

Asset Acquisition Presentation

March 2026

Transaction Summary



Key Performance Metrics

Rs. 2,080 Million

GAV

Rs. 2,030 Million#

Acquisition Price

0.705 MSF

Leasable Area

0.705 MSF

Carpet Area

100%

Current Occupancy

Rs.27.51/Sq. Ft*

Average Monthly Rental / Sq. Ft.

8.69 Years

WALE

Transaction Summary

- **The asset is operational and strategically located in Pune , a rapidly emerging premier industrial and warehousing hub, driven by its strong manufacturing base, strategic location, and high-quality infrastructure.**
- **In 2024–2025, the city became a top contender for Grade A warehousing absorption, often ranking alongside Mumbai and Delhi-NCR in leasing activity.**
- **The demand is heavily fueled by the automotive, manufacturing, and third-party logistics (3PL) sectors, with significant growth in e-commerce and cold storage.**



NDR InvIT Trust proposes to acquire a 100% stake in a 0.705 MSF mixed-use portfolio located in Pune for a total consideration of Rs 2,030 million, which will be discharged through cash and unit swap.

PORTFOLIO OVERVIEW

The InvIT's AUM now stands at 22.17 million sq. ft., further strengthening its overall asset base while maintaining a well-diversified portfolio.



KEY DEAL TERMS

Acquisition of high-quality 0.705 MSF fully operating portfolio ('Target Asset') at a committed occupancy level of 100% as on date.



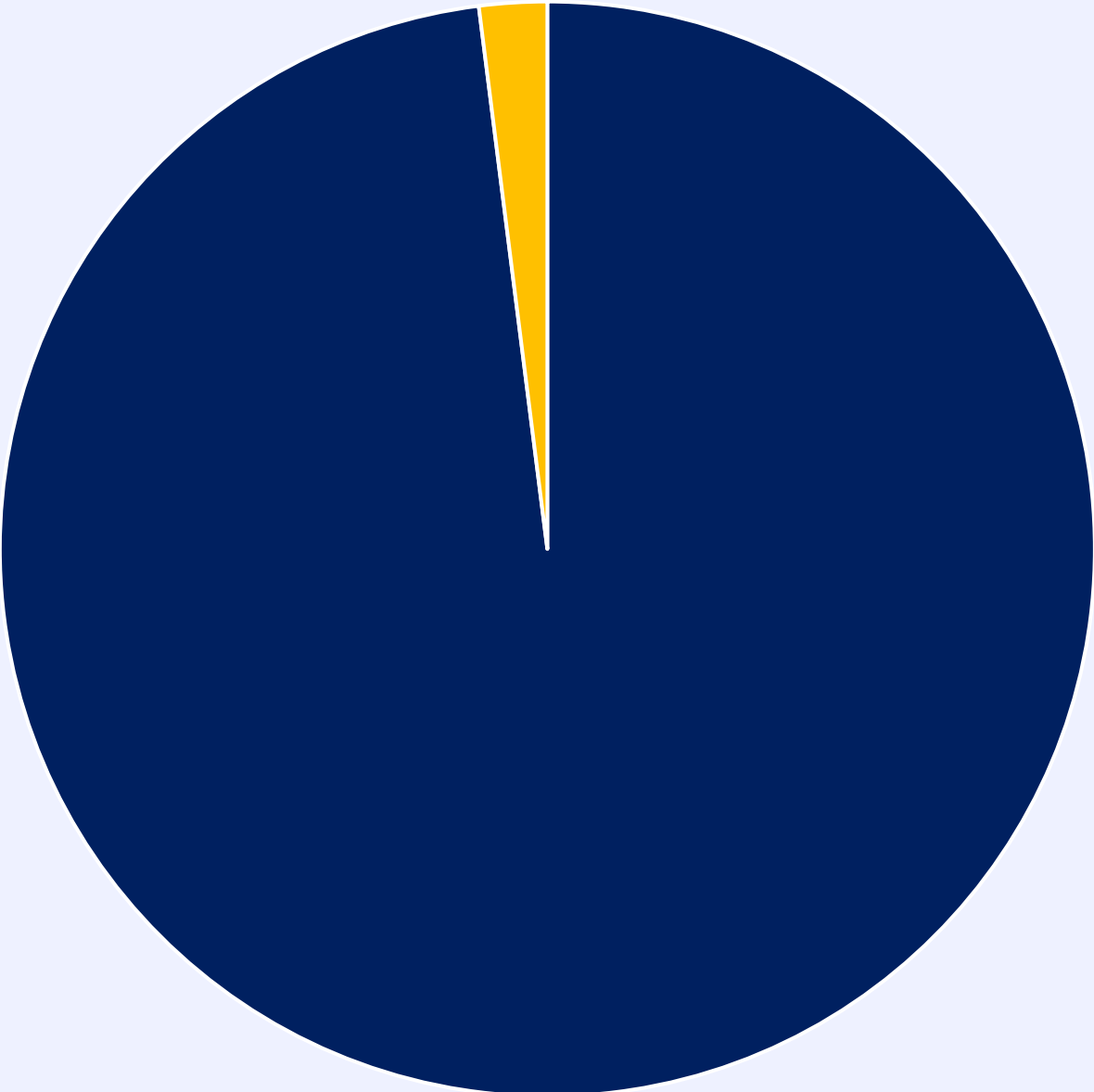
KEY BENEFITS

Building Scale - The transaction will increase the operating area by 0.705 Mn and GAV by Rs 2080 Mn



Current SPV Structure

Shareholding Pattern



■ NDR Warehousing Private Limited ■ Others



Asset Overview - Tenant profile

Marquee Investment Grade Tenants

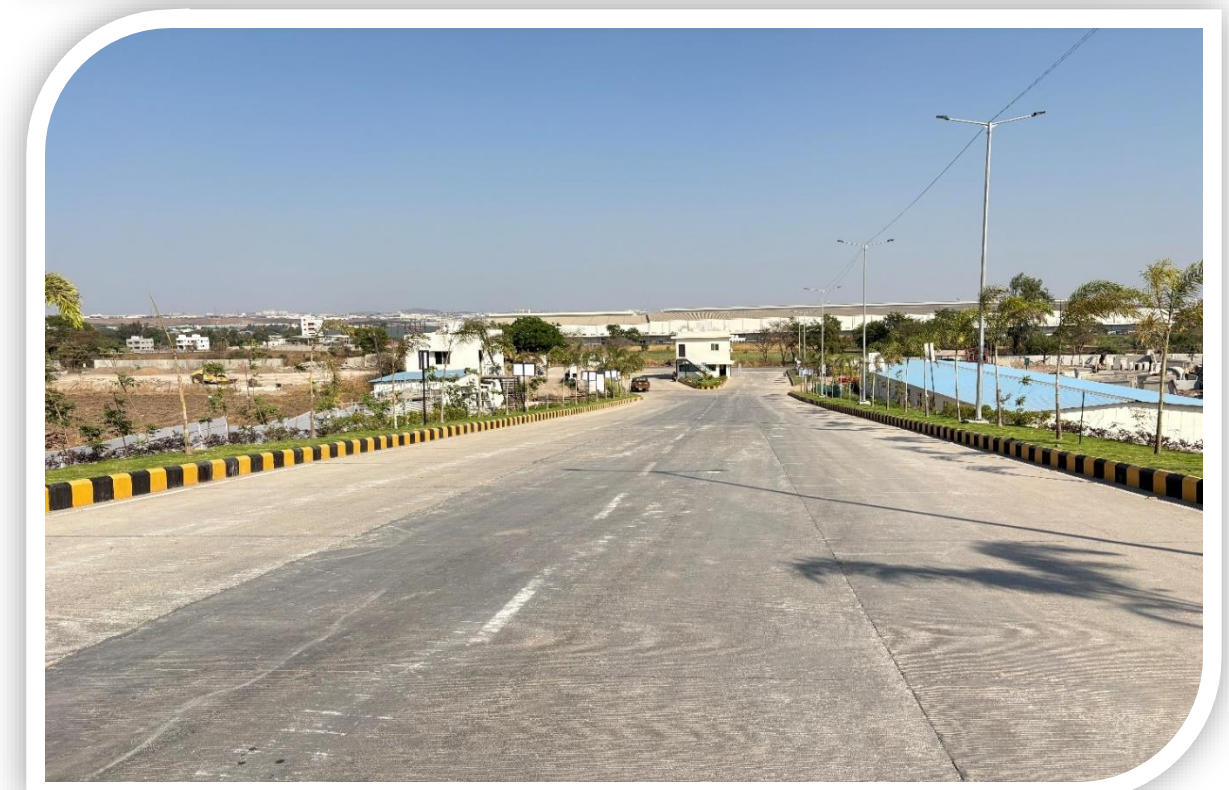


Asset	Pune
Operating Area (in MSF)	0.705
Leased Area (in MSF)	0.705
Committed Occupancy (%)	100%
WALE (Years)	8.69
Average Rent (Rs PSF)	27.51
GAV (Rs million)	2,080

Portfolio Growth Upon Asset Acquisition

The acquisition will increase Consolidated GAV by 3%

Particulars	As on Feb 2026* (Rs in Mn)	Pro-forma Portfolio (Rs in Mn)
Consolidated GAV	Rs.74,109	Rs.76,209
LTV	19.90%	22.07%
Operating area	21.46	22.17
Occupancy	99.08%	99.11%**
WALE	11.97 Yrs	11.87Yrs



Accretive Acquisition

Acquisition is at a 3.3% discount to GAV, an increase in Area of 3.29%



City & Micro Market Overview

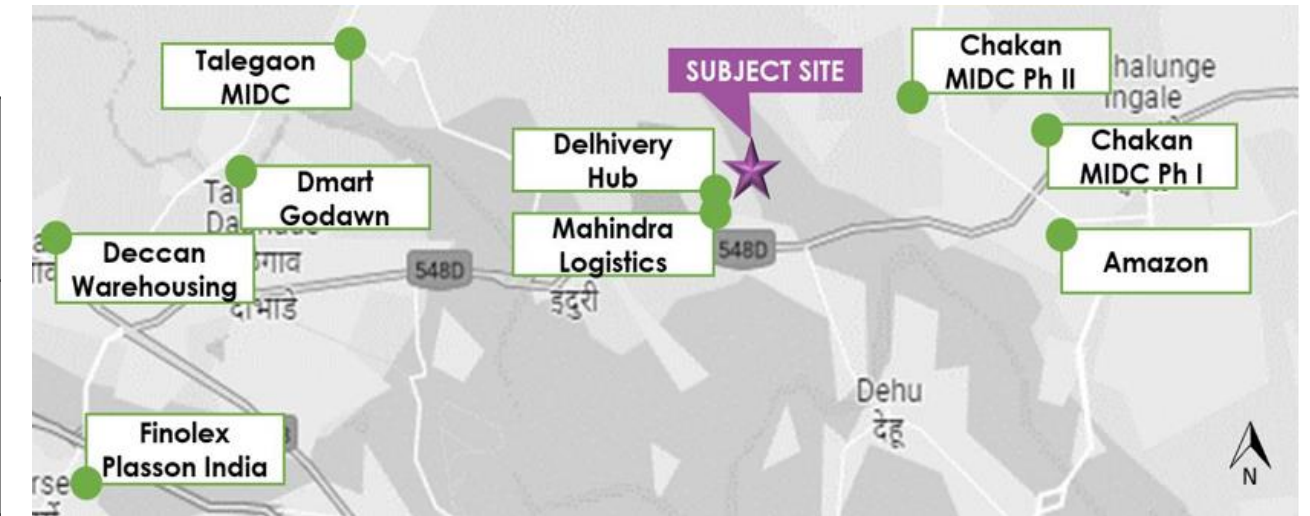
PUNE, CHAKAN-TALEGAON BELT

The Subject Property is located within the major warehousing cluster of Pune which is Chakan – Talegaon belt. It includes areas such as Chakan, Talegaon, Dabhade, Kuruli, Chimbali, Bhambholi. The Talegaon – Chakan Road which is connected to the Old Mumbai - Pune Highway on the west and the Pune - Nashik Highway on the east.

NDR BIG BOX PRIVATE LIMITED

NDR Bigbox Private Limited, incorporated on April 18, 2023, in Chennai, Tamil Nadu, is a private limited company specializing in warehousing and support activities for transportation. It is an active company operating under the NDR Warehousing group. It is classified as a non-government, private company limited by shares, with an authorized and paid-up capital of ₹10-11 lakh.

Landmark	Distance (in Km)
National Highway 4(Old Pune Mumbai highway)	11-12
Nearest Railway Station (Vadgaon)	14-15
Talegaon Dabhade (MIDC Area)	10-11
Pimpri Chinchwad town (PCMC)	17-19
Chakan MIDC Area	5-6
Pune Railway Station	30-32
Nearest Airport (Pune International Airport)	35-36



Asset Photos





NDR InvIT
TRUST

THANK YOU

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