

The background of the slide is a photograph of a large, modern industrial building. The building has a two-story structure with a light blue upper level and a white lower level. It features large windows and a series of loading docks along the side. The sky is blue with scattered white clouds. A dark blue semi-transparent banner is overlaid at the bottom of the image, containing the title text.

# **Asset Acquisition Presentation October 2025**



# Transaction Summary



## Key Performance Metrics

**Rs. 1,525 Million**  
GAV

**Rs. 1,439 Million**  
Acquisition Price

**0.46 MSF**  
Leasable Area

**0.43 MSF**  
Carpet Area

**97.59%\***  
Current Occupancy\*

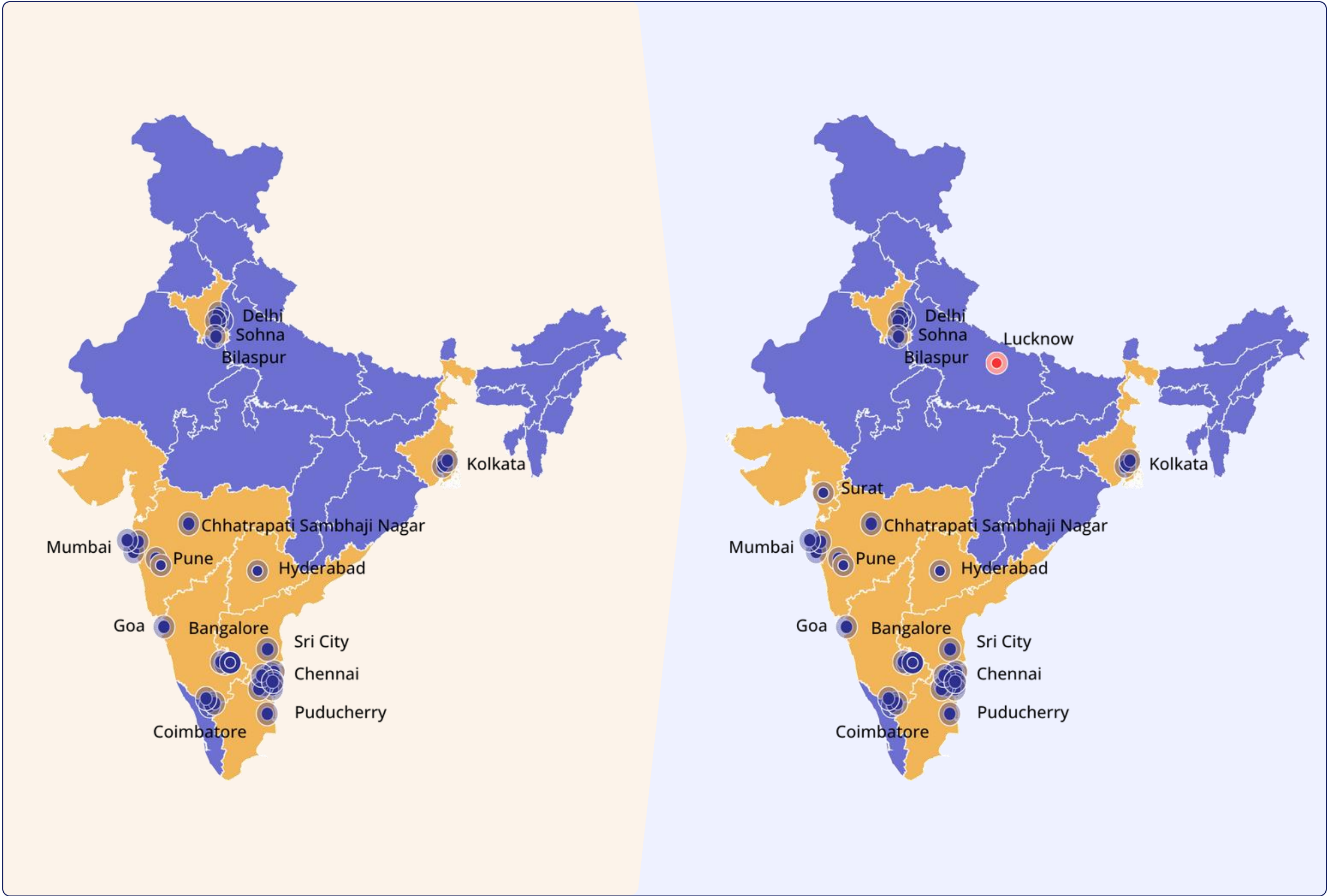
**Rs. 20.85/Sq. Ft.**  
Average Monthly Rental / Sq. Ft.

**8.38 Years**  
WALE

\*45,000 sq. ft. LOI RECEIVED from Kansai Nerolac Paints Ltd

# Transaction Summary

- The Asset is operational, and situated in Lucknow, the capital of Uttar Pradesh, one of the fastest growing cities in terms of Cultural, Business, and Consumption Parameters.
- This would increase the InvIT’s footprint to the 16th city and further cement our position as a Pan-India Leader.



# Transaction Summary

NDR InvIT Trust proposes to acquire a 100% stake in a 0.46 MSF mixed-use portfolio located in Lucknow for a total consideration of Rs 1,439 million, which will be discharged through cash (NCD Borrowings in Accounts)

## PORTFOLIO OVERVIEW

Acquisition of high-quality 0.463 MSF fully operating portfolio ('Target Asset') at a current occupancy level of 87% which would increase to 97.59% over the next quarter.



## KEY DEAL TERMS

Acquisition of high-quality 0.463 MSF fully operating portfolio ('Target Asset') at a current occupancy level of 87% which would increase to 97.59% over the next quarter.



## KEY BENEFITS

Building Scale - The transaction will increase the operating area by 2.40% and GAV by Rs 1,525 Mn  
Entry into India's fastest-growing Industrial & Consumption Corridors with High Speed, Air, Road, and Rail Connectivity to NCR.

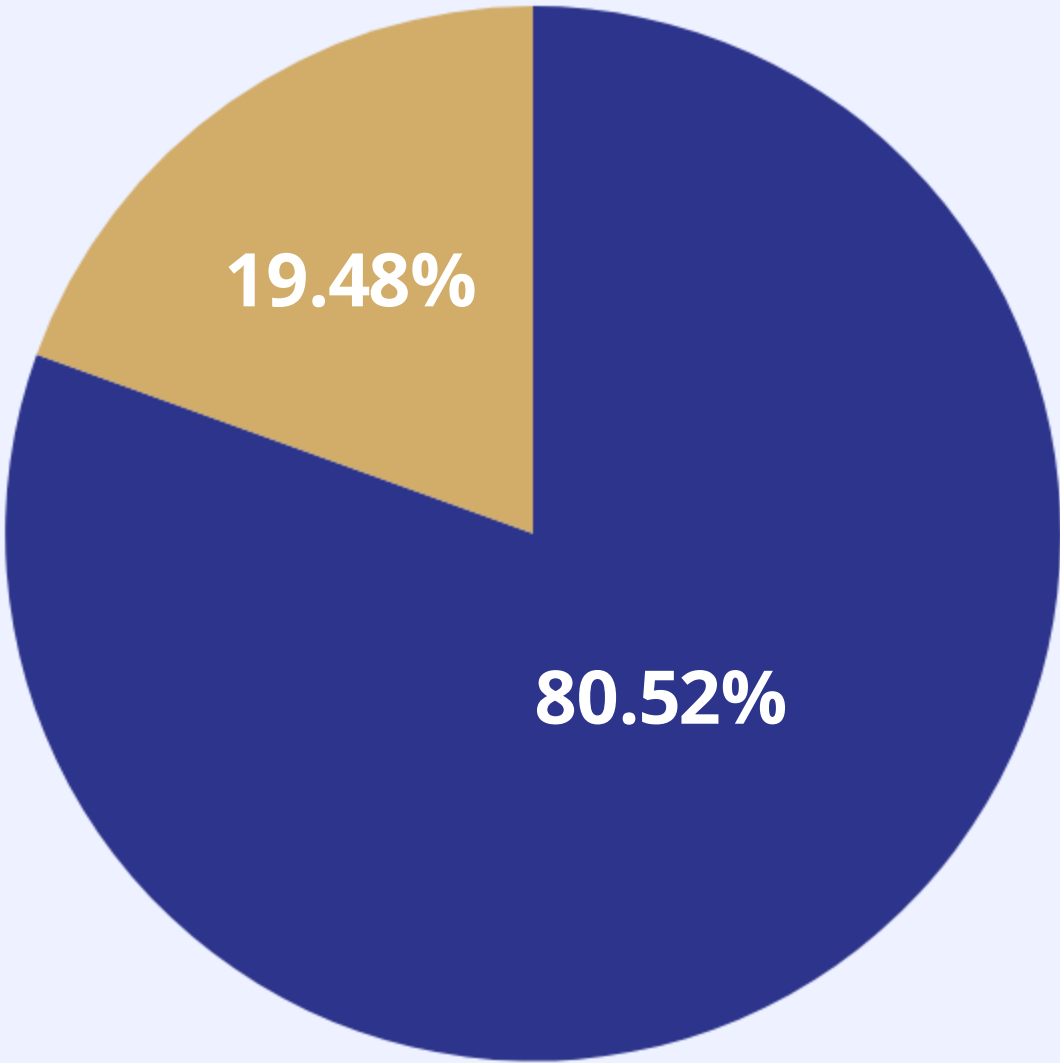




# Current SPV Structure

Shareholding Pattern

UP Asbestos Limited



NDR Warehousing Pvt. Ltd.



# Asset Overview - Tenant profile

## Marquee Investment Grade Tenants



Asset	Lucknow
Operating Area (in MSF)	0.46
Leased Area (in MSF)	0.40
Committed Occupancy (%)	97.59%
WALE (Years)	8.38
Average Rent (Rs PSF)	20.85
GAV(1) (Rs million)	1,525



# Current SPV Structure

The acquisition will increase Consolidated GAV by 2.14%.

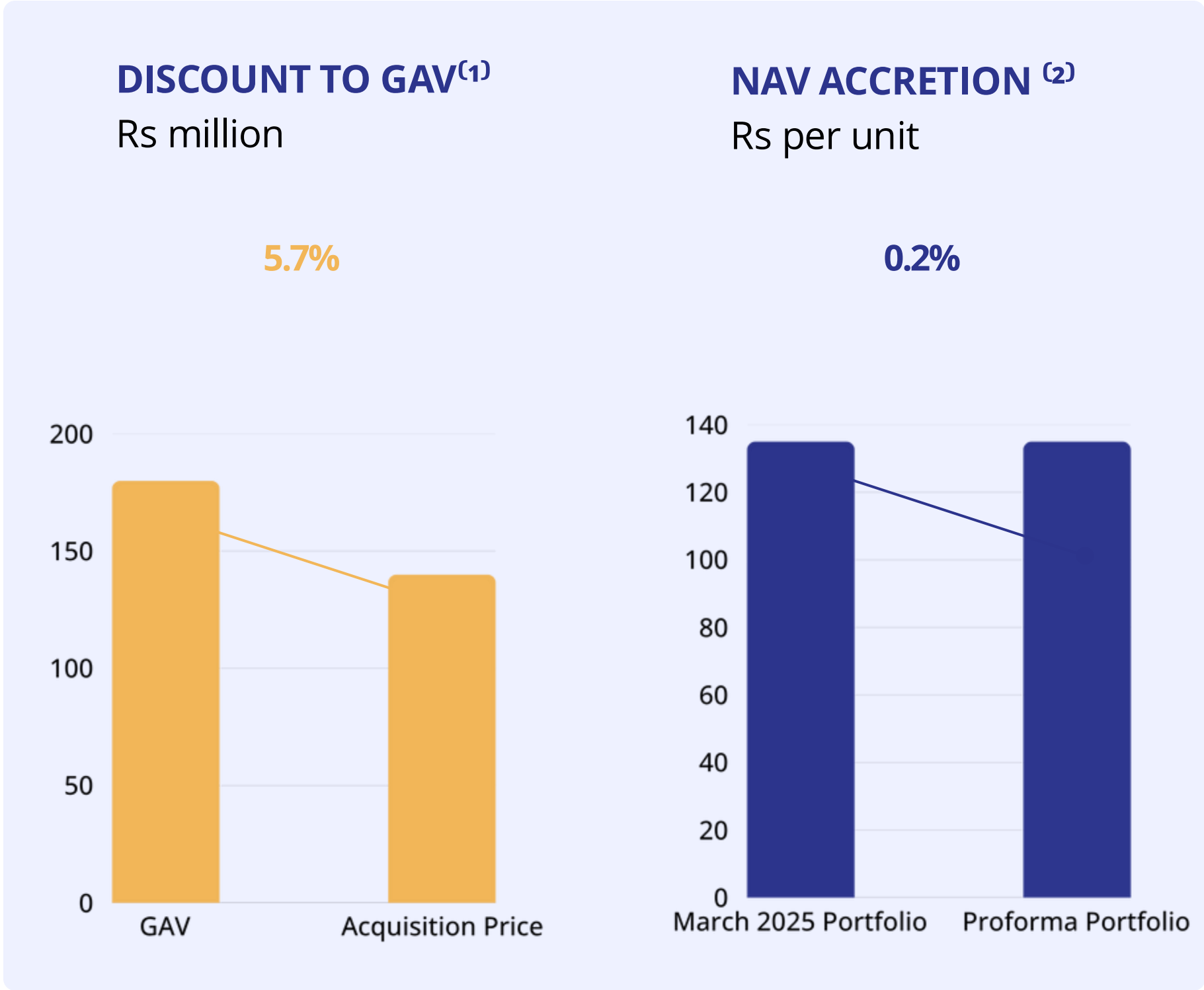
Particulars	As on Mar 2025 (Rs in Mn)	Pro-forma Portfolio (Rs in Mn)
Consolidated GAV	Rs 71,193	RS 72,718
LTV <sup>(1)</sup>	15.23%	16.9%
Operating area	19.22 MSF	19.68 MSF
Occupancy <sup>(2)</sup>	97.59%	97.59%
WALE	11.3 Yrs.	11.23 Yrs.



\* The consolidated GAV for the pro-forma portfolio includes only the GAV for acquired assets. \*45,000 sq. ft. LOI RECEIVED from Kansai Nerolac Paints Ltd

# Accretive Acquisition

Acquisition is at a 5.7% discount to GAV, an increase in NAV of 0.22%





# City & Micro Market Overview

## LUCKNOW

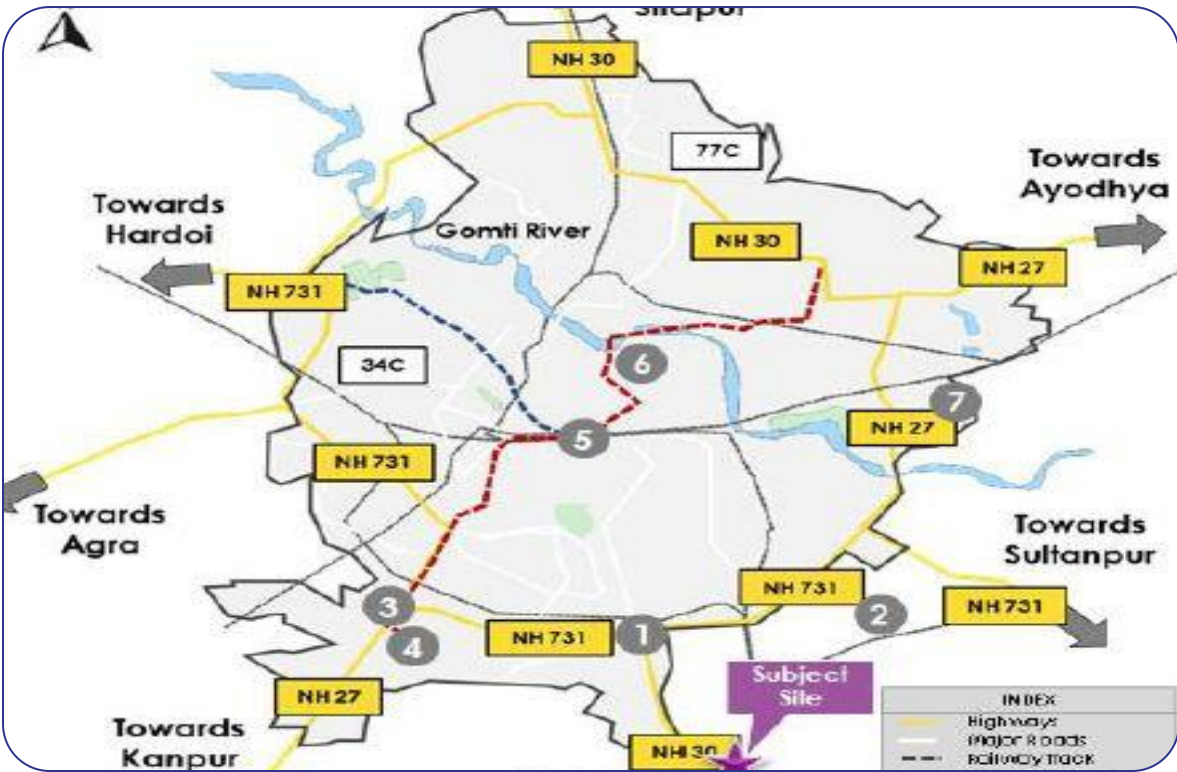
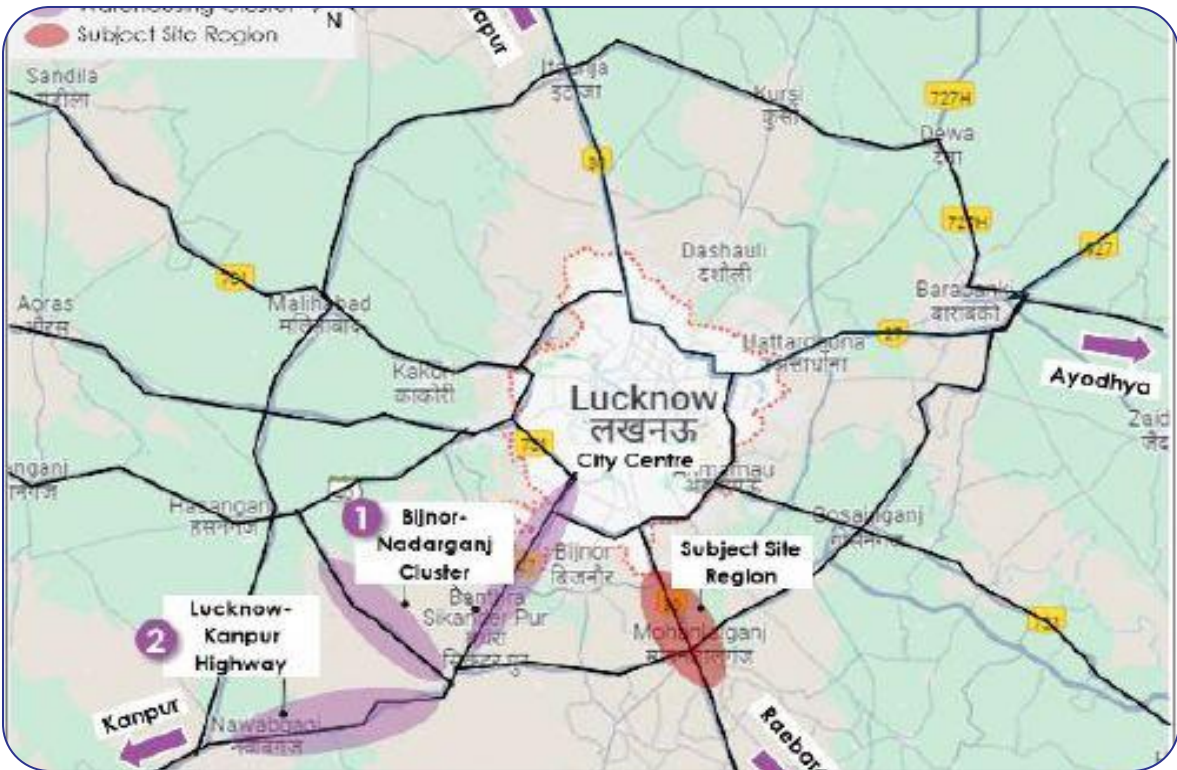
Lucknow is one of the fastest-growing cities in India, and has transformed itself into an Industrial and Consumption Hub in the past ten years. Its historical importance attracts tourists in addition to its large population, which serves as a large consumer base.

## MOHANLAL GANJ(MLG)

The property is situated in Mohanlal Ganj, Lucknow, along NH 30 (Lucknow–Raebareli Road), with prominent frontage on the highway. Positioned on the southern periphery of Lucknow, the location benefits from well-developed infrastructure and is strategically placed to efficiently serve other key areas of the city.

Landmark	Distances (in Km)
1 Shaheed Path	9–10 Kms
2 Sushant Golf City	15–16 Kms
3 Amausi Metro Station	16–17 Kms
4 Lucknow International Airport	17–18 Kms
5 Charbaug Railway Station	18–19 Kms
6 Hazrat Ganj	19–20 Kms
7 Gomti Nagar	22–23 Kms

**Google Coordinates**  
26°41'40.6"N, 80°58'49.8"E





# Asset Photos







NDR InvIT  
TRUST

# Thank You

NDR InvIT Trust, Ground Floor, KHIL House CTS No. 54, Village Bamanwada,  
Vile Parle (East), Mumbai - 400 099, Maharashtra, India

T: +91 22 26101040 | [www.ndrinvit.com](http://www.ndrinvit.com)