November 04, 2026

To,
The Listing Department,
National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051

Units: **Symbol:** NDRINVIT **ISIN:** INE0Q7Q23015	**Debt Securities:** **ISIN:** INE0Q7Q07018**, ISIN:** INE0Q7Q07026**,** **ISIN:** INE0Q7Q07034

Subject: Press Release of NDR InvIT Trust

Dear Sir/Ma'am,

Please find enclosed herewith copy of Press Release of NDR InvIT Trust (the "**Trust**") for the quarter ended 30th September 2026.

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

You are requested to take the above information on record.

Thanking you

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

Neha Hardik Chovatia
Digitally signed by Neha Hardik Chovatia
Date: 2026.11.04 12:39:41 +05'30'

Neha Chovatia
Company Secretary and 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 MH	**Catalyst Trusteeship Limited** ("Debenture Trustee") 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai – 400013 MH

Press Release

NDR InvIT Trust reports strong Q2 FY27 performance; AUM reaches ~24 msf following acquisition of NDR Sai Sankalpa in Hyderabad

- *Revenue increased 29.16% to INR 1,389.22 Mn in Q2 FY27 compared to Q2 FY26*
- *EBITDA increased 27.42 % INR 1,210.67 Mn in Q2 FY27 from INR 950.17 Mn in Q2 FY26*
- *Occupancy, including committed area, stood at 99%+, with a WALE of 11.15 years*
- *Acquired NDR Sai Sankalpa in Hyderabad; completed construction and leasing of 0.39 msf at the Chennai facility*

Mumbai, 04 November 2026: NDR InvIT Trust (the "Trust"), India's first perpetual warehousing and industrial parks InvIT listed on the National Stock Exchange, announced its financial results for the quarter ended 30 September 2026 on 3rd November 2026. The Trust delivered continued financial and operational growth in Q2 FY27, supported by its diversified portfolio and sustained demand for organised warehousing and industrial infrastructure.

The Trust's assets under management ("AUM") stood at approximately 24 million square feet (msf). Revenue for Q2 FY27 was INR 1,389.22 Mn, compared with INR 1075.62 Mn in Q2FY26, representing quarter-vs-quarter growth of 29.16%. EBITDA was INR 1,210.67 Mn, compared with INR 950.17Mn in the corresponding quarter.

The Trust's portfolio comprises 100 warehouses and more than 40 industrial parks, serving over 100 clients. The top 10 clients account for 34% of gross rentals. As of 30 September 2026, the portfolio had a WALE of 11.15 years and occupancy of 99%+, including committed area.

"Q2 FY27 demonstrates the resilience of NDR InvIT Trust and the continued strength of our portfolio, supported by sustained demand for organised warehousing and industrial infrastructure. Stable occupancy, operating performance and distributions underscore our business fundamentals and the confidence of our stakeholders. Following the addition of new assets and continued portfolio expansion, we remain focused on deepening our presence in key markets, improving operational efficiencies and creating sustainable long-term value for our unitholders," said **Sandeep Jain, Chief Financial Officer, NDR InvIT Trust.**

The Board declared a distribution of INR 2.00 per unit for Q2 FY27, aggregating INR 916.08 Mn. NAV was INR 141.40 per unit and GAV was INR 86,538.00 Mn. Leverage stood at 20.63%.

Financial Highlights:

- Revenue was INR 1,389.22 Mn in Q2 FY27, representing 29.16% quarter-vs -quarter growth.
- EBITDA was INR 1,210.67 Mn in Q2 FY27.
- NAV was INR 141.40 per unit; GAV was INR 86,538.00 Mn.
- PBT before exceptional item was INR 525.26 Mn; leverage was 20.63%.

Key Q2 FY27 developments: The Trust acquired NDR Sai Sankalpa in Hyderabad and completed construction and leasing of 0.39 msf at its Chennai facility.

About NDR InvIT Trust:

NDR InvIT Trust is India's first perpetual warehousing and industrial parks InvIT. The Trust has AUM of approximately 24 msf, comprising 100 warehouses and more than 40 industrial parks. It has 10 msf of ROFO projects and serves over 100 clients. The top 10 clients contribute 32.19% of gross rentals. The portfolio includes locations with access to 80% of India's consumption markets. The Trust is rated AAA / Stable. Its diversified clientele includes third-party logistics service providers, e-commerce, information technology, engineering, automobiles and auto ancillaries, white goods manufacturers, retail and fast-moving consumer goods.

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:

Financial table (retained from source)

	Quarter ended September 30, 2026	**Quarter ended June 30, 2026**	**Quarter ended September 30, 2025**	**Quarter ended March 31, 2026**	**Year ended March 31, 2026**
Revenue from operations	1322.30	1,240.21	1,036.05	1,091.46	4202.39
Gain on investments (net)	53.69	53.39	29.53	5.66	116.78
Interest income	9.53	22.15	7.74	16.45	36.74
Other income	3.70	80.75	2.30	24.14	158.46
Total	1389.22	1320.96	1,075.62	1115.59	4360.85
EBIDTA	1,210.67	1,188.82	950.17	964.00	3821.08
PBT before exception item	525.56	518.39	425.00	429.59	1708.04

Contacts

NDR: **Ms. Neha Chovatia, Company Secretary & Compliance Officer;** Email ID - neha.chovatia@ndrinvit.com;

Adfactors PR: **Mrs. Simran Maheshwari**; Email ID – ndr@adfactorspr.com