



May 27, 2026

To
The Listing Department
National Stock Exchange of India Limited,
Exchange Plaza, C-1,
Block-G Bandra Kurla Complex,
Bandra (E), Mumbai-400051

Units: Symbol: NDRINVIT ISIN: INE0Q7Q23015	Debt Securities: ISIN: INE0Q7Q07018, ISIN: INE0Q7Q07026, ISIN: INE0Q7Q07034
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Subject: Press Release of NDR InvIT Trust

Dear Ma'am / Sir,

Please find enclosed herewith copy of Press Release of NDR InvIT Trust ("**the Trust**") for the Quarter and Financial Year ended March 31, 2026.

The same is also available on the website of the Trust at <https://www.ndrinvit.com/>.

You are requested to kindly take the same on record.

Thanking you

For NDR Invit Managers Private Limited
(acting in its capacity as Investment Manager of NDR InvIT Trust)

Neha Chovatia
Company Secretary & Compliance Officer
Place: Mumbai

CC: -

Axis Trustee Services Limited ("Trustee of the NDR InvIT Trust") The Ruby, 2nd Floor, SW, 29 Senapati Bapat Marg, Dadar (W), Mumbai - 400 028	Catalyst Trusteeship Limited ("Debenture Trustee") 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai- 400013 MH
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NDR INVIT MANAGERS PRIVATE LIMITED

Regd. Office : CTS No. 54, Village Bamanwada, Vile Parle (East)
Mumbai, Maharashtra - 400 099. E-Mail : info@ndrinvit.com



Press Release

NDR InvIT Trust reports robust Q4 FY26 performance; AUM stands at ~22.17 Mn sq. ft.

- Rental income rose to INR 1,091.46 Mn in Q4 FY26, up from INR 945.38 Mn in Q4 FY25 and rental income rose by 30 % from INR 3241.10 Mn in FY 2025 to INR 4202.39 Mn in FY 2026
- Warehouse occupancy stood at a robust 99%+ for the quarter ended March 31, 2026
- Distribution for the quarter amounted to INR 879.43 Mn.
- EBITDA increased to INR 964.45 Mn in Q4 FY26 from INR 924.92 Mn in Q4 FY25.

Mumbai, 27th May 2026: NDR InvIT Trust, India's first Perpetual Warehousing and Industrial Parks InvIT Trust listed on the National Stock Exchange, today announced its financial results for the quarter ended March 2026. At its Board meeting held on 27th May 2026, the Trust reported significant operational and financial milestones, reinforcing its strong and consistent performance.

The Trust's Assets Under Management stood at 22.17 million square feet as of March 31, 2026. Rental income rose from INR 945.38 Mn in the quarter ended March 31, 2025, to INR 1091.46 Mn in the quarter ended March 31, 2026.

The Trust continues to maintain a robust and diversified portfolio, comprising 40+ industrial parks and over 70+ warehouses across 17 cities. Its top 10 clients account for approximately 30% of the leased area, offering a balanced mix of anchor tenants and leading industry players.

"FY26 has been a defining and transformative year for NDR InvIT Trust as we continued to strengthen our leadership position in India's rapidly growing warehousing and industrial infrastructure sector. Our performance during the year reflects the inherent strength and resilience of our platform, demonstrated by robust growth in rental income, sustained occupancy levels in excess of 99%, disciplined financial management, and consistent distributions to our unitholders.

The continued shift towards organized supply chains, increasing adoption of modern logistics infrastructure, and strong demand from marquee occupiers have created significant opportunities across the sector. Against this backdrop, we remain focused on scaling our portfolio in a calibrated and sustainable manner while driving operational efficiencies and maintaining financial prudence.

Our diversified asset base, high-quality tenant profile, and prudent balance sheet management provide a strong foundation for long-term growth and value creation. As we look ahead, NDR InvIT Trust is well-positioned to capitalize on the structural growth opportunities emerging within India's logistics and industrial ecosystem, while continuing to deliver stable and predictable returns to our investors and stakeholders." said **Sandeep Jain, Chief Financial Officer, NDR InvIT Trust.**

The Board declared a distribution of INR 1.92 per unit for Q4 FY26, comprising INR 0.971 per unit as return of capital, and INR 0.949 per unit as interest income. The record date for the distribution is set on or before 2nd June 2026. The Net Asset Value (NAV) stood at INR 142.03 per unit as of March 31, 2026. The Trust continues to maintain a low loan-to-value (LTV) ratio, reflecting its prudent financial management and strong balance sheet.

	Quarter ended			Year ended	Year ended
	March 31, 2026	December 31, 2025	March 31, 2025	March 31, 2026	March 31, 2025
INCOME					
Revenue from operations	1091.46	1058.94	945.38	4202.39	3241.10

Gain on investments (net)	5.66	21.11	68.84	116.78	76.21
Interest income	16.45	6.58	30.45	36.74	57.16
Other income	2.03	0.15	2.59	4.94	9.05
Total	1115.60	1086.78	1047.26	4360.85	3,383.52
EBIDTA	964.45	959.98	924.92	3821.07	2,959.42
PBT	429.61	422.66	408.72	1708.04	1,689.92

Financial Highlights:

- Recorded revenue growth at 30% in FY2026 compared to FY2025
- Maintained a low loan-to-value (LTV) ratio below 18.39% reflecting balance sheet strength
- EBITDA is grown by 29% in FY2026 compared to FY2025.

Distribution:

- Total distribution for Q4 FY26: INR 879.43 Mn
- Declared distribution of INR 1.92 per unit, comprising:
 - INR 0.949 as interest income
 - INR 0.971 as return of capital
- Record date for the distribution is on or before 2nd June 2026

About NDR InvIT Trust:

NDR InvIT Trust, the first perpetual warehousing and industrial Parks InvIT in India. The trust has an AUM of 22.17 msf. The asset portfolio is diversified across 70+ warehouses and 40+ Industrial parks, located at 17 cities in India. At the end of March 2026, the warehouses were leased out to 100+ tenants. These tenants are spread across diversified industries including third-party logistics service providers, e-commerce, information technology and technology, engineering, automobiles and auto ancillaries, white goods manufacturers, retail and fast-moving consumer goods. At NDR InvIT Trust, we contribute to the country's sustainable economic, and social growth by strategically managing infrastructure investments.

Disclaimer

This press release is prepared for general information purposes only. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. NDR Asset Management private limited ("the Manager") in its capacity as the Manager of NDR InvIT, and NDR InvIT make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof. Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of NDR InvIT. NDR InvIT does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of NDR InvIT or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

This press release also contains certain financial measures (including guidance and proforma information) which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of NDR InvIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other InvIT due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess NDR InvIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of NDR InvIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Actual legal entity name of occupiers may differ.

For more information, please contact:

NDR InvIT	Adfactors PR Pvt. Ltd.
Ms. Neha Chovatia, Company Secretary & Compliance Officer Email ID - neha.chovatia@ndrinvit.com	For Media contact: Mrs. Simran Maheshwari Email ID – ndr@adfactorspr.com