



November 11, 2025

To,  
National Stock Exchange of India Limited  
Exchange Plaza, Plot No. C/1, G Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai - 400 051  
NSE Symbol: **NDRINVIT**

Dear Sir/ Madam,

**Subject: Press Release of NDR InvIT Trust**

Dear Ma'am / Sir,

Please find enclosed herewith copy of Press Release of NDR InvIT Trust ("InvIT") for the quarter ended 30th September 2025.

The press release is also being uploaded on the website of NDR InvIT Trust at <https://www.ndrinvit.com>.

Thanking you

**For NDR Invit Managers Private Limited**

*(acting in its capacity as Investment Manager of NDR InvIT Trust)*

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by NEHA HARDIK  
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Date: 2025.11.11  
20:08:32 +05'30'

**Neha Chovatia**

**Company Secretary and Compliance Officer**

**Place: Chennai**

CC: -

<b>Axis Trustee Services Limited</b> ("Trustee of the NDR InvIT Trust") Axis House, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai -400025	<b>Catalyst Trusteeship Limited</b> ("Debenture Trustee") Windsor, 6th floor, Office No.604, C.S.T Road, Kalina, Santacruz (East), Mumbai - 400098
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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](mailto:info@ndrinvit.com)



## Press Release

### **NDR InvIT Trust reports robust Q2 FY26 performance; AUM stands at ~19.22 Mn sq. ft.**

- Rental income rose to INR 1,036.05 Mn in Q2 FY26, up from INR 750.75 Mn in Q2 FY25
- Warehouse occupancy stood at a robust 98%+ for the quarter ended September 30, 2025
- Distribution for the quarter amounted to INR 722.72 Mn
- EBITDA increased to INR 950.19 Mn in Q2 FY26 from INR 657.33 Mn in Q2 FY25.

**Chennai, 11<sup>th</sup> Nov 2025:** 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 September 2025. At its Board meeting held on 11th November 2025, the Trust reported significant operational and financial milestones, reinforcing its strong and consistent performance.

The Trust's Assets Under Management stood at 19.22 million square feet as of September 30, 2025. Rental income rose from INR 750.75 Mn in the quarter ended September 30, 2024 to INR 1036.05 Mn in the quarter ended September 30, 2025.

The Trust continues to maintain a robust and diversified portfolio, comprising 37 industrial parks and over 60 warehouses across 15 cities. Its top 10 clients account for approximately 32% of the leased area, offering a balanced mix of anchor tenants and leading industry players.

*“Quarter ended September 2025 has been a strong start for NDR InvIT Trust, marked by the milestone of crossing INR 1036.05 Mn in rental income. We have continued to scale our portfolio, maintain high occupancy, and deliver strong returns to our investors. With steady growth in average rentals, expansion into new markets, and disciplined capital management, we are well-positioned for long-term value creation. Our focus remains on strengthening India's infrastructure backbone while maximizing value for all stakeholders,”* said **Sandeep Jain, Chief Financial Officer, NDR InvIT Trust.**

The Board declared a distribution of INR 1.825 per unit for Q2 FY26, comprising INR 0.9125 per unit as return of capital, and INR 0.9125 per unit as interest income. The record date for the distribution is set on or before 14th November 2025. The Net Asset Value (NAV) stood at INR 133.75 per unit as of September 30, 2025. 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 March 31, 2025
	September 30, 2025	September 30, 2024	June 30, 2025	
<b>INCOME</b>				
Revenue from operations	1,036.05	750.75	1015.59	3,241.10
Gain on investments (net)	29.53	3.23	60.46	76.21
Interest income	7.74	4.19	5.97	57.16
Other income	2.30	2.57	1.15	9.05
<b>Total</b>	<b>1075.63</b>	<b>760.75</b>	<b>1083.18</b>	<b>3,383.52</b>
EBIDTA	950.19	657.33	946.13	2,959.42
PBT	425.02	417.01	430.65	1,689.92

**Financial Highlights:**

- Recorded revenue growth at 38% in Q2 FY26 compare to Q2 FY25
- Maintained a low loan-to-value (LTV) ratio below 15%, reflecting balance sheet strength
- EBITDA is grown by 45% in Q2 FY26 compare to Q2 FY25 .

**Distribution:**

- Total distribution for Q2 FY26: INR 722.72 Mn
- Declared distribution of INR 1.825 per unit, comprising:
  - INR 0.9125 as interest income
  - INR 0.9125 as return of capital
- Record date for the distribution is on or before 22nd November 2025

**About NDR InvIT Trust:**

NDR InvIT Trust, the first perpetual warehousing and industrial Parks InvIT in India. The trust has an AUM of 19.22 msf. The asset portfolio is diversified across 60+ warehouses and 37 Industrial parks, located at 15 cities in India. At the end of September 2025, 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.

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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:**

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