INVESTOR PRESENTATION

Q1 FY 2026-27

NDR InvIT TRUST

Safe Harbour

NDR InvIT TRUST

Some of the statements in this communication may be forward looking statements within the meaning of applicable laws and regulations. Actual results might differ substantially from those expressed or implied. Important developments that could affect the Trust's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations.

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

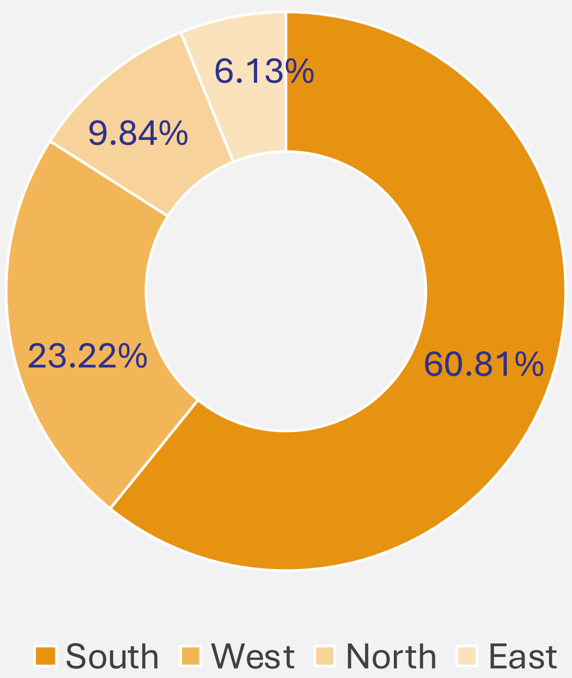
Q1 FY26 PERFORMANCE

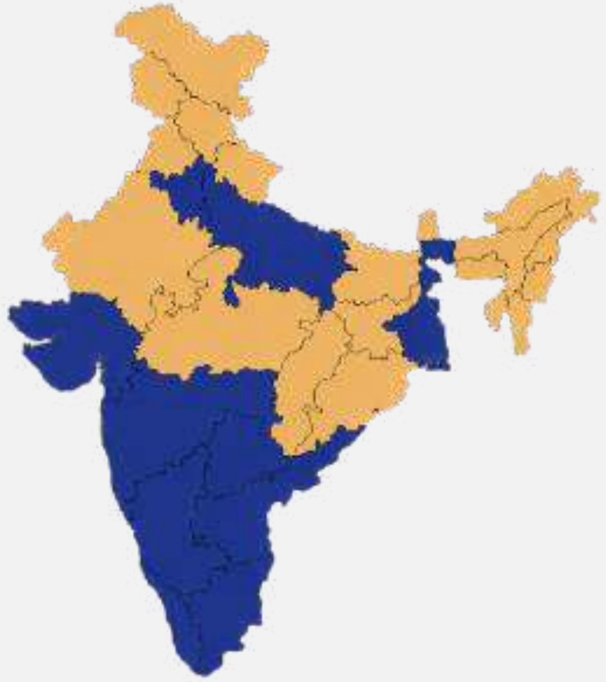
- Successful completion of Preferential Allotment of ₹8,423 Mn
- Successfully acquired NDR Space assets in Coimbatore and Kochi
- Successful completion and handover of a 100,000 sq ft state of the art facility in Goa to a leading Q Com player

	Q1 FY27	Q4 FY26	Q1 FY26	FY26	QOQ GROWTH
Revenue (INR in Mn)	1,321	1,116	1,083	4,361	18.41% Revenue
EBITDA (INR in Mn)	1,189	964	946	3,821	23.26% EBITDA
Distribution (Per Unit)	1.94	1.92	1.82	7.45	4.16[1]% Distribution

CLIENTELE

AREA CONTRIBUTION





OVERVIEW

22.97 msf.	10.56 msf.	100	40+	100+
AUM	ROFO Projects	Warehouses	Industrial Parks	Clientele

Top 10 Clients contribute 32.19% of Gross Rentals

AAA / Stable Rated InvIT

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

KEY Q1 FY27 PERFORMANCE METRICS (IN INR)

84,753 GAV (INR in Mn)	518 PBT (INR in Mn)	1,189 EBITDA (INR in Mn)	19.11%[2] Leverage
140.68/unit[3] NAV	889 Distribution (INR in Mn)	99.76% Occupancy (including committed)	11.85 years WALE

Note: map not to scale | WALE - Weighted Average Lease Expiry | EBITDA - Earnings before Interest Depreciation and Amortization | PBT - Profit before Tax | 1.Distribute annualized increase over last year | 2.Leverage = Debt to GAV i #Valuation+/- Working capital adjustment I 3.NAV – AUM as on Mar 31, 2026, dilution on account Preferential Issuance of Units and Working capital adjustment as on June 30, 2026 |

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 < 5%* of the overall portfolio

Low Receivables Risk and Healthy WALE reflect portfolio resilience

CONSISTENTLY HIGH OCCUPANCY RATES

Achieved high occupancy levels at 99.76%, 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 32.19% of Gross Rentals

ESG COMMITMENT

Sustainable practices driving efficiency

Stronger governance and transparency

* Including Under Construction and Future Development Area

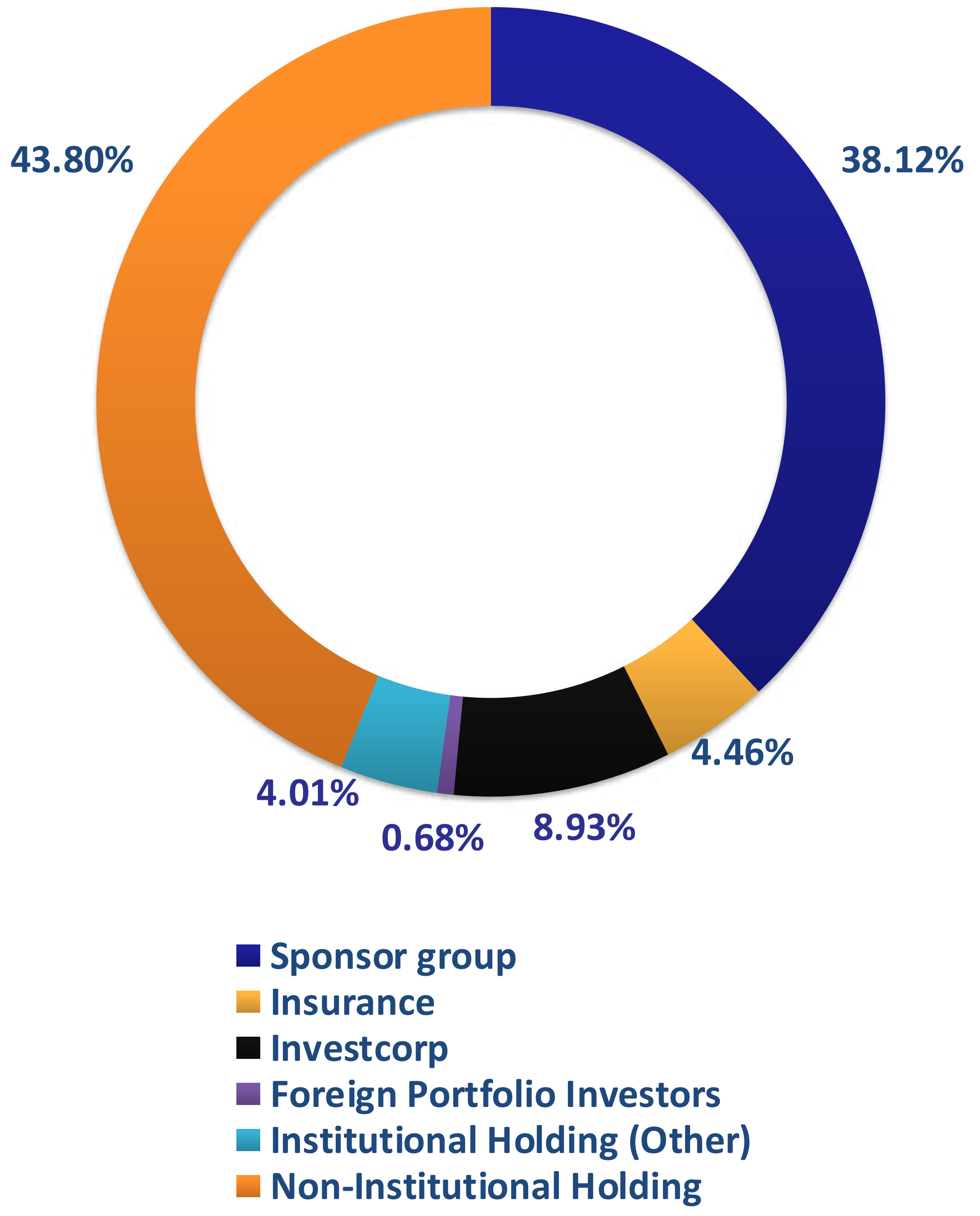
BUSINESS HIGHLIGHTS

NDR InvIT TRUST

Ownership Structure and Bond Holders

NDR InvIT TRUST

Unit Holding



NaBFID | National Bank for Financing Infrastructure and Development

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

IIFCL India Infrastructure Finance Company Limited

India Infrastructure Finance Company Limited

- Principal Amount – INR 2,050 mn
- Coupon – 7.61%
- Tenure - 5 years
- Purpose - Acquisition and General Corporate

IFC International Finance Corporation WORLD BANK GROUP

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

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

IFC International Finance Corporation WORLD BANK GROUP

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

- Principal Amount – INR 2,050 mn
- Coupon – 7.61%
- Tenure – 5 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

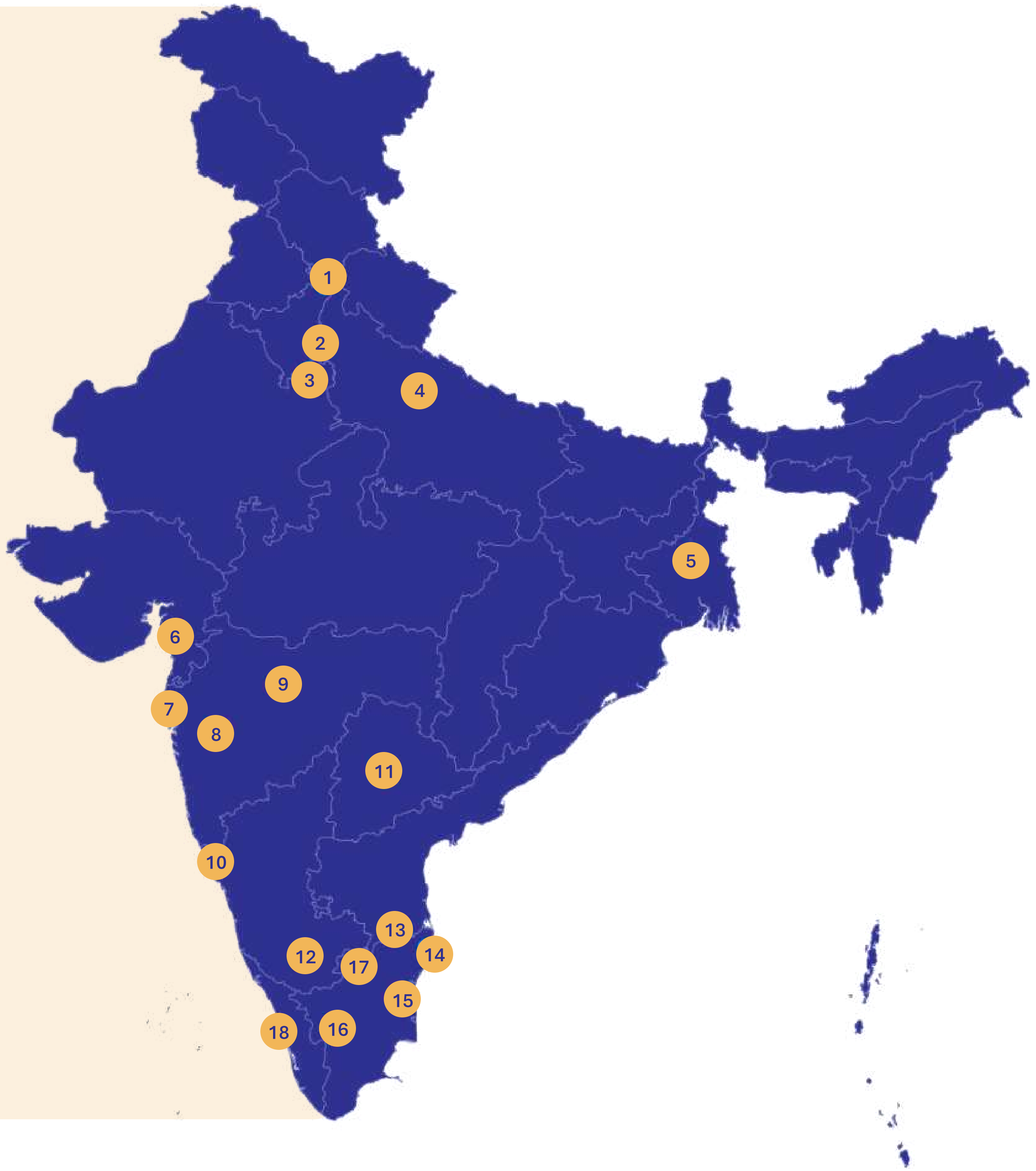
5. Kolkata

WEST ZONE

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

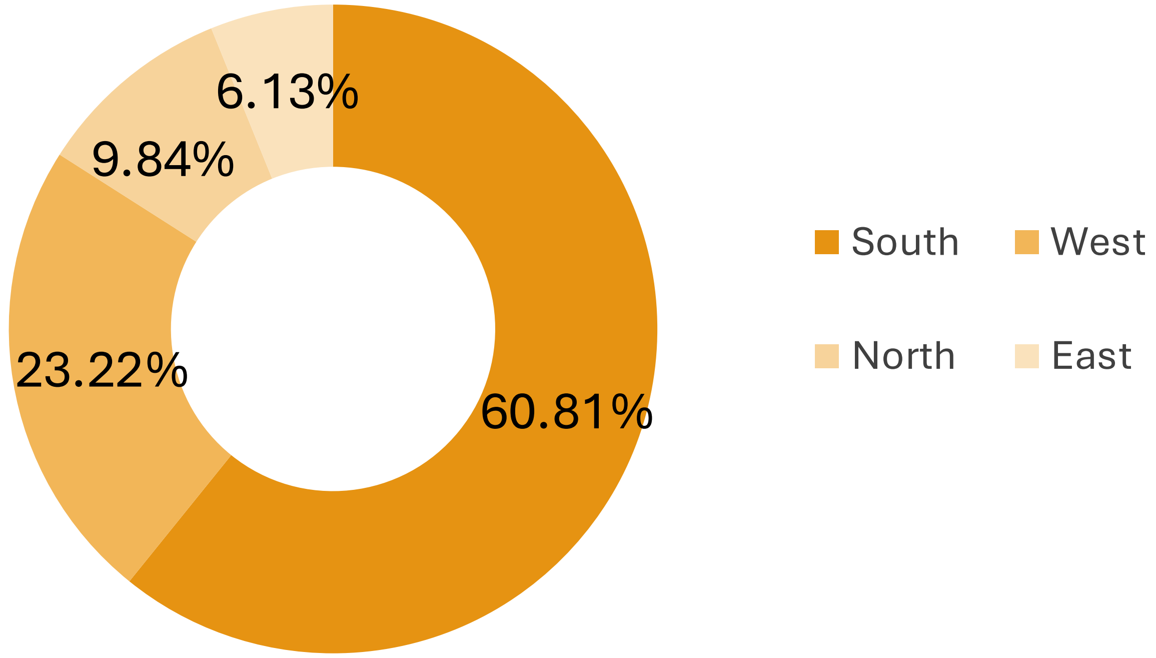
SOUTH ZONE

11. Hyderabad
12. Bengaluru
13. Sri city
14. Puducherry
15. Chennai
16. Coimbatore
17. Hosur
18. Cochin

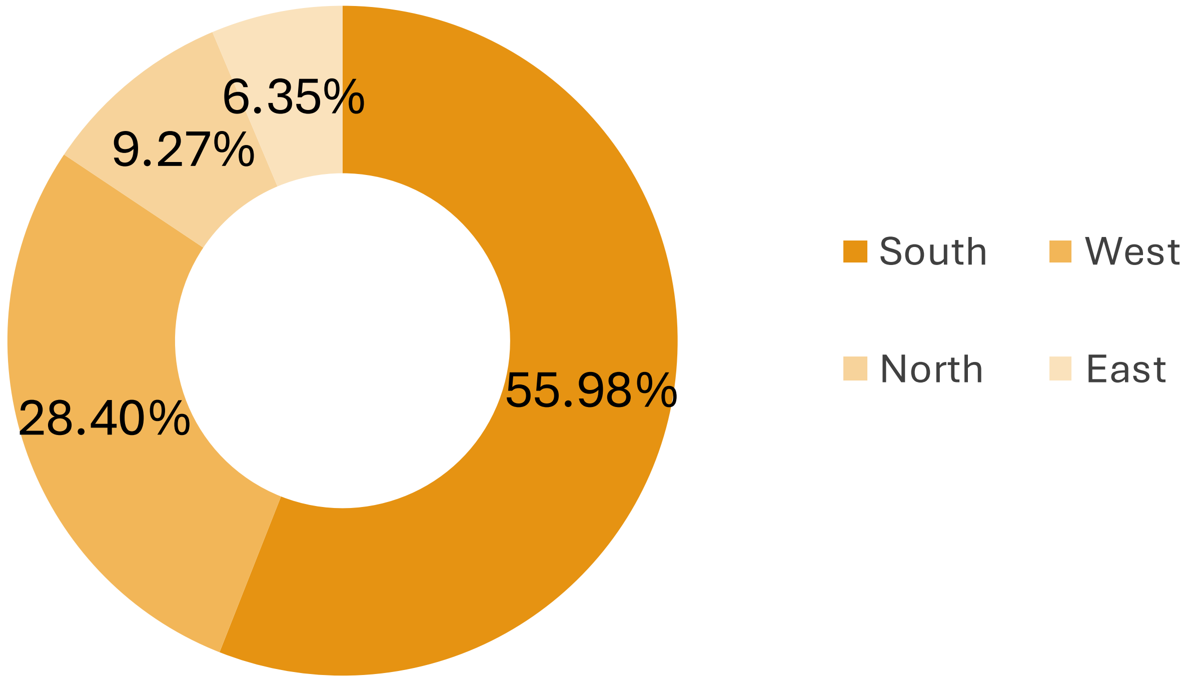


Note: map not to scale

Area Contribution



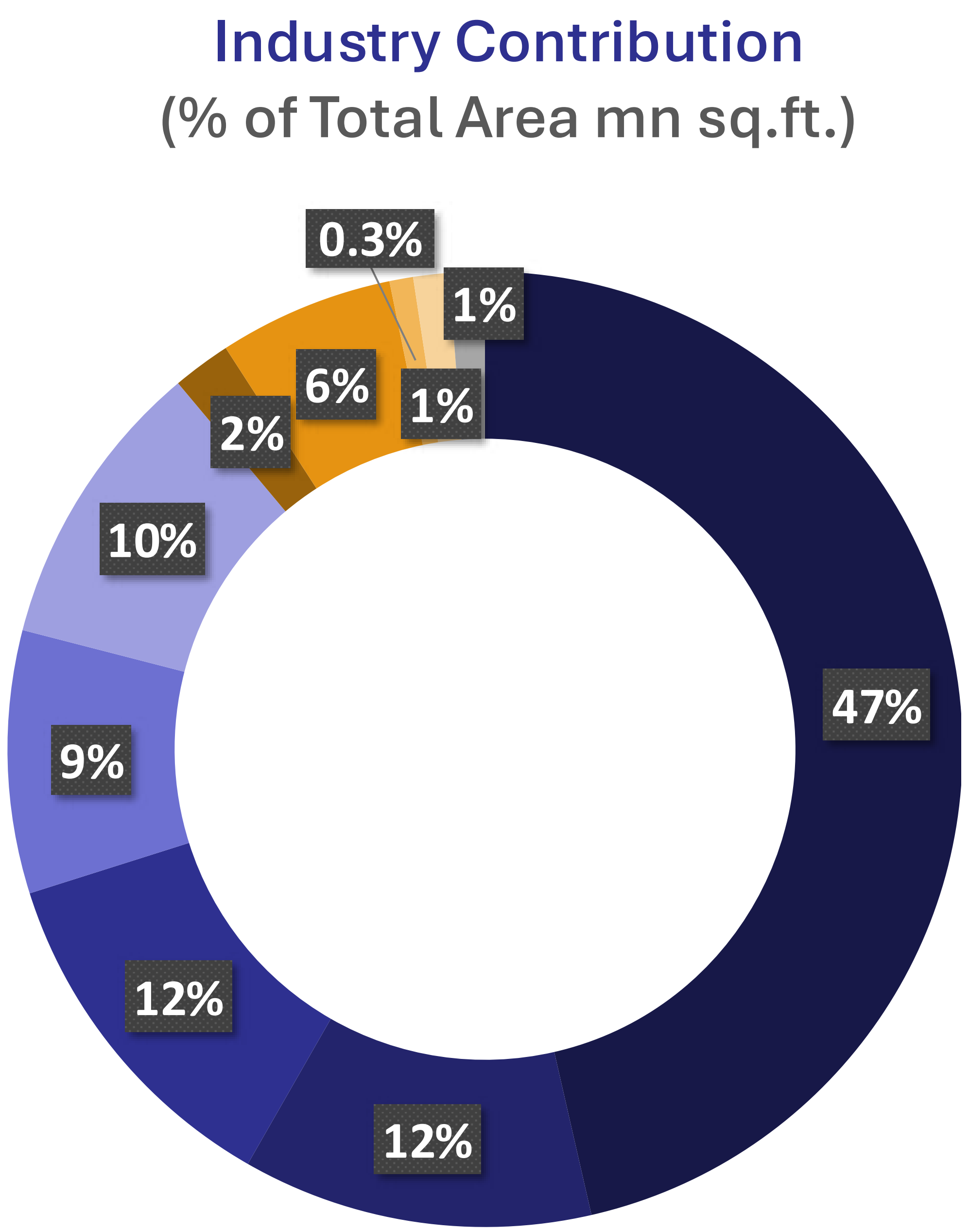
Rent Contribution

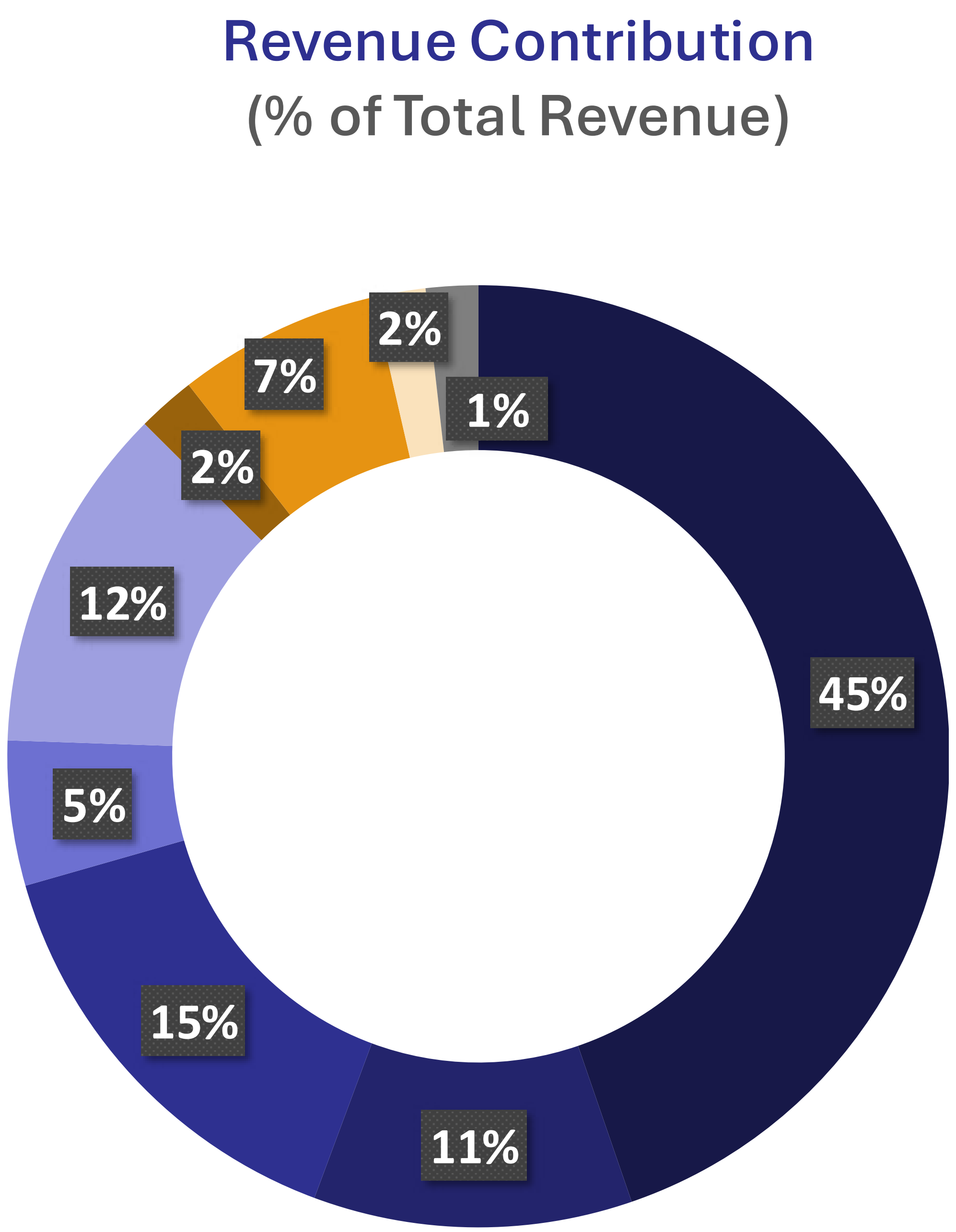


Diversified and High-Quality Tenant Base

NDR InvIT TRUST

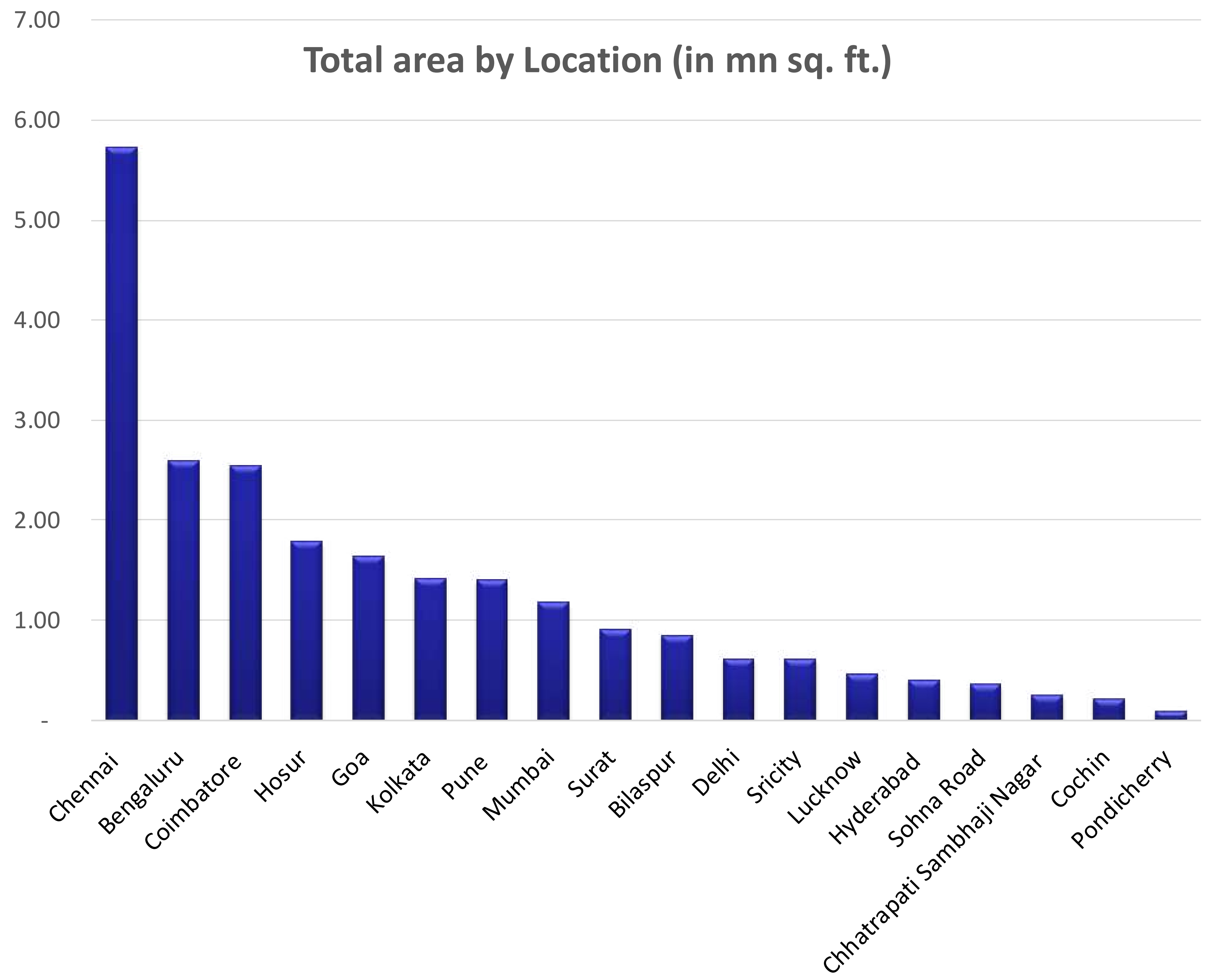
Top 10 customers contribute 32.19% of Gross Rentals

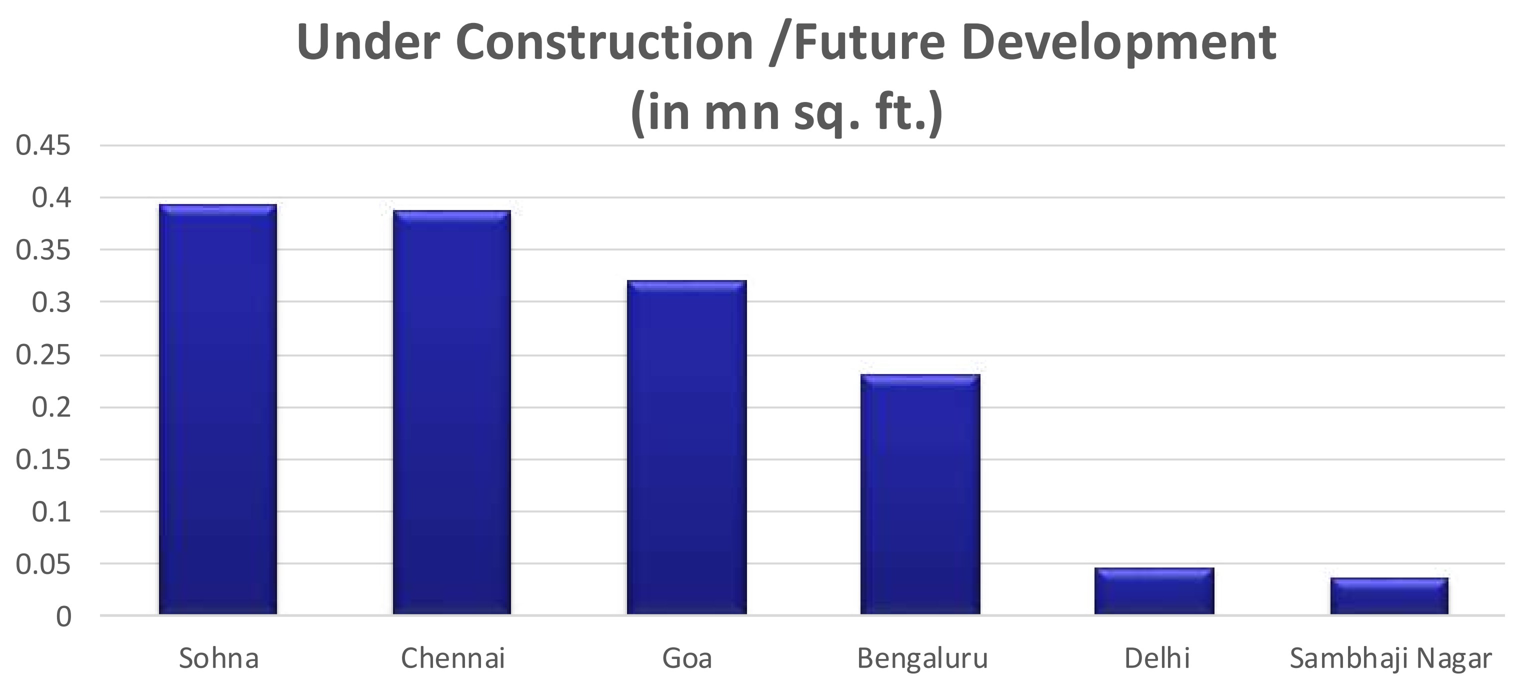




Industry	Area %	Revenue %
Logistics and 3 PL	47	45
Home Appliances	12	11
Auto & Industrial	12	15
Others	9	5
Retail	10	12
FMCG	2	2
E-Commerce	6	7
Telecom	1	2
Healthcare & Pharmaceutical	1	2
Vacancy	0.3	-

Portfolio Overview



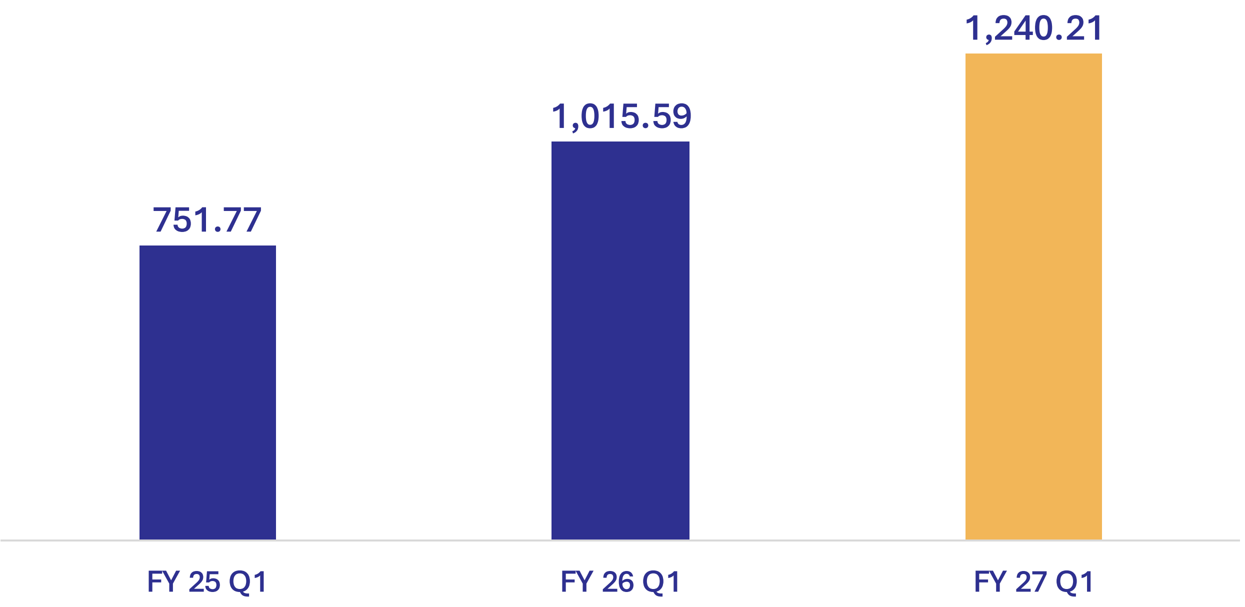


FINANCIAL OVERVIEW

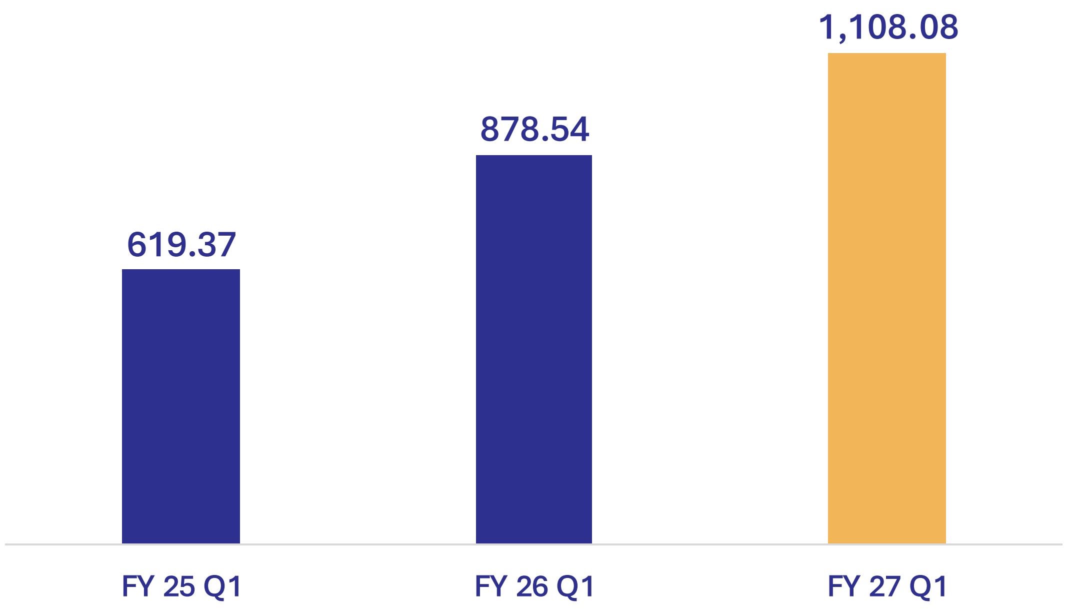
NDR InvIT TRUST

Trend Analysis

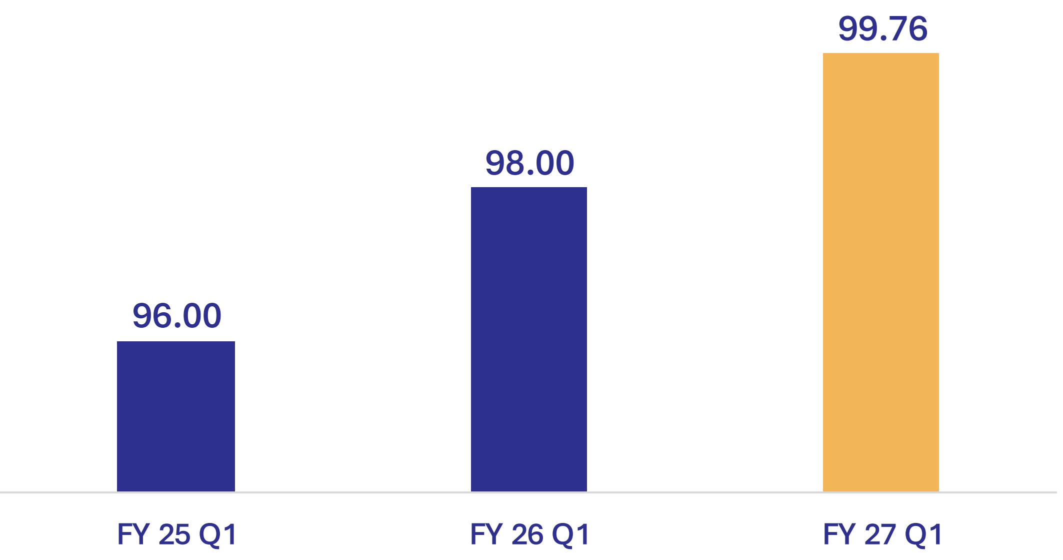
Revenue (INR mn.)



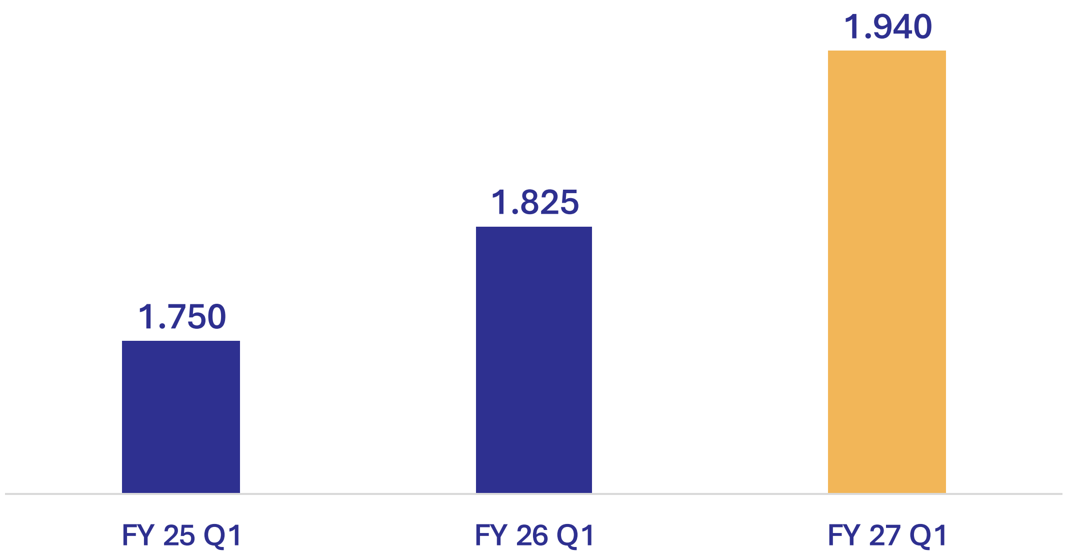
Operating EBITDA (INR mn.)



Occupancy (~%)



Distribution (INR/unit)



Q1 FY27 – Q4 FY26 Highlights

NDR InvIT TRUST

FINANCIAL

	Operating Revenue	EBITDA*	NDCF	Distribution	Net Asset Value (NAV) (per unit)
Q1FY27	INR 1,241mn	INR 1,189 mn	INR 745 mn	INR 1.94	INR 140.68
Change	14%Growth	23% QOQ Growth	-0.10% QOQ	1% QOQ Growth	-0.95% QOQ#
Q4FY26	INR 1,091 mn	INR 964 mn	INR 832 mn	INR 1.92	INR 142.03

DISTRIBUTION Q1FY27

1.94
Distribution Per Unit (DPU)

7.76%
Distribution Yield**

19th August 2026
Distribution Record Date

On or before 26th August 2026
Distribution Payment Date

* EBITDA - Earnings before Interest, Depreciation and Amortization is inclusive of Total Income | ** Distribution Yield- Annualized | # Asset Valuation as at March 2026 +/- Working Capital adjustment

Profit & Loss Statement (in INR mn)

NDR InvIT TRUST

Particulars	QUARTER ENDED			YEAR ENDED
	Q1 FY27	Q1 FY26	Q4 FY26	MARCH 31ST 2026
Revenue from Operations	1,240.21	1,015.59	1,091.46	4,202.39
Gain on investments	53.39	60.46	5.66	116.78
Interest income	22.15	5.97	16.45	36.74
Other Income	5.21	1.15	2.03	4.94
Total Income	**1,320.96**	**1,083.17**	**1,115.60**	**4,360.85**
Expenses and Losses				
Project Manager Fees	23.81	20.04	21.41	82.42
Investment Manager fees	23.81	20.04	21.41	82.42
Employee Benefit Expenses	0.09	0.09	0.09	0.36
Audit Fees	3.29	2.95	3.16	12.05
Trustee Fees	0.54	0.30	0.54	2.15
Other Operating Expenses	80.60	93.63	104.53	360.38
Total Expenses	**132.14**	**137.05**	**151.14**	**539.78**
EBITDA	1,188.82	946.12	964.45	3,821.08
% of Income	90.00%	87.35%	86.45%	87.62%
Depreciation and Amortisation Expense	228.23	193.75	209.06	810.48
Finance Costs	442.20	321.72	325.79	1.302.55
Profit Before Tax	**518.39**	**430.65**	**429.61**	**1,708.04**
Current tax	76.19	44.51	88.75	236.56
Deferred Tax	82.13	6.78	248.55	337.05
Total Tax Expense	**158.32**	**51.29**	**373.30**	**573.61**
Profit for the quarter / year	**360.07**	**379.36**	**56.31**	**1,134.43**

Commenting on the Performance

As we begin the new financial year, we carry forward the strong momentum of the year gone by, with a continued focus on operational performance, portfolio growth, and disciplined financial management. Our priorities remain centred on strengthening our existing portfolio while pursuing strategic opportunities across key logistics markets.

With a clear growth strategy and a strong focus on execution, we remain committed to enhancing portfolio resilience, creating sustainable value, and delivering consistent outcomes for our stakeholders through the year ahead.

SANDEEP JAIN | *Chief Financial Officer*

ANNEXURE

Key Milestones

NDR InvIT TRUST

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

2023
$61 mn follow-on investment by Investcorp

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

2027
- Acqusition of NDR Space in Coimbatore and Cochin
- Allotment of 62,026,829 preferential shares

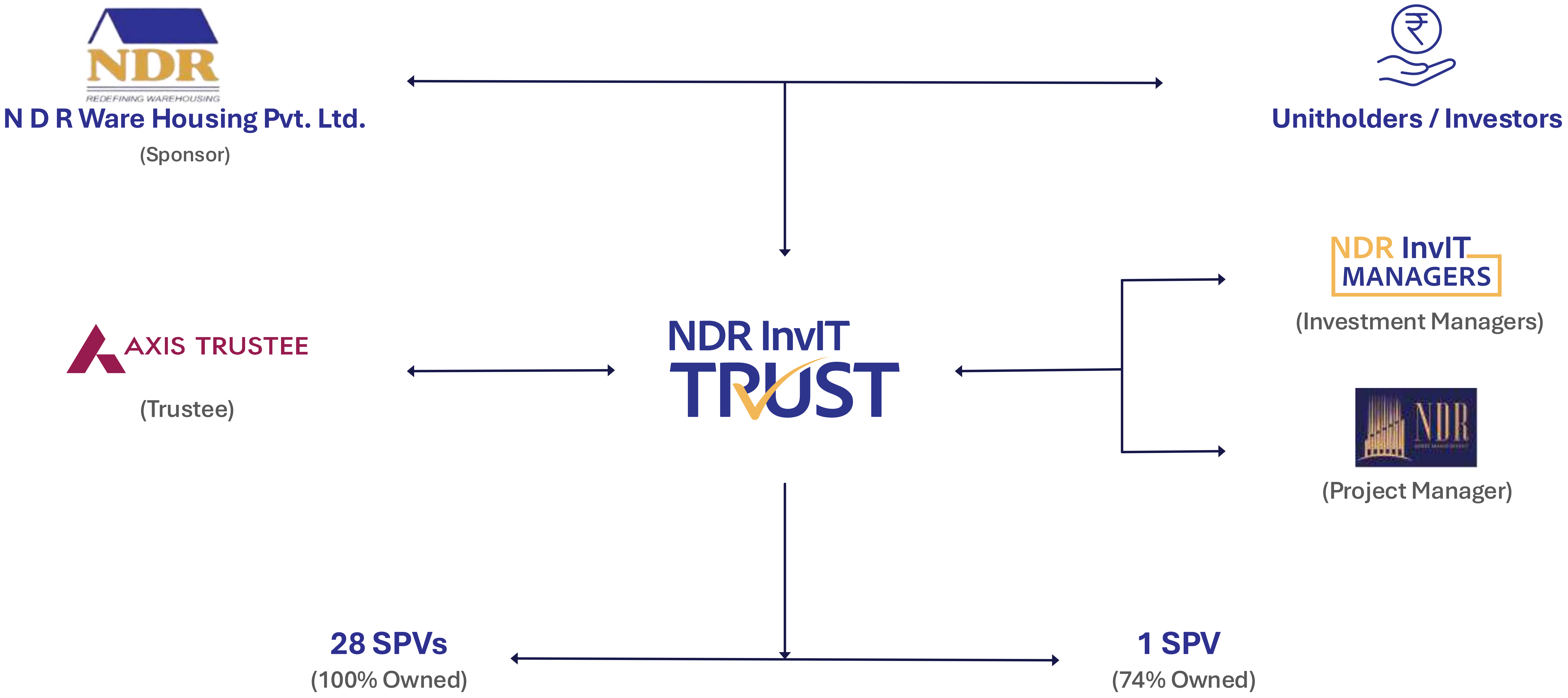
2026
- Acqusition of MLG Lucknow , NDR BigBox Pune and NDR Unique Space
- ₹410 Cr bond raise closed with IFC & IIFCL

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)

NDR InvIT Structure

NDR InvIT TRUST



Strong & Experienced Board

NDR InvIT TRUST

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. Sundara 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

Mrs.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

NDR InvIT TRUST

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 Ware housing. He holds a Bachelor of Commerce from the University of Madras and an MBA in Marketing from Charles Sturt University.

NEHA CHOVATIA

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 Management

NDR InvIT TRUST

From individual assets to a growing national footprint, our AUM reflects the scale, reach, and strength of our platform. Scan and explore our AUM in motion and see the portfolio come to life across key markets, powering our continued growth.

Assets Under Right of First Offer (ROFO)

NDR InvIT TRUST

SOUTH ZONE

LOCATION

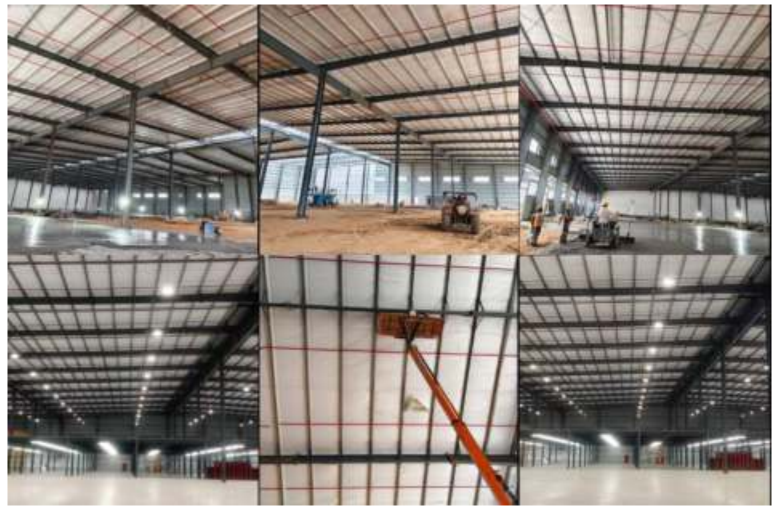
Coimbatore, Kochi , Chennai and Hyderabad

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.



Actual Photos

Assets Under Right of First Offer (ROFO)

NDR InvIT TRUST

WEST ZONE

LOCATION

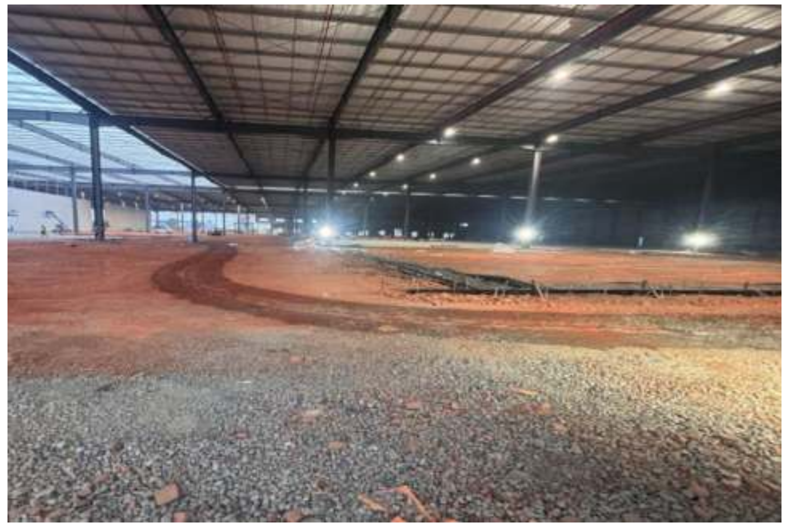
Pune

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.



Actual Photos

Assets Under Right of First Offer (ROFO)

NDR InvIT TRUST

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.

Actual Photos

Assets Under Right of First Offer (ROFO)

NDR InvIT TRUST

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.

Actual Photos

Under Construction Assets Under InvIT

UNDER CONSTRUCTION & FUTURE DEVELOPMENT - ALL ZONES

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

Actual Photos

Enterprise Risk Management – Monitoring & Q1 Update

NDR InvIT TRUST

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

NDR InvIT TRUST

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

Eye and Dental Health Camp , Haryana & Delhi

NDR InvIT TRUST

ACTIVITY

As part of NDR's CSR efforts, an Eye and Dental Health Camp was organized in association with Niramaya Trust on 2 April 2026 across Haryana and Delhi. The initiative provided essential healthcare services to underserved communities, benefiting 100 individuals through eye screening and 30 individuals through dental check-ups and care.

IMMEDIATE OUTCOMES

Improved access to essential eye and dental healthcare services. Early identification of eye-related concerns and access to basic dental care for beneficiaries.

BROADER IMPACT

Supported better healthcare access among underserved communities; promoted preventive healthcare awareness; contributed to improved health and well-being at the community level.

SDG 4: Good Health and Well-being

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

Breast Cancer Screening Camp – Koduvalli

NDR InvIT TRUST

ACTIVITY

As part of the India Turns Pink initiative, a Breast Cancer Screening Camp was organized to promote early detection and awareness of breast health among women in rural communities. The camp was conducted at a Government School in Lakshminathapuram and screened 31 beneficiaries for breast cancer.I

MMEDIATE OUTCOMES

Improved access to breast cancer screening for women in rural communities. Increased awareness of breast health and the importance of early detection.

BROADER IMPACT

Promoted preventive healthcare and early detection of breast cancer; strengthened health awareness among women in underserved communities; contributed to improved access to essential healthcare services.

SDG 3: Good Health and Well-being

SDG 4: Gender Equality

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

World Environment Day , Tree Plantation Drive – Nalur

ACTIVITY

As part of NDR's commitment to environmental sustainability and climate action, a Tree Plantation Drive was organized on June 5, 2026, on the occasion of World Environment Day, at Nalur. The initiative was conducted in support of the theme Inspired by Nature – For Climate, For Our Future, with the plantation of native tree species at the warehouse premises in collaboration with the Perungalathur Forest Department..

IMMEDIATE OUTCOMES

Planted native tree species at Nalur premises. Encouraged active participation from field staff and Head Office team members in environmental conservation efforts.

BROADER IMPACT

Promoted biodiversity and environmental conservation; supported climate action and the creation of greener spaces; strengthened employee engagement in sustainability initiatives and contributed to a greener future.

SDG 13: Climate Action
SDG 15: Life on Land

13 CLIMATE ACTION
15 LIFE ON LAND

School Bags Distribution – Tiruvallur

NDR InvIT TRUST

ACTIVITY

As part of NDR's CSR efforts, a School Bags and Water Bottle Distribution Programme was organized on June 6, 2026, in Tiruvallur District to support government school children by providing essential educational supplies and promoting student welfare. The initiative was implemented through IPDA, a CSR-certified NGO, and covered students from government secondary schools across Kanigapuram Panchayat, Poochiatipedu, Alamadhi, Koduvalli villages.

IMMEDIATE OUTCOMES

Distributed school bags to 451 students to support their educational needs. Provided water bottles to 878 students to encourage healthy hydration practices and improve access to essential school supplies.

BROADER IMPACT

Supported access to basic educational resources for students in rural communities; promoted student welfare and healthy habits; contributed to strengthening educational support and community development in underserved areas.

SDG 4: Quality Education
SDG 3: Good Health and Well-being
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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