



INVESTOR PRESENTATION

Q3 FY 2025-26

NDR InvIT
TRUST

Safe Harbour

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All Financial and Business Indicators/KPIs/Ratios are in line with Statutory reporting and industry practices respectively unless otherwise specified.



New Milestone



We're proud to share that NDR Svahgraha SriCity has been awarded the EDGE Advanced Certification on 06th November 2025.

This milestone marks another step forward in our journey toward smarter, greener, and truly sustainable infrastructure.



THIS CERTIFIES THAT
NDR SVAHGRAHA SRICITY
HAS ACHIEVED AN
EDGE ADVANCED CERTIFICATE
CERTIFICATE NUMBER
GP1-IND-25031110225179

EDGE ADVANCED
Exemplifying achievement in the following areas:

- 51%**
Energy Savings
- 62%**
Water Savings
- 53%**
Less Embodied Carbon in Materials
130.20 tCO₂/year Operational CO₂ Emissions
279.75 tCO₂/year Operational CO₂ Savings

OWNED OR DEVELOPED BY
SVAHGRAHA CONSTRUCTIONS AND HOLDINGS

CERTIFIED BY
Sintali

Thomas Saunders, Managing Director
DATE OF ISSUE: 06-NOV-2025

WORLD BANK GROUP
THE WORLD BANK IFC International Finance Corporation MIGA Multilateral Investment Guarantee Agency

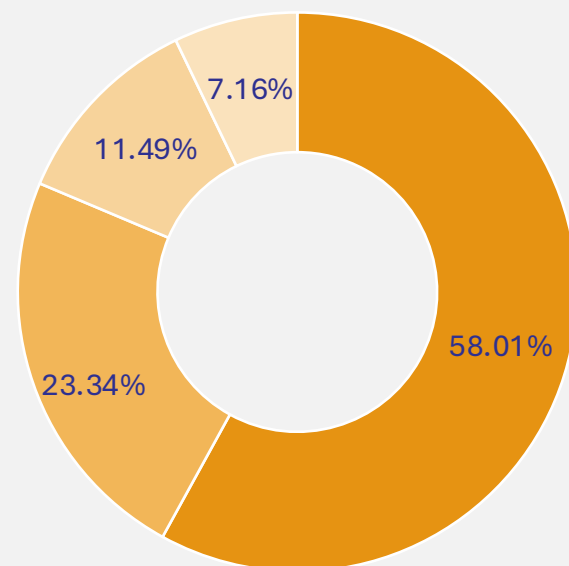
Q3FY26 PERFORMANCE



QUARTERLY UPDATES

- We are undertaking a project at Sohna Road, NCR and expecting a realization of Rs.640 mn over a period of 18 months.
- Successfully acquired MLG Warehousing Pvt. Ltd., at Lucknow, strengthening our warehousing footprint.
- Achieved EDGE Advanced certification for our facility at Sri City, bringing 77,560 sq. m of our portfolio under EDGE Advanced certification and reinforcing our commitment to a net-zero future

AREA CONTRIBUTION



■ South ■ West ■ North ■ East



Q3FY26

1,059

Revenue (INR in Mn)

960

EBITDA (INR in Mn)

1.875

Distribution (Per Unit)

Q3FY25

793

Revenue (INR in Mn)

716

EBITDA (INR in Mn)

1.750

Distribution (Per Unit)

Q2FY26

1,036

Revenue (INR in Mn)

950

EBITDA (INR in Mn)

1.825

Distribution (Per Unit)

FY25

3,241

Revenue (INR in Mn)

2,959

EBITDA (INR in Mn)

7.050

Distribution (Per Unit)

YOY GROWTH

33.5%

Revenue

34.1%

EBITDA

7.1%

Distribution



KEY CLIENTS



OVERVIEW

19.68 msf.

AUM

8.75+ msf.

ROFO Projects

60+

Warehouses

38

Industrial Parks

100+

Clientele

Top 10 Clients contribute 31% of Gross Rentals

AAA / Stable Rated InvIT

Locations with access to 80% of India's Consumption Markets

KEY Q3 FY26 PERFORMANCE METRICS (IN INR)

71,167

GAV (INR in Mn)

423

PBT (INR in Mn)

960

EBITDA (INR in Mn)

~17.7%

Leverage*

135.23/unit

NAV

743

Distribution (INR in Mn)

~99%

Occupancy Rate

10.89 years

WALE

Competitive Edge



PERPETUAL CASH FLOW

India's first perpetual Warehousing and Industrial Park InvIT

Predictable and consistent revenue stream, ensuring perpetual cash flow for investors, decades of experience spanning three generations in the Logistics Industry



STRONG RISK MANAGEMENT

Under Construction and Future Development assets are ~10%* of the overall portfolio

Low Receivables Risk and Healthy WALE reflect portfolio resilience



CONSISTENTLY HIGH OCCUPANCY RATES

Achieved high occupancy levels at ~99%, the highest amongst peers

Industry leadership and Client Loyalty ensure low vacancy



PRUDENT FINANCIAL STRUCTURE

Healthy Net Operating Income (NOI) ensures adequate interest coverage in the medium and long term



MARQUEE & DIVERSIFIED CLIENTELE

Diversified across various Industries and Sectors

Top 10 customers contribute 31% of Gross Rentals



ESG COMMITMENT

Sustainable practices driving efficiency

Stronger governance and transparency

* Including Under Construction and Future Development Area

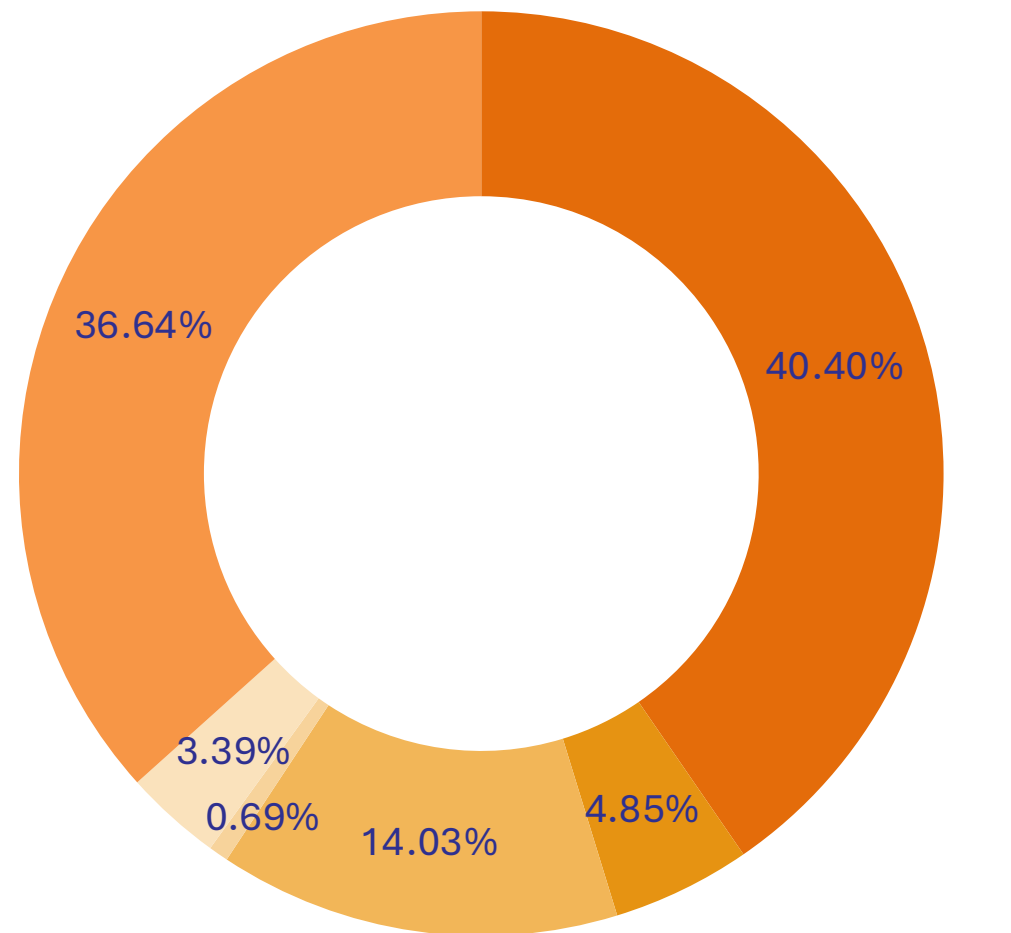
BUSINESS HIGHLIGHTS

NDR InvIT
TRUST



Ownership Structure and Bond Holders

Unit Holding



- Sponsor group
- Insurance
- Investcorp
- Foreign Portfolio Investors
- Institutional Holding (Other)
- Non-Institutional Holding



National Bank for Financing Infrastructure and Development (NaBFID)

- Principal Amount – INR 7,450 mn
- Coupon - 8.10%
- Tenure - 15 years
- Purpose - Acquisition and General Corporate



International Finance Corporation (IFC) Sustainability Linked Bond (SLB)

- Principal Amount – INR 6,300 mn
- Coupon - 8.05%
- Tenure - 8 years
- Purpose - Repayment of Debt and General Corporate

Regional Reach in High-Growth Markets

Presence in Major Consumption & Production Hubs

NORTH ZONE

1. Delhi
2. Sohna
3. Bilaspur
4. Lucknow

EAST ZONE

5. Kolkata

WEST ZONE

6. Surat
7. Mumbai
8. Pune
9. Chhatrapati Sambhaji Nagar
10. Goa

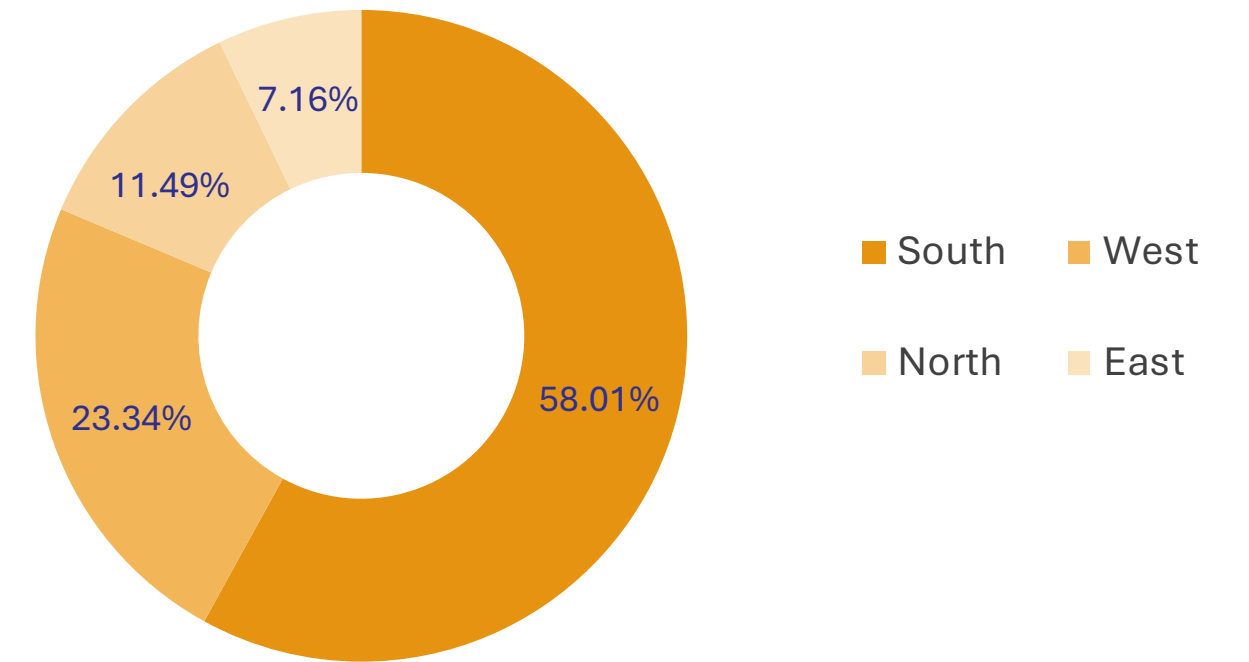
SOUTH ZONE

11. Hyderabad
12. Bengaluru
13. Sri city
14. Puducherry
15. Chennai
16. Coimbatore

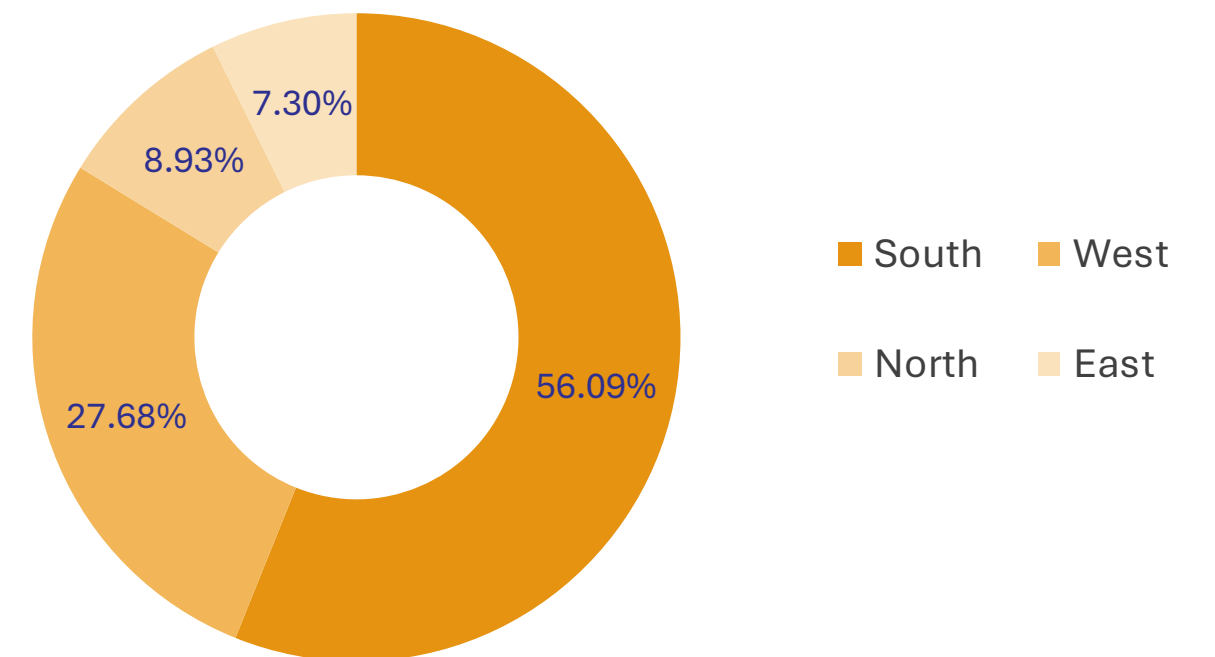


Note: map not to scale

Area Contribution



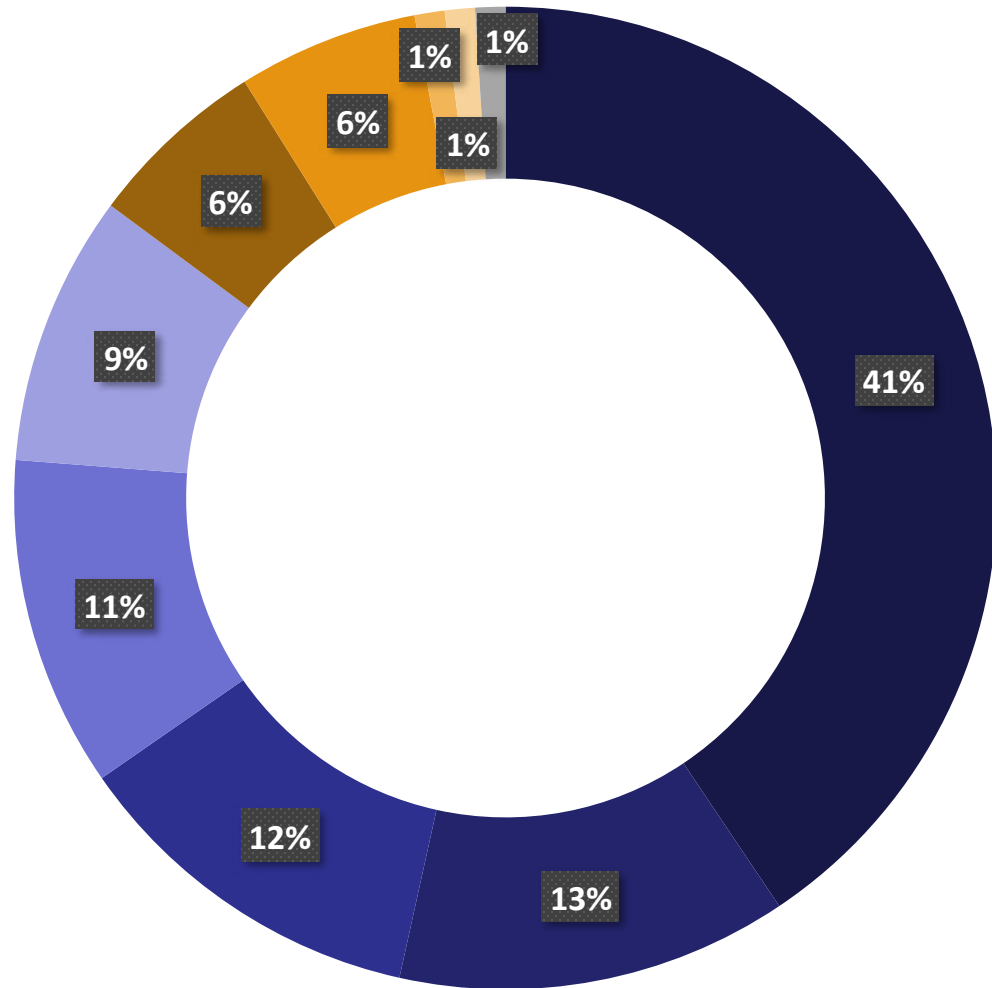
Rent Contribution



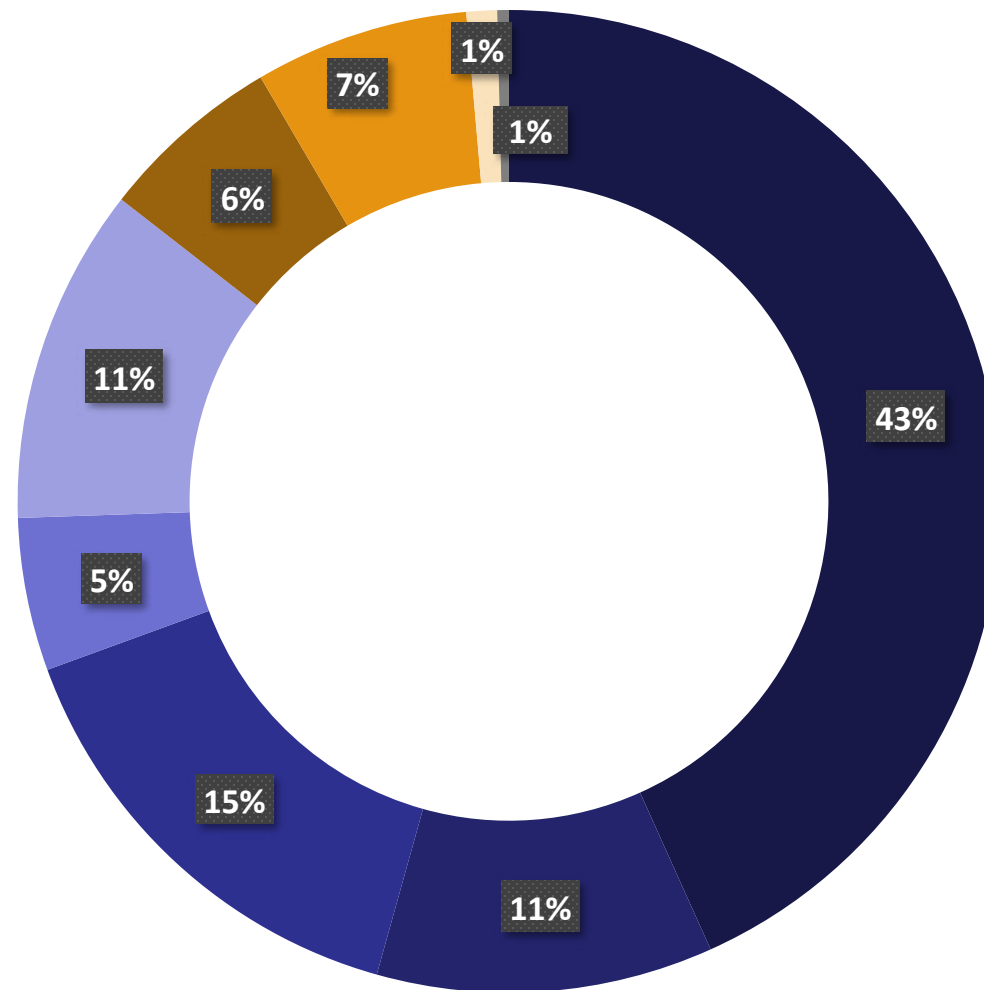
Diversified and High-Quality Tenant Base

Top 10 customers contribute 31% of Gross Rentals

Industry Contribution
(% of Total Area mn sq.ft.)

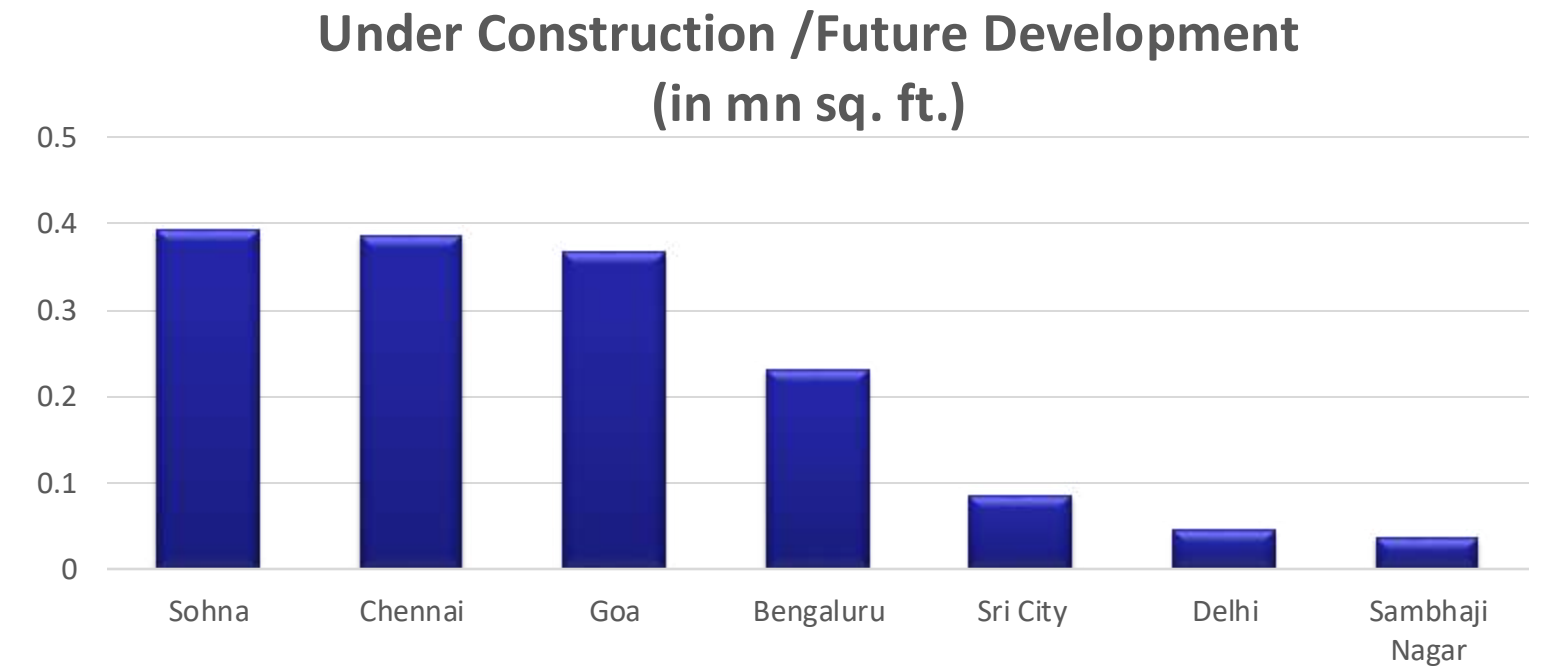
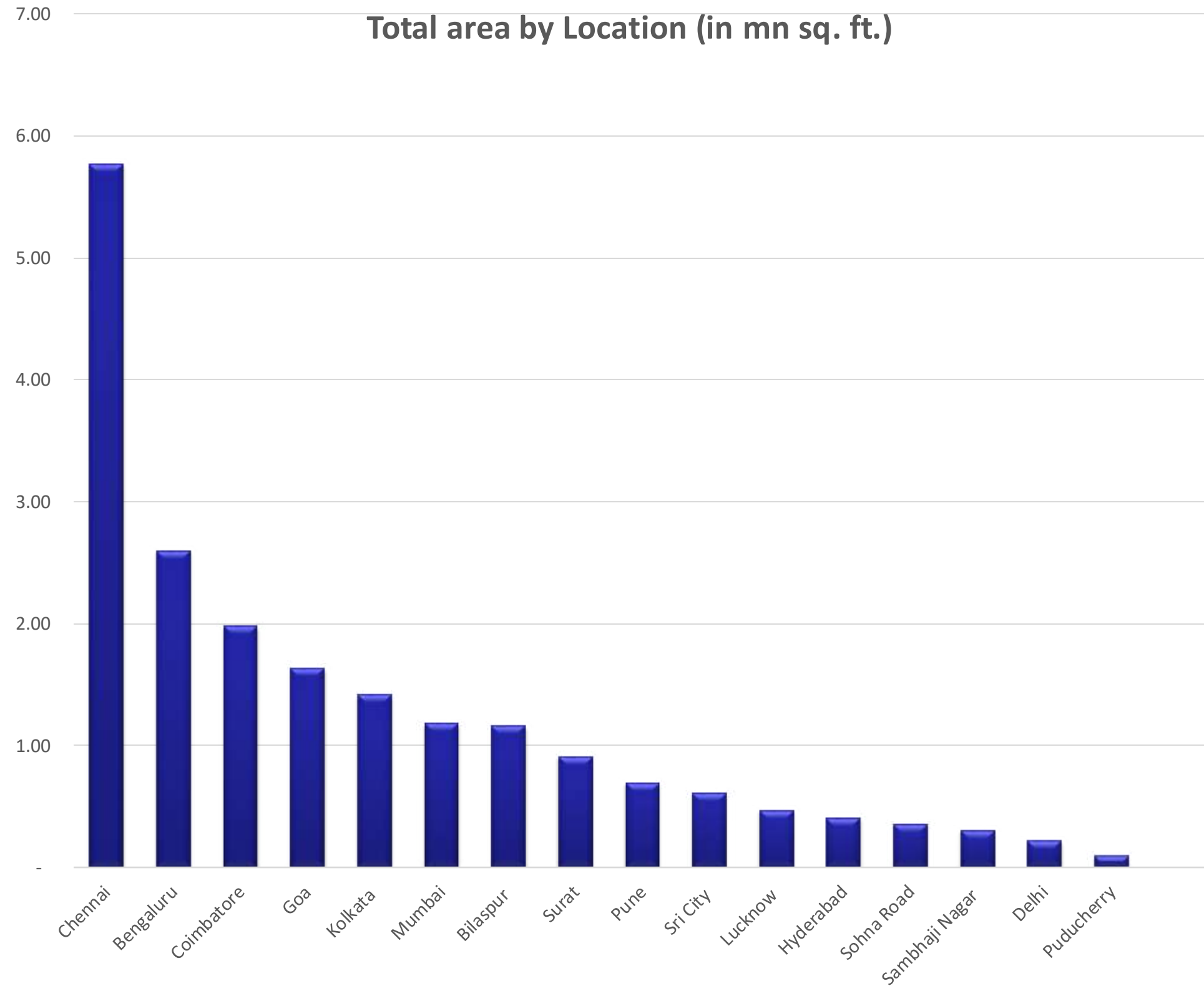


Revenue Contribution
(% of Total Revenue)



Industry	Area%	Revenue%
Logistics and 3 PL	41	43
Home Appliances	13	11
Auto & Industrial	12	15
Others	11	5
Retail	9	11
FMCG	6	6
E-Commerce	6	7
Vacant	1	0
Healthcare & Pharmaceutical	1	1
Telecom	1	1

Portfolio Overview



FINANCIAL OVERVIEW

NDR InvIT
TRUST



Q3 FY26 – Q3 FY26 Highlights

FINANCIALS

Operating Revenue

Q3FY26
INR 1,059 mn

↑
33.5% YOY Growth

Q3FY25
INR 793mn

EBITDA*

Q3FY26
INR 960 mn

↑
34.1% YOY Growth

Q3FY25
INR 716 mn

Distribution

Q3FY26
INR 743 mn

↑
10.2% YOY Growth

Q3FY25
INR 674 mn

Net Asset Value (NAV)
(per unit)

Q3FY26
INR 135.23

↑
6.2% YOY

Q3FY25
INR 127.26

DISTRIBUTION Q3 FY26

1.875

Distribution Per Unit (DPU)

7.5%

Distribution Yield**

16th Feb 2026

Distribution Record Date

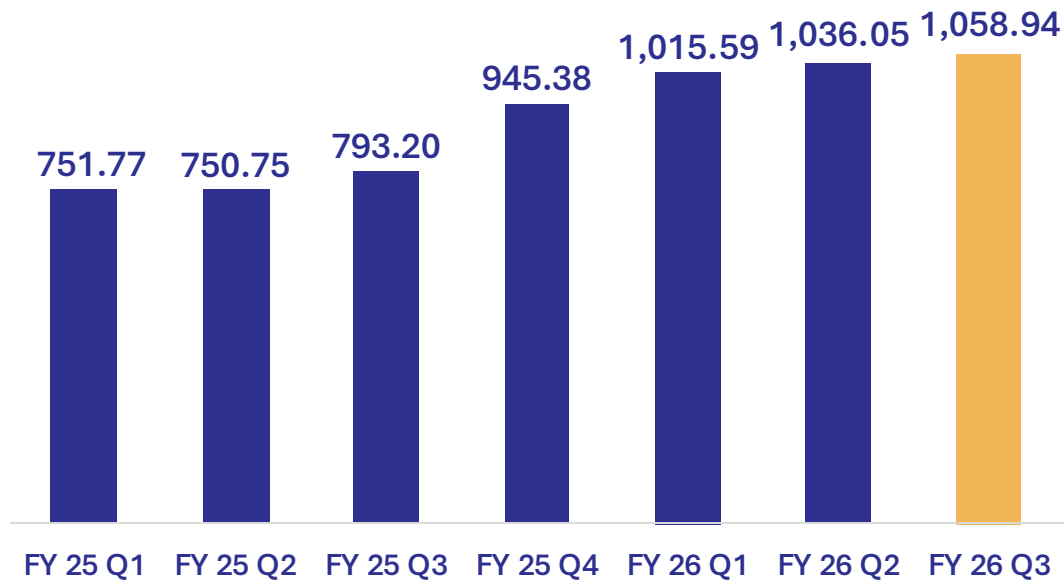
21st Feb 2026

Distribution Payment Date

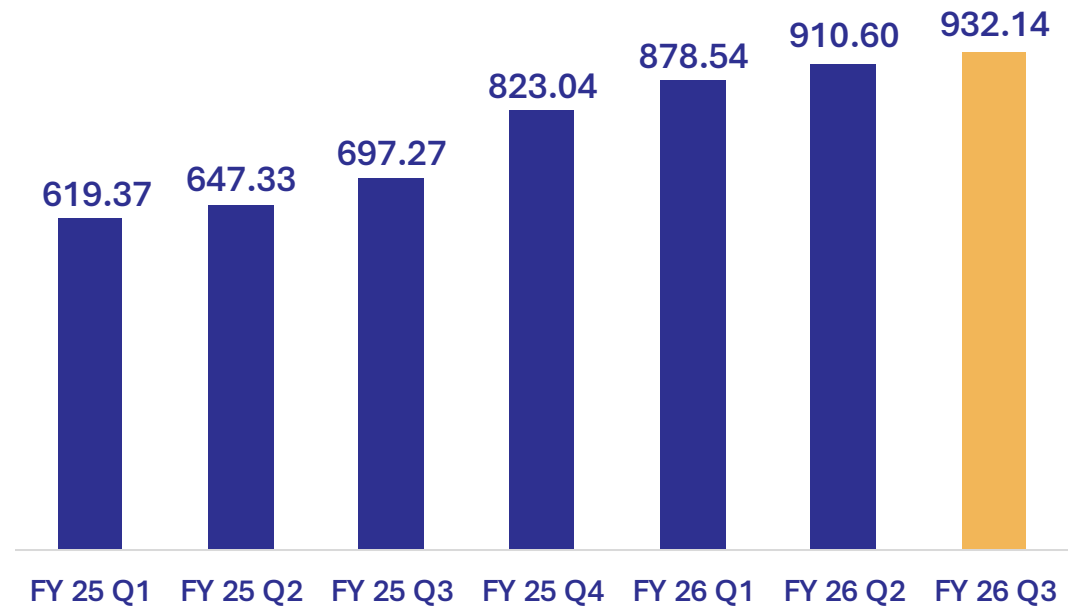
* EBITDA - Earnings before Interest, Depreciation and Amortization is inclusive of Total Income | ** Distribution Yield– Annualized | # Asset Valuation as on March 2025 +/- Working Capital adjustment

Trend Analysis

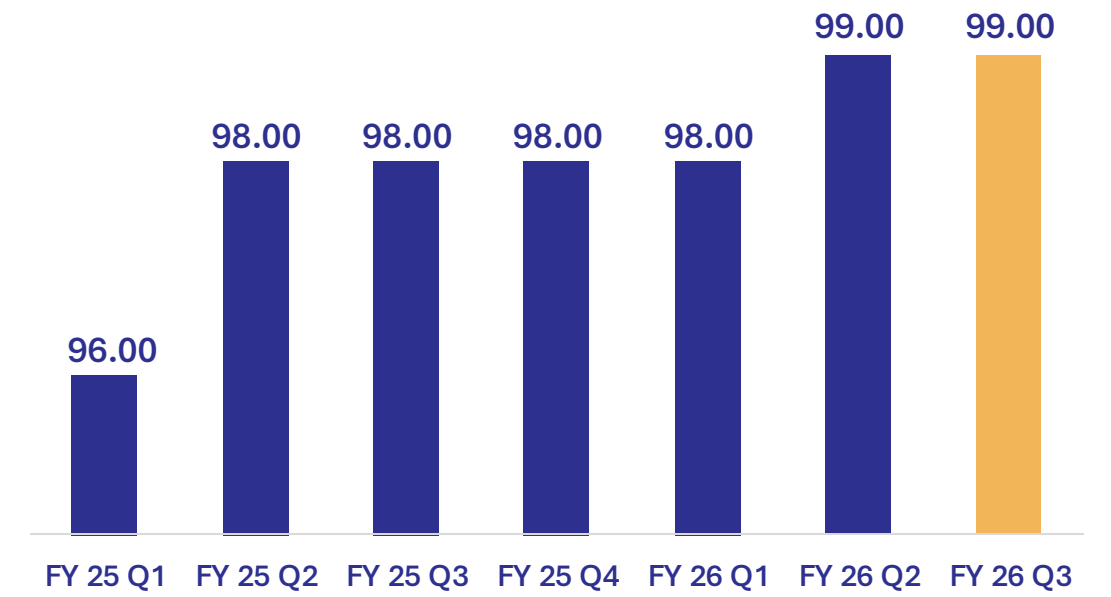
Revenue (INR mn.)



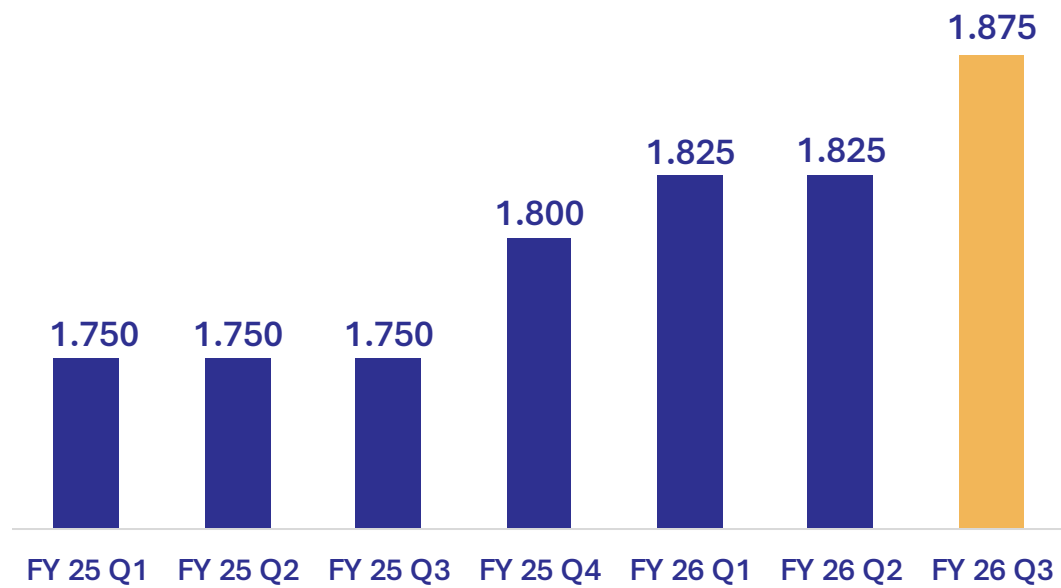
Operating EBITDA (INR mn.)



Occupancy (~%)



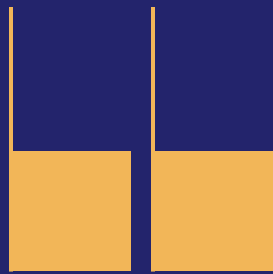
Distribution (INR/unit)



Profit & Loss Statement (in INR mn)

Particulars	QUARTER ENDED			NINE MONTHS ENDED		YEAR ENDED
	Q3 FY26	Q3 FY25	Q2 FY26	DEC 31 st FY25	DEC 31 st FY24	MARCH 31, 2025
Revenue from Operations	1,058.94	793.20	1,036.05	3,110.58	2,295.72	3,241.10
Gain on investments	21.11	3.67	29.53	111.11	7.37	76.21
Interest income	6.58	12.05	7.74	20.29	26.71	57.16
Other Income	0.15	2.57	2.30	3.60	6.46	9.05
Total Income	1086.78	811.49	1,075.62	3245.58	2336.26	3,383.52
Expenses and Losses						
Project Manager	20.61	16.21	20.36	61.01	45.13	63.78
Investment Manager fees	20.61	16.21	20.36	61.01	45.13	63.78
Employee Benefit Expenses	0.09	0.09	0.09	0.27	0.27	0.36
Audit Fees	2.98	2.06	2.95	8.88	7.61	9.78
Trustee Fees	0.54	0.30	0.78	1.16	0.90	1.20
Other Operating Expenses	81.97	61.06	80.91	256.52	202.27	285.20
Total Expenses	126.80	95.94	125.45	389.29	301.75	424.10
EBITDA	959.98	715.55	950.18	2,856.28	2,034.51	2,959.42
% of Income	88%	88%	88%	88%	87%	87%
Depreciation and Amortisation Expense	209.04	162.25	198.72	601.51	468.54	652.55
Finance Costs	328.28	117.77	326.45	976.54	284.75	616.95
Profit Before Tax	422.66	435.54	425.00	1,278.32	1,281.21	1,689.92
Current tax and Deferred tax	90.00	62.86	58.98	200.27	245.21	322.62
Total Tax Expense	90.00	62.86	58.98	200.27	245.21	322.62
Profit for the quarter / period	332.66	372.68	366.02	1,078.05	1,036.00	1,367.30

Commenting on the Performance



As we progress through another strong quarter in our third quarter of the second year as an InvIT, we continue to demonstrate operational resilience and financial discipline. Our portfolio performance remains robust, supported by healthy occupancy levels, steady rental growth, and efficient capital management. During this period, we further strengthened our balance sheet and enhanced portfolio diversification through strategic expansion. Looking ahead, we remain focused on driving sustainable value creation by deepening our presence in key logistics hubs, maintaining fiscal prudence, and reinforcing stakeholder trust. With a clear vision and disciplined execution, we are confident in delivering consistent performance and long-term growth.

SANDEEP JAIN | Chief Financial Officer



ANNEXURE

NDR InvIT
TRUST



Key Milestones



- **1954**
Start of NDR Group operations
- **1975 – 90**
Start of Pan-India warehousing and temperature-controlled storage
- **1996**
India's 1st private sector custom bonded warehouse
- **2005**
Bespoke facility in Puducherry - first warehouse of N D R Ware Housing Pvt. Ltd

- **2011**
\$100 mn investment by a US based global private equity firm with \$90+ bn in AUM
- **2007**
~\$7 mn investment by Kotak Alternatives Investment Fund
- **2005 – 09**
 - Formation of Delex Cargo and its all-India expansion
 - ~\$23 mn fundraise to consortium of (i) US based Venture Capital (ii) UK based PE with AUM of ~\$1.3 bn (iii) India based PE with AUM of ~\$3.5 bn in Continental



- **2015**
\$60 mn investment by a financial institution engaged in investment, advisory and asset management services providing ~\$15 bn in financing to its portfolio of ~400 companies
- **2018**
Global leader in logistics and supply chain solutions acquires a 90% stake in Continental
- **2021**
\$55 mn led by PE firm Investcorp

- **2025**
 - NCDs Issuances of INR 6,300 mn and INR 7,450 mn to IFC, and NaBFID respectively,
 - Acquisition of 2.01 mn sq.ft Assets, Issuance of Preferential Units at INR 128
- **2024**
Listing of NDR InvIT Trust on the NSE (INR 8.8 bn IPO)
- **2023**
\$61 mn follow-on Investment by Investcorp



NDR InvIT Structure

N D R Ware Housing Pvt. Ltd.
(Sponsor)

Unitholders / Investors

AXIS TRUSTEE
(Trustee)

NDR InvIT MANAGERS
(Investment Managers)

NDR
(Project Manager)

25 SPVs
(100% Owned)

1 SPV
(74% Owned)

Strong & Experienced Board



NAIDU AMRUTESH REDDY

Director

With over 24 years of experience in end-to-end supply chain logistics, specialising in warehousing, Mr. Reddy joined NDR Group in 1998. He is a Managing Director at N D R Ware Housing Pvt. Ltd. and was a Whole-Time Director at Continental Warehousing Corporation (Nhava Seva) Ltd. He holds a Bachelor's Degree in Commerce from the University of Madras.



RAMDAS RAMAKRISHNAN IYER

Director

With over 16 years of experience in logistics and warehousing, Mr. Iyer joined NDR Group in 2006. He is a former Deputy General Manager at the Industrial Development Bank of India Limited, with over 26 years of experience in banking. He holds a BA (Special) from Gujarat University and an MA in Financial Management from the University of Mumbai.



RITESH VOHRA

Director

With over 25 years of experience in real assets in India, Mr. Vohra is currently a senior advisor with the India business of global asset manager, Investcorp. He was previously the head of real estate funds at Investcorp India. He holds an MBA from MDI, Gurgaon, and is a member of RICS, UK.



M.S. SUNDARA RAJAN

Independent Director

Mr. Rajan is a former Whole-Time Director and Chairman/MD at Indian Bank, and former General Manager at Union Bank of India. He holds BA and MA degrees from the University of Madras and is an associate member of the Institute of Company Secretaries of India and the Indian Institute of Bankers.



BRINDA JAGIRDAR

Independent Director

Dr Brinda Jagirdar is a senior economist and former Chief Economist at State Bank of India, with over 36 years of experience in banking and macroeconomic research. She is an Independent Director and a member of RBI's Depositor Education and Awareness Fund Committee and has served on the Raghuram Rajan Committee on Financial Sector Reforms. She holds a PhD in Economics (University of Mumbai) and an MS in Economics (University of California, Davis) and was recognised among India's Top 100 Women in Finance (2019).



G.K. RAVISHANKAR

Independent Director

Mr. Ravishankar, formerly Head of PPP at Maytas Properties Ltd., Managing Director of Indian operations at Ashok Leyland Ltd., and has held roles at CCC Builder Merchant Pvt. Ltd., Whinney Murray & Company, and Zubair Corporation. He holds a Bachelor's degree in Science from the University of Madras and is an Associate of the Institute of Chartered Accountants of India.

Management Team



**KRISHNAN
IYER SUBRAMANIAN**

Chief Executive Officer

Krishnan Iyer Subramanian serves as the Chief Executive Officer of the Investment Manager. He has been part of the senior management of NDR Group since 2015. He is an undergraduate of BITS (Pilani), India, holds a Post-Graduate Diploma (EOPGM) from MIT – Sloan School of Business, Cambridge (MA) and earned a certificate on International Financial Reporting Standards (IFRS) from Ernst & Young, UK.



SANDEEP JAIN

Chief Financial Officer

Sandeep Jain is the Chief Financial Officer of the Investment Manager with over 19 years of experience in finance. Associated with the NDR Group since 2010, he brings 15+ years of logistics sector expertise from DP World Multimodal Logistics (formerly Continental Warehousing Corporation) and prior experience at Lovelock & Lewis (PwC). A commerce graduate from the University of Mumbai, he is a Chartered Accountant and a Company Secretary.



DALJIT SINGH

Marketing Director

Daljit Singh is the Marketing Director of the Investment Manager. He has held leadership roles across leasing, logistics, and marketing with Indospace, Adani Ports and Logistics, Jones Lang LaSalle, DelEx Cargo, and NDR Warehousing. He holds a Bachelor of Commerce from the University of Madras and an MBA in Marketing from Charles Sturt University.



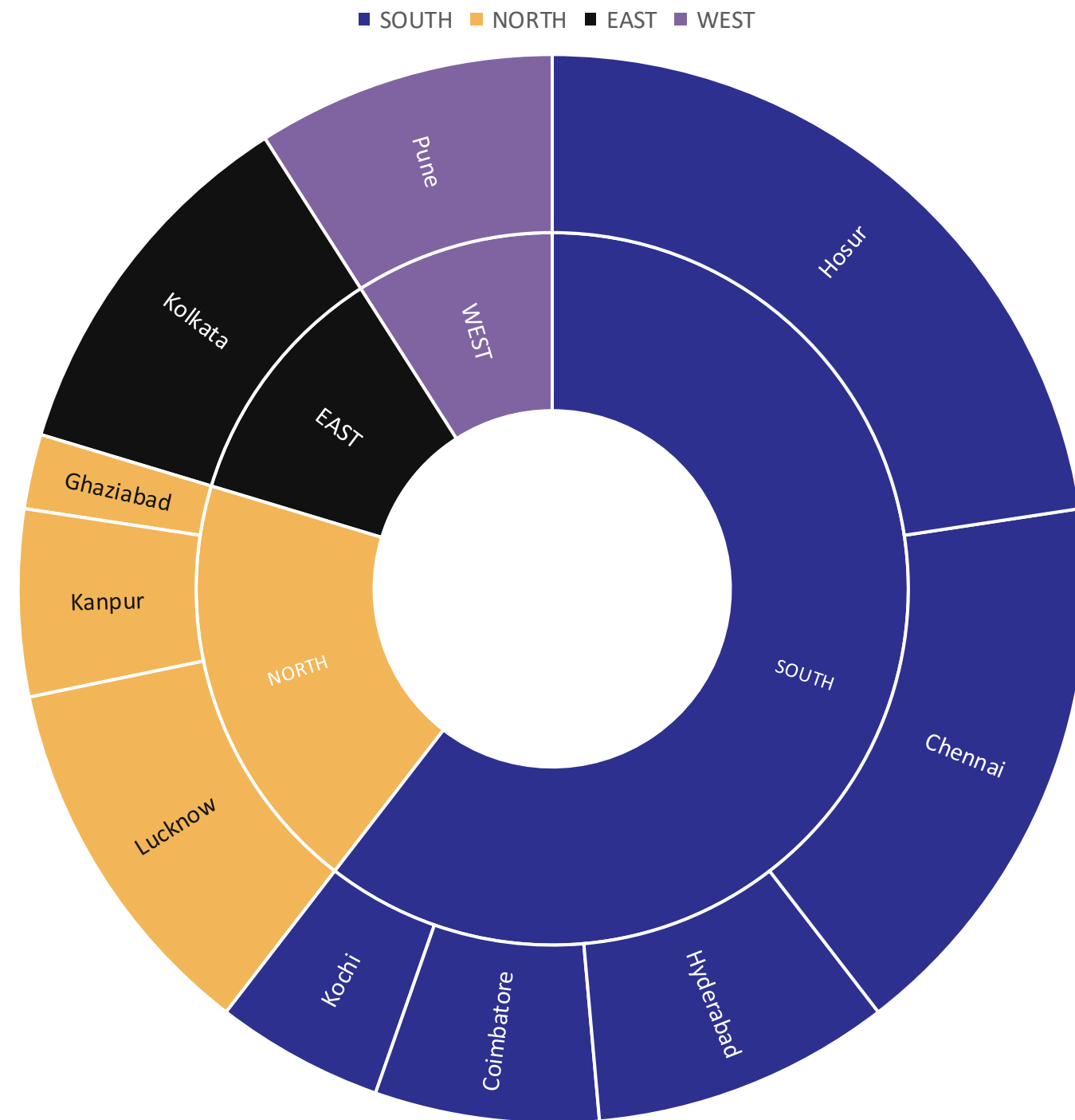
NEHA CHOVIATIA

Company Secretary and Compliance Officer

Neha Chovatia serves as the Company Secretary and Compliance Officer of the Investment Manager. She holds a Bachelor of Commerce degree and a Bachelor degree of Law from the University of Mumbai and is a member of Institute of Company Secretaries of India. Before joining the Investment Manager, she held the position of Company Secretary at Empyrean Cashew Private Limited and Darwin Platform Refineries Limited.

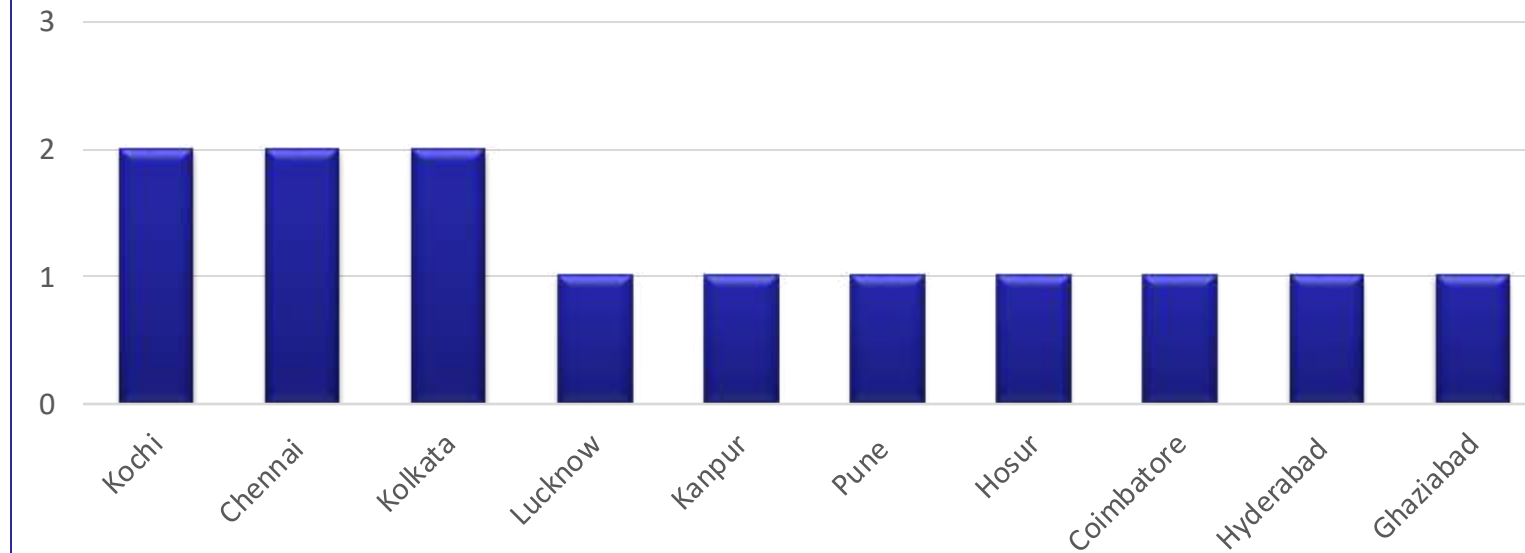
Assets Under Right of First Offer (ROFO)

Total area (in mn sq. ft.) by Zone and ROFO Name



City	Area in Mn. Sq.ft
Chennai	1.50
Hosur	2.00
Coimbatore	0.60
Kochi	0.45
Kanpur	0.50
Lucknow	1.00
Kolkata	1.00
Hyderabad	0.80
Pune	0.80
Ghaziabad	0.20

No. of ROFO by City Name and Zone



Assets Under Management

SOUTH ZONE

TOTAL AREA

10.99 mn sq.ft.

PROPERTIES

Include mix of Built-to-Suit, Under-Construction, and ready facilities across key South Zone Consumption and Production markets.

SECTOR DIVERSIFICATION

Catering diverse sectors including Logistics & 3PL, E-Com, FMCG, Automotive & Industrial, Consumer Durables, Electronics, Assembly Plant



Note: Total area is inclusive of leased, vacant, fit-outs, under-construction and future development area | Actual Photos

Assets Under Right of First Offer (ROFO)

SOUTH ZONE

LOCATION

Hosur, Coimbatore, Kochi ,
Chennai and Hyderabad

PROPERTIES

Include mix of Built-to-Suit,
Under-Construction, and
ready facilities across key
South Zone Consumption
and Production markets.

SECTOR DIVERSIFICATION

Catering diverse sectors
including Logistics & 3PL,
Automotive & Industrial,
Consumer durables, and
Electronics.



Assets Under Management

WEST ZONE

TOTAL AREA

5.02 mn sq.ft.

PROPERTIES

Include mix of Built-to-Suit and ready facilities across key West Zone Consumption and Production markets.

SECTOR DIVERSIFICATION

Major locations across west zone strategically position us in high-growth industrial and logistics hubs, enhancing connectivity and operational efficiency.



Note: Total area is inclusive of leased, vacant, fit-outs, under-construction and future development area | Actual Photos

Assets Under Right of First Offer (ROFO)

WEST ZONE

LOCATION

Pune

PROPERTIES

Include a mix of Built-to-Suit, Under-Construction, and Ready facilities across key West Zone Consumption and Production markets, serve diverse sectors, including Automotive, Agriculture, and Industrial.

STRATEGIC LOCATIONS

Major locations across west zone strategically position us in high-growth industrial and logistics hubs, enhancing connectivity and operational efficiency.



Assets Under Management

NORTH ZONE

TOTAL AREA

2.26 mn sq.ft.

Properties

Include mix of Built-to-Suit and ready facilities across key North Zone Consumption markets.

Sector Diversification

Catering diverse sectors including Logistics & 3PL, FMCG, Automotive & Industrial, Consumer Durables, Electronics and others.



Note: Total area is inclusive of leased, vacant, fit-outs, under-construction and future development area | Actual Photos

Assets Under Right of First Offer (ROFO)

NORTH ZONE

LOCATION

Ghaziabad, Kanpur and Lucknow

Properties

Include mix of Built-to-Suit and ready facilities across key North Zone Consumption markets.

Sector Diversification

Catering diverse sectors including Logistics & 3PL, FMCG, Automotive & Industrial, Consumer Durables, Electronics and others.



Assets Under Management

EAST ZONE

TOTAL AREA

1.41 mn sq.ft.

Properties

Fully leased assets located in key Consumption and Production markets.

Sector Diversification

Catering diverse sectors including Logistics & 3PL, E-Com, FMCG, Automotive & Industrial, Consumer Durables, Electronics and others.



Note: Total area is inclusive of leased, vacant, fit-outs, under-construction and future development area | Actual Photos

Assets Under Right of First Offer (ROFO)

EAST ZONE

Location

Kolkata

Properties

Include a mix of Under-Construction, and Ready facilities across key East Zone Consumption and Production markets, serve diverse sectors, including Automotive, Agriculture, and Industrial.

Sector Diversification

Strategically positioned in high-growth industrial hub, enhancing connectivity and operational efficiency.



Under Construction Assets Under InvIT

UNDER CONSTRUCTION & FUTURE DEVELOPMENT - ALL ZONES

- Location: Goa, Chennai, Sri City, Bengaluru, Sohna Road, Delhi and Chhatrapati Sambhaji Nagar



Enterprise Risk Management – Monitoring & Q2 Update



INDUSTRY, BUSINESS AND CONCENTRATION RISK MITIGATED VIA

Presence across India's leading Consumption and Production Centers.

Low receivable risk and a long WALE, which improves portfolio resilience.

Geographical, Industry and Client diversification.



INVESTMENT RISK AND PROJECT RISK MITIGATED VIA

Competent personnel, Prudent Management and High Governance Standards.

A hands-on team with industry expertise, operational efficiencies and effective cost management



FINANCIAL RISK MITIGATED VIA

SPV Debt replaced with long term bonds, AAA rated entity, and Comfort from the Sponsor's holding and Warehousing Expertise.

Sustainability Development Goals - NDR Initiatives



Environmental Responsibility

KEY INITIATIVES

- Enhancing efficiency in resource management
- Implementing sustainable operations and maintenance practices
- Promoting sustainable technologies and material recycling
- Driving technological innovation for site monitoring
- Maintaining GHG Inventory – Scope 1 and 2
- Drip irrigation using STP water
- Pursuing EDGE certification, aligning with global green building standards
- Progressing towards Net Zero emissions, with key assets powered by solar energy

PRIORITIES

- GHG emissions and energy management (data being captured and monitored based on client-specific relevance)
- Resource management
- Biodiversity protection



Social Responsibility

KEY INITIATIVES

- Fostering a safe and secure workplace for employees and contractors
- Promoting diversity, inclusivity, and fair workplace practices
- Strengthening work zone and road safety initiatives
- Supporting community development programmes on skill development, education, and sanitation
- Embedding EHS and labour working requirements into key contracts with monitoring mechanisms

PRIORITIES

- Safety (health)
- Human capital development
- Community welfare
- Responsible procurement



Governance

KEY INITIATIVES

- Adoption and implementation of Environmental & Social Management Systems (ESMS) and SOPs aligned with IFC Performance Standards
- Active stakeholder engagement
- Well-defined policies and procedures
- Strong corporate governance framework
- Full compliance with applicable regulations
- Cybersecurity policy and manual with periodic awareness programmes
- Auditor-certified Utilisation Certificates (UC) procured to ensure proper fund utilisation

PRIORITIES

Corporate governance and business ethics

- Data privacy and cybersecurity
- Regulatory compliance





Green Energy Push: Solar Power Rollout

NDR begins solar installations, advancing sustainable infrastructure goals and a path towards Net Zero

Q3 Updates:

Installation of solar power systems has been successfully completed and is now fully operational across multiple locations:

- 150 KVA at NASDA Angadu
- 100 KVA at NDR Storehouse (Pune)
- 100 KVA at NDR Tradehouse (Pune)



Rainwater Harvesting

Implementing rainwater harvesting systems across key sites to support water conservation and sustainability.

Current impact highlights

At NDR Distribution, Chhatrapati Sambhaji Nagar, we've created an artificial pond to conserve rainwater. The collected water is being used for various on-site purposes, helping us manage resources sustainably and promote effective rainwater conservation.



EDGE-Certified Warehouses

EDGE Advanced certification honors buildings achieving 40%+ energy savings, and 20%+ savings in water and material efficiency.

Status on EDGE

- NDR Svahgraha (SriCity) received EDGE Advanced certification on 6th November .
- NDR Vanshil –WH2 in Kolkata is currently under audit.
- The auditor has provided feedback for 10 buildings, which are being revised for re-submission
- 4 buildings have been submitted to Sintali and are under review

Therapeutic Support Initiative – Jayam School

ACTIVITY

As part of NDR's CSR efforts, we supported Jayam School, a boarding-cum-day scholar institution in Ambattur, Chennai, that serves 102 children with autism, intellectual disabilities, Down syndrome, and other special needs, aged between 2 and 18 years. With the intention of contributing in a small yet meaningful way, we provided therapeutic equipments to strengthen the school's therapy and rehabilitation facilities. A plaque acknowledging this support will be installed on the school premises in October 2025.

IMMEDIATE OUTCOMES

The equipment added to the school's existing resources and helped improve the delivery of physical, sensory, and developmental therapies. It supported the efforts of teachers and therapists in creating a more comfortable and supportive environment for the children.

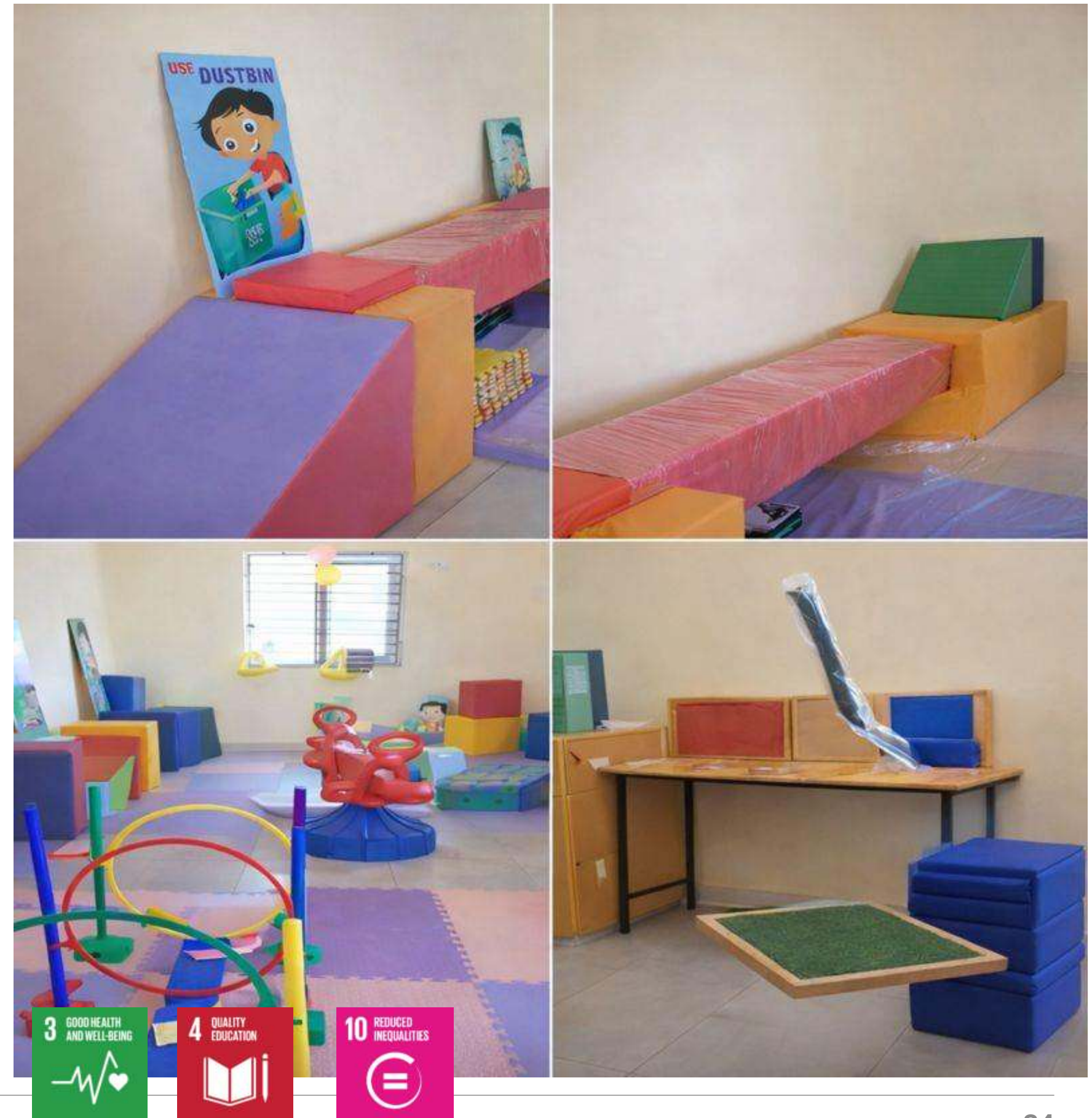
BROADER IMPACT

It aligns with the United Nations Sustainable Development Goals (SDGs) particularly:

SDG 3: Good Health and Well-Being

SDG 4: Quality Education

SDG 10: Reduced Inequalities through continued engagement, NDR aims to create sustainable, people-centered impact in local communities.





THANK YOU

NDR InvIT
TRUST

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