is not available to persons in the United States. You have accessed the attached document(s) on the basis that you confirm that you are not resident in the United States nor a U.S. Person, as defined in Regulation S under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”), nor acting for the benefit or account of a U.S. Person. The Units referred to in the documents have not been and will not be registered under the US Securities Act of 1933, as amended, or under any state or other securities laws, and may not be offered or sold within the United States, or to, or for the account or benefit of, any U.S. person, except pursuant to an exemption from registration. No public offering of the Units or other securities is being made in the United States. This does not constitute, and

should not be construed as “general solicitation or general advertising” as defined under Regulation D of the Securities Act, or “directed selling efforts” under Regulation S of the Securities Act.

HSBC Securities and Capital Markets (India) Private Limited has taken all necessary steps to ensure that the contents of the Draft Offer Document as appearing on this website are identical to the Draft Offer Document filed with the relevant regulatory authorities in India. However, you are reminded that documents transmitted in electronic form may be altered or changed during the process of transmission and consequently neither HSBC Securities and Capital Markets (India) Private Limited nor any of its affiliates accept any liability or responsibility whatsoever in respect of alterations or changes which have taken place during the course of transmission of electronic data. HSBC Securities and Capital Markets (India) Private Limited will not be responsible for any loss or damage that could result from interception and interpretation by any third parties of any information being made available to you through this website.

Neither HSBC Securities and Capital Markets (India) Private Limited, nor any of its affiliates nor their directors, officers and employees will be liable or have any responsibility of any kind for any loss or damage that you incur in the event of any failure or disruption of this website, or resulting from the act or omission of any other party involved in producing or hosting this website or the data contained therein available to you, or from any other cause relating to your access to, inability to access, or use of the website or these materials.

IF YOU ARE NOT PERMITTED TO VIEW MATERIALS ON THIS WEBSITE OR ARE IN ANY DOUBT AS TO WHETHER YOU ARE PERMITTED TO VIEW THESE MATERIALS, PLEASE EXIT THIS WEBPAGE.

Please note that forms downloaded and used for subscription to the Issue in contravention of the above will be rejected with no recourse to HSBC Securities and Capital Markets (India) Private Limited, the issuer, or any of their respective affiliates.

I hereby declare that I am a resident of and am entitled to receive information contained on this website "

I have read the Legal Disclaimer and am entitled to receive information contained in this web site.