

Asset Acquisition- NDR Hosur

February 2026

Transaction Summary



Key Performance Metrics

Rs. 2,942 Million*

GAV

Rs. 2,850 Million

Acquisition Price

1.78 MSF

Leasable Area

0.90 MSF

Carpet Area

0.88 MSF

Developed Open Yard

100%

Current Occupancy

Rs.17.5/Sq. Ft**

Average Monthly Rental / Sq. Ft.

23.95 Years

WALE

- The asset is operational and strategically located in Hosur-Krishnagiri belt, a key EV and automotive manufacturing hub within South India's EV belt, witnessing rapid growth driven by industrial expansion, infrastructure development, and strong connectivity to Bengaluru
- This would increase the InvIT's footprint to the 17th city and further cement our position as a Pan-India Leader.



Transaction Summary

NDR InvIT Trust proposes to acquire a 100% stake in a 1.78 MSF mixed-use portfolio located in Hosur for a total consideration of Rs 2,850 million, which will be discharged through cash and unit swap.

PORTFOLIO OVERVIEW

The transaction adds a new city to the InvIT portfolio, taking its presence to 17 cities across the country.



KEY DEAL TERMS

Acquisition of high-quality 1.78MSF fully operating portfolio ('Target Asset') at a current occupancy level of 100%.*



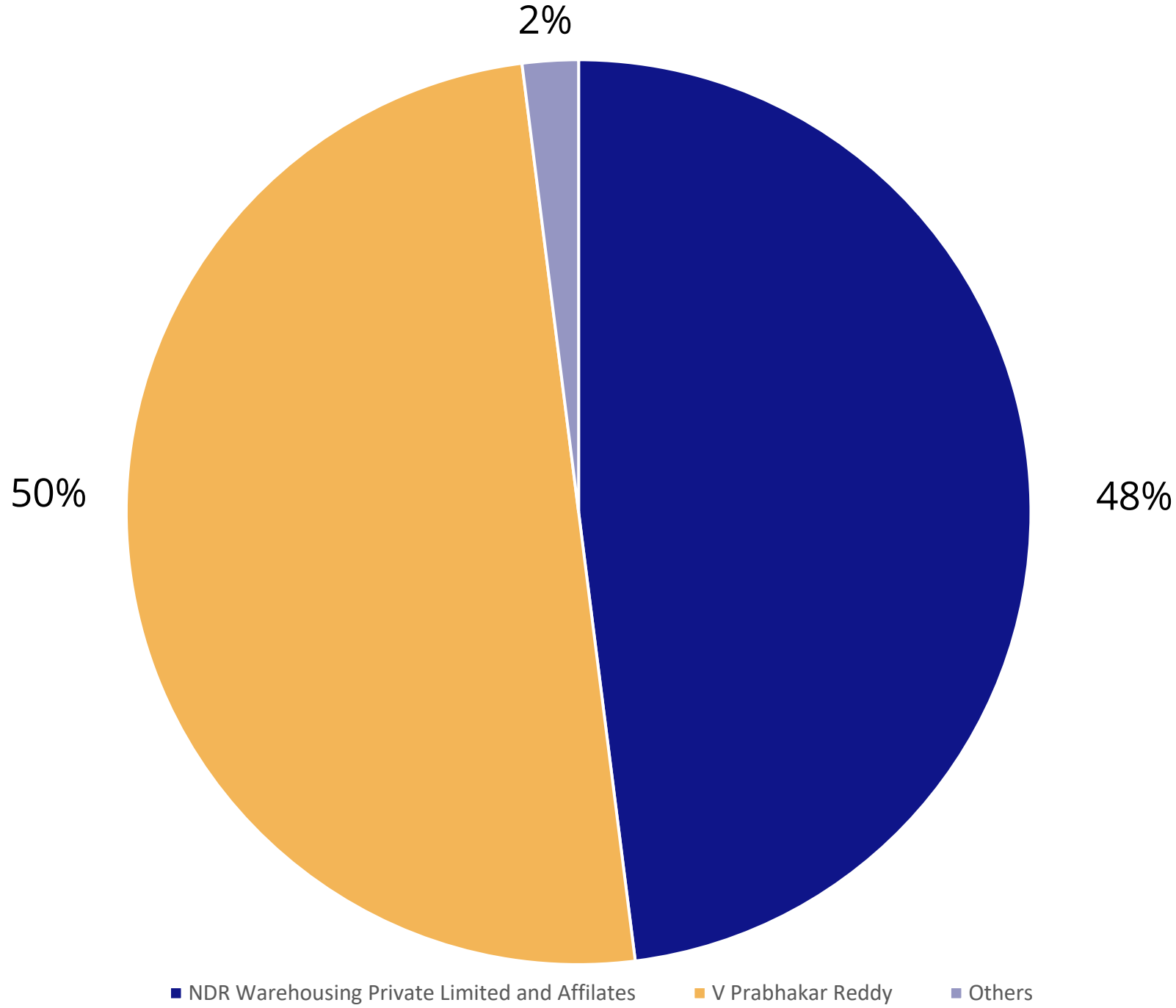
KEY BENEFITS

Building Scale: Adds 1.784 Mn to operating area and Rs 2,942 Mn to GAV, enabling entry into India's major EV and automotive manufacturing hub.



Current SPV Structure

Shareholding Pattern



Asset Overview - Tenant profile

Marquee Investment Grade Tenants



Asset	Hosur
Operating Area (in MSF)	1.78
Leased Area (in MSF)	1.78
Committed Occupancy (%)	100%
WALE (Years)	23.95
Average Rent (Rs PSF)*	17.5
GAV (Rs million)	2,942

Portfolio Growth Upon Asset Acquisition

The acquisition will increase Consolidated GAV by 4%

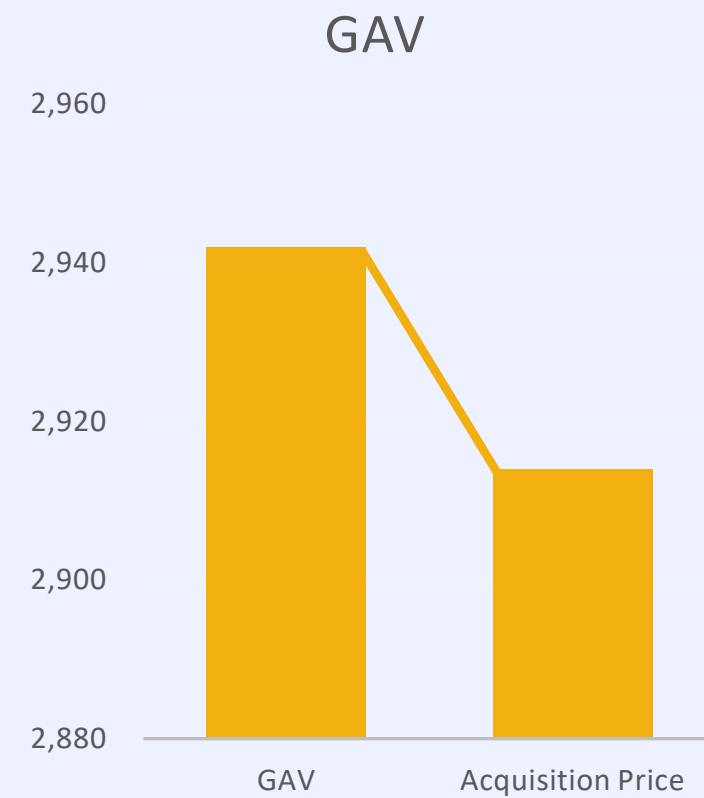
Particulars	As on Dec 2025* (Rs in Mn)	Pro-forma Portfolio (Rs in Mn)
Consolidated GAV	Rs 71,167	Rs 74,109
LTV	17.7%	19.9%
Operating area	19.68 MSF	21.46 MSF
Occupancy	99%	99.08%
WALE	10.89 Yrs.	11.97 Yrs.



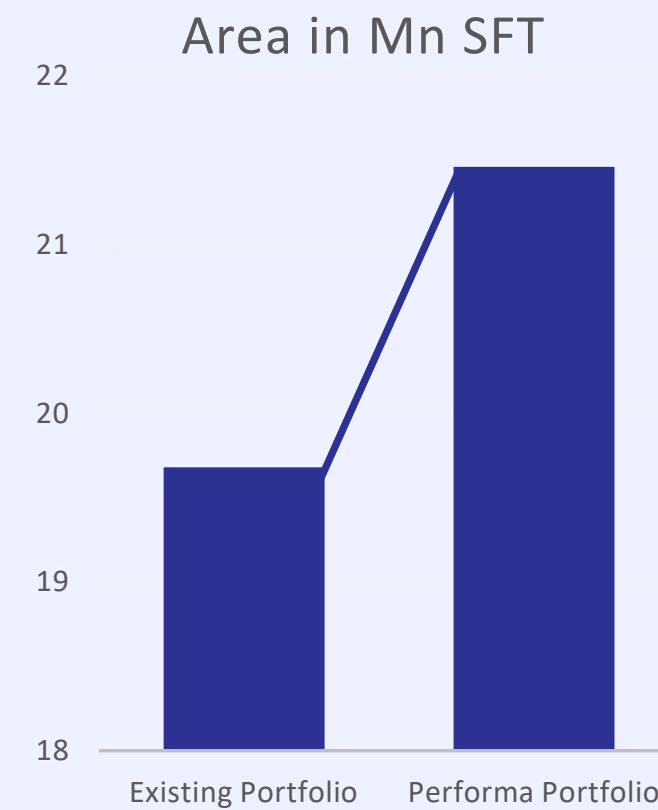
Accretive Acquisition

Acquisition is at a 1% discount to GAV, an increase in Area of 0.22%

Discount to GAV
Rs million



Incremental Area
Mn Sq Ft



City & Micro Market Overview

HOSUR - KRISHNAGIRI BELT

Hosur-Krishnagiri is a major industrial hub with leading automobile and manufacturing companies like TVS Motors, Ashok Leyland, Titan, and Hindustan Unilever.

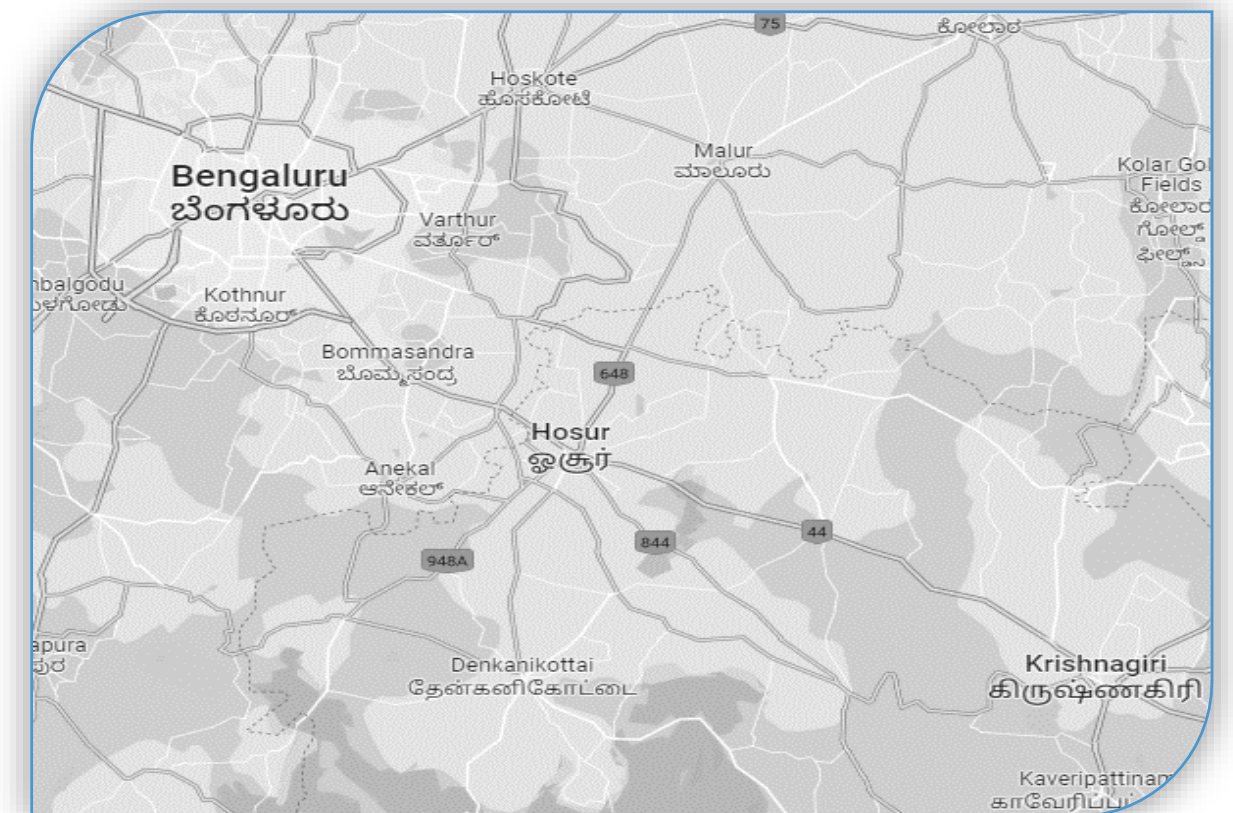
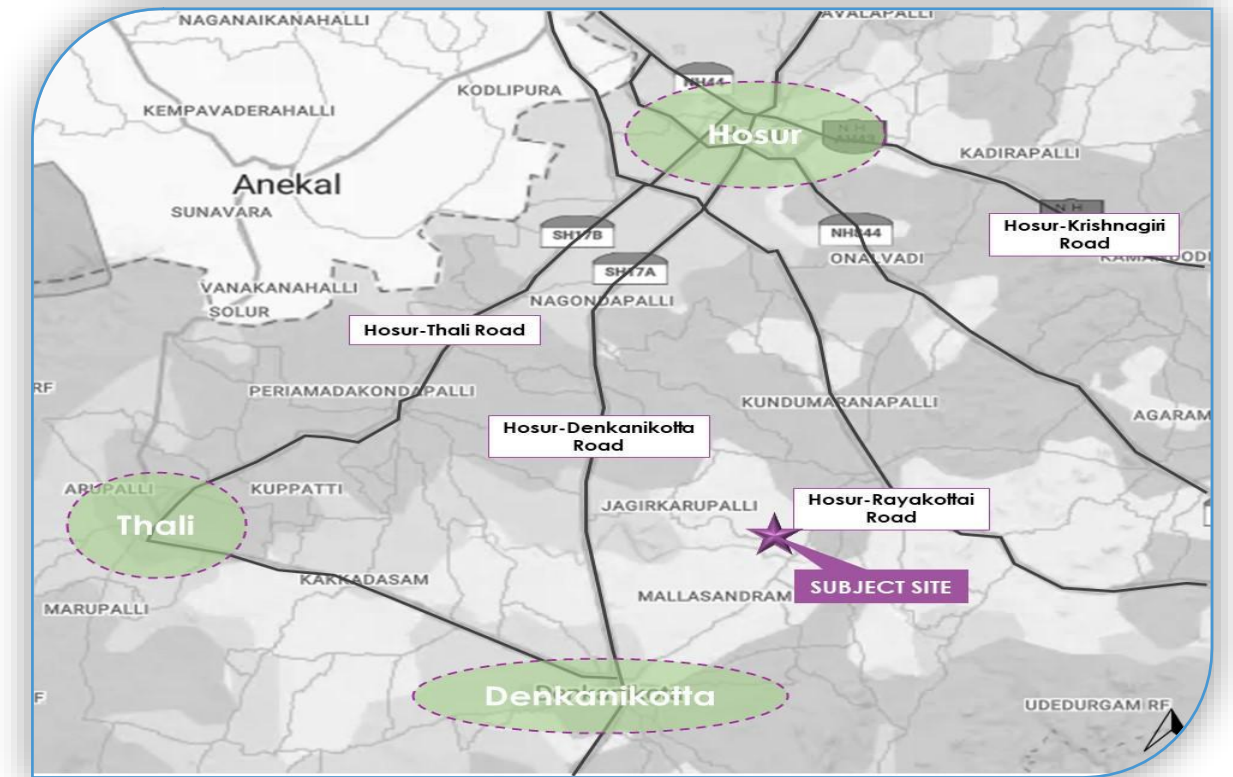
Agriculture and Horticulture thrive with crops such as paddy, maize, sugarcane, coconut, fruits, vegetables, and medicinal plants.

Rich natural resources including timber and multi-coloured granites

Landmark	Distances (in Km)
1 Keelamangalam	5-6
2 Denkanikota	6-7
3 Rayakottai	29-20
4 Shoolagiri	31-32
5 Palacode	51-52
6 Kempegowda International Airport	94-95
7 Hosur Railway Station	19-20

Google Coordinates

12.584896111619495, 77.83715008066196



Asset Photos





NDR InvIT TRUST

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