



December 31, 2024

To,

National Stock Exchange of India Limited

Exchange Plaza, C-1, Block-G Bandra Kurla

Complex, Bandra (E), Mumbai-400051

Symbol- NDRINVIT

Subject: Press Release for Issue of Non-Convertible Debt securities to National Bank for Financing Infrastructure and Development (NaBFID)

Dear Sir/ Madam,

We hereby enclose the Press Release for issue of 74500 Listed, rated, secured, senior, redeemable non-convertible debt securities to National Bank for Financing Infrastructure and Development (NaBFID).

You are requested to take the above information on record.

Thanking you,

Your Sincerely,

For and on behalf of NDR InvIT Managers Private Limited

(acting in its capacity as Investment Manager of NDR INVIT Trust)

NEHA HARDIK
CHOVATIA

Digitally signed by
NEHA HARDIK
CHOVATIA
Date: 2024.12.31
14:52:37 +05'30'

Neha Chovatia

Company Secretary and Compliance Officer

Place: Mumbai

CC:-

Axis Trustee Services Limited

(“Trustee of the NDR InvIT Trust”)

Axis House, Bombay Dyeing Mills Compound,

Pandurang Budhkar Marg, Worli, Mumbai -

400025.

Encl: As above

NDR INVIT MANAGERS PRIVATE LIMITED

Regd. Office : CTS No. 54, Village Bamanwada, Vile Parle (East)

Mumbai, Maharashtra - 400 099. E-Mail : info@ndrinvit.com

NaBFID Invests INR 7,450 million in NDR InvIT long-term bonds rated AAA/Stable to propel their portfolio expansion

Mumbai, India, December 31, 2024 - In a landmark move underscoring confidence in India's infrastructure growth story, the National Bank for Financing Infrastructure and Development (NaBFID) has invested INR 7,450 million in long-term bonds issued by NDR InvIT, an Infrastructure Investment Trust (InvIT) managed by NDR InvIT Managers and sponsored by NDR Warehousing Private Limited. These 15-year bonds, rated AAA/Stable by India Ratings (FITCH) and CARE, underscore NDR InvIT's pivotal role in advancing India's warehousing and industrial parks sector, a critical component of the nation's economic infrastructure.

The funds will accelerate NDR InvIT's strategic growth plans, facilitating the development of world-class, sustainable industrial parks and warehousing facilities across India's key growth corridors. With demand for robust logistics infrastructure soaring due to rapid manufacturing growth and the exponential rise of e-commerce, this investment positions NDR InvIT as a driving force in bridging critical infrastructure gaps. This partnership reinforces NDR InvIT's commitment to delivering state-of-the-art, sustainable infrastructure solutions, in line with India's vision for modernized supply chains that support its economic ambitions.

The investment comes at a time when India's logistics and warehousing sectors are poised for exponential growth. According to a recent report by Motilal Oswal, the Indian logistics market, valued at INR 9 trillion in FY23, is projected to grow to INR 13.4 trillion by FY28, registering a compounded annual growth rate (CAGR) of 8-9%. Additionally, as per IBEF, the Indian warehousing market is predicted to reach US\$ 34.99 billion (INR 2,872.10 billion) by 2027, expanding at an impressive CAGR of 15.64% from 2022 to 2027. These trends highlight the critical role of infrastructure investments in bridging gaps and meeting the surging demand for advanced logistics and warehousing facilities.

Commenting on the investment, **Krishnan Iyer, CEO, NDR InvIT Managers**, said, *"This partnership with NaBFID represents a significant leap in our journey toward becoming a leading enabler of India's industrial growth. The funds raised will enable us to capitalize on market opportunities, strengthen our portfolio, and deliver high-quality infrastructure that drives economic growth. We are excited about the opportunities this brings to contribute to India's infrastructure goals and create long-term value for our stakeholders."*

Sandeep Jain, CFO, NDR InvIT Managers, added, *"This successful bond issuance is a testament to NDR InvIT's financial resilience and the trust reposed by institutional investors in our long-term growth strategy. The issuance of this long-term bond demonstrates our ability to access sustained capital at competitive terms, a key differentiator in the infrastructure investment space. This investment will allow us to enhance our operational capabilities, expand our portfolio strategically, and reinforce our position as a leader in the warehousing and industrial parks segment."*

About NDR:

NDR InvIT Trust, is the first 'Perpetual Warehousing and Industrial Parks' InvIT to be listed in the Indian Stock Exchange (NSE). The Trust's AUM currently at 16.99 msf, is spread across 13 cities, 33 industrial parks, with 50+ warehouses, that facilitates 85 clients. The InvIT's tenant mix is well diversified, across third-party logistics providers (3PL), e-commerce, home appliances, engineering, automobiles & auto ancillaries, retail, and fast-moving consumer goods (FMCG). At NDR InvIT Trust, we contribute to the country's sustainable economic and social growth by strategically managing infrastructure investments.

For any media queries, please contact:

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