

February 12, 2026

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 the Press Release by NDR InvIT Trust for the following:

- 1. Acquisition of a 1.78 million sq. ft. Grade-A, fully operational warehousing asset in Hosur, Tamil Nadu, for a total consideration of approximately ₹285 crore.*
- 2. Financial Results of NDR InvIT Trust for the quarter ended December 31, 2025 (Q3 FY26)*

You are requested to take the above information on record.

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: 2026.02.12
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Neha Chovatia
Company Secretary and Compliance Officer
Place: Chennai

CC: -

Axis Trustee Services Limited ("Trustee of the NDR InvIT Trust") Axis House, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai -400025	Catalyst Trusteeship Limited ("Debenture Trustee") Windsor, 6th floor, Office No.604, C.S.T Road, Kalina, Santacruz (East), Mumbai - 400098
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NDR InvIT Expands into Hosur with ₹285 Cr Acquisition; Reports Strong Q3 FY26 Performance

- *Operating area expands to 21.46 mn sq ft*
- *Marks entry into 17th city with acquisition of 1.78 mn sq ft Grade-A asset in Hosur*
- *Q3 FY26 EBIDTA of ₹96 Cr Mn with proposed distribution of ₹74.3 Cr*

Mumbai | 11 February 2026: NDR InvIT Trust, India's first perpetual warehousing and industrial parks InvIT listed on the National Stock Exchange, today announced its Q3FY26 results and the acquisition of a 1.78 million sq. ft. Grade-A, fully operational warehousing asset in Hosur, Tamil Nadu, for a total consideration of approximately ₹285 crore. The transaction will be executed through a mix of cash consideration and unit swap

The asset comprises 1.78 mn sq ft of leasable area including 0.88 mn sq ft of developed open yard and is 100% occupied with a long weighted average lease expiry (WALE) of 23.95 years. Strategically located in Hosur—one of South India's fastest-growing EV and automotive manufacturing hubs with strong connectivity to Bengaluru—the acquisition marks NDR InvIT's entry into its 17th city.

Post-acquisition, the InvIT's operating area expands to **21.46 million sq ft**, with GAV increasing by **₹294 crore**, further strengthening its pan-India scale and portfolio resilience.

Q3 FY26 Financial Performance

For the quarter ended December 31, 2025, NDR InvIT reported steady growth supported by strong occupancy and disciplined capital management.

- **Revenue from operations:** ₹105.89 Cr for the quarter ended December 31, 2025
- **Total income:** ₹108.68 Cr
- **Profit before tax:** ₹42.26 Cr

Distribution

- **Proposed distribution for Q3 FY26:** ₹74.3 Cr

The Trust's **Assets Under Management increased to 21.46 million square feet** post the Hosur acquisition. **Revenue from operations stood at ₹105.89 crore** for the quarter ended December 31, 2025, reflecting sustained portfolio performance and stable occupancy level.

The Trust continues to maintain a robust and diversified portfolio, comprising 37 industrial parks and over 67+ warehouses across 16 cities. Its top 10 clients account for approximately 32% of the leased area, offering a balanced mix of anchor tenants and leading industry players.

Mr. N. Amrutesh Reddy, Director, NDR InvIT, said: *"The Hosur acquisition marks a strategic expansion into one of India's most dynamic manufacturing corridors. With 100% occupancy, long-term leases and high-quality tenants, the asset enhances income stability while expanding our footprint into a high-growth EV and automotive hub. Combined with our strong Q3 performance, this reinforces our disciplined growth strategy focused on scale, resilience and long-term value creation."*



The combined momentum of portfolio expansion and strong quarterly performance underscores NDR InvIT's commitment to building a diversified, income-generating warehousing and industrial platform across India's key consumption and manufacturing hubs.

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About NDR InvIT Trust:

NDR InvIT Trust, the first perpetual warehousing and industrial Parks InvIT in India. The trust has an AUM of 21.46 msf. The asset portfolio is diversified across 67+ warehouses and 37 Industrial parks, located at 16 cities in India. At the end of June 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.

Website: www.ndrinvit.com

Media Contact:

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