NDR InvIT MANAGERS

August 06, 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:	**Debt Securities:**
Symbol: NDRINVIT	**ISIN:** INE0Q7Q07018, **ISIN:** INE0Q7Q07026,
ISIN: INE0Q7Q23015	**ISIN:** INE0Q7Q07034

Sub: Execution of Share Purchase Agreement for Acquisition of Sai Sankalpa Infra Projects Private Limited

Dear Sir/Madam,

Pursuant of Regulation 23(6)(a) and/or any other applicable provisions of SEBI (Infrastructure Investment Trusts) Regulations, 2014 and the circulars and guidelines issued thereunder ("InvIT Regulations") and other applicable laws and regulations, this is to inform you that NDR InvIT Trust (the **"Trust"**) has signed a Share Purchase Agreement on August 06, 2026 for acquisition of 100% (one hundred percent) shareholding in one or more tranches and management control in Sai Sankalpa Infra Projects Private Limited.

Details of the asset proposed to be acquired are enclosed as **"Annexure-A"**.

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 as an Investment Manager of NDR InvIT Trust)

Neha Hardik Chovatia
Digitally signed by Neha Hardik Chovatia
Date: 2026.08.06 21:31:09 +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

Annexure-A
Details of Assets proposed to be acquired

S.no.	Particulars	Details
1.	Name and city of the Target entity	Sai Sankalpa Infra Projects Private Limited [SSIPL] (Warehouse Asset in Hyderabad)
2.	Total Area of land to be acquired	Approximately 10.21 lakh sq. ft (built up area is 9.37 lacs and 0.58 lac sq ft is for utilities and services).
3.	Average Monthly Rentals	INR 23.76 Million
4.	Type of Land -owned/leased	Leasehold land taken from a private landlord
5.	Legal Due Diligence	The legal due diligence exercise is completed. There is no material observation. Final report is yet to be received.
6.	WALE	7.39 years
7.	Industry to which the entity being acquired belongs	Warehousing
8.	Whether the acquisition would fall within related party transaction(s) and whether the promoted/promoter group/group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at arm's length.	Yes. The transaction is a related party transaction. N D R Ware Housing Private Limited and Mr. Naidu Amrutesh Reddy (Sponsor & Sponsor group) are shareholders in the target entity. Mr. Ramdas R Iyer, being a director in the Sponsor Company, is also deemed to be interested director. The transaction is at arm's length basis.
9.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	The target entity's business is not outside the main line of Business of the listed entity
10.	Brief details of any governmental or regulatory approvals required for the acquisition	Not applicable
11.	Indicative time period for completion of the acquisition	90 days from the date of approval in the Board Meeting
12.	Cost of acquisition or the price at which the shares are acquired	INR 2289 million
13.	Mode of payment	Cash: 98% and issue of units through swap: 2%