August 14, 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: **Symbol: NDRINVIT** **ISIN:** INE0Q7Q23015	**Debt Securities:** **ISIN**: INE0Q7Q07018, **ISIN:** INE0Q7Q07026, **ISIN:** INE0Q7Q07034

Subject: Outcome of the Board Meeting of NDR Invit Managers Private Limited in the capacity of Investment Manager of NDR InvIT Trust held on Friday, August 14, 2026 at 11:30 a.m. (IST)

In compliance with the provisions of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 read with circulars and guidelines issued thereunder from time to time **("SEBI InvIT Regulations")** and applicable regulations of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time **("SEBI LODR Regulations")**, the Board of Directors **("Board")** of NDR Invit Managers Private Limited **("Investment Manager")**, acting in its capacity as the investment manager of NDR InvIT Trust **("the Trust")** , at its meeting held on Friday, August 14, 2026 at 11:30 a.m. (IST)have considered and approved, inter-alia, the following matters:-

1. Unaudited standalone and consolidated financial results of NDR InvIT Trust for the quarter ended on June 30, 2026, accompanied by limited review report issued by M/s. Deloitte Haskins & Sells LLP, Chartered Accountants, ("Statutory Auditor") of NDR InvIT Trust; **(Annexure A)**

2. The Statement indicating utilization of issue proceeds and Statement of deviation/ variation in use of issue proceeds of Units for the quarter ended June 30, 2026; **(Annexure B)**

3. Pursuant to Regulations 52(7) and 52(7A) of the SEBI LODR Regulations, the Statement indicating 100% utilisation of issue proceeds and the Statement of Deviation/Variation in the use of issue proceeds of listed Non-Convertible Debt Securities for the quarter ended June 30, 2026; **(Annexure C)**

4. Pursuant to Regulation 54 of SEBI LODR Regulations, Security Coverage Certificate and covenant status issued by the Statutory Auditor for the quarter ended June 30, 2026; **(Annexure D)**

5. Declared distribution of Rs. 1.94/- per unit. The components of distribution will be as under, subject to applicable taxes.

Particulars	**Details**
Distribution as Dividend	0.19
Distribution as Interest (INR)	0.88
Distribution as return of capital (INR)	0.87

NDR InvIT MANAGERS

Please note that Wednesday, August 19, 2026 has been fixed as the Record Date for the purpose of distribution to the Unitholders, which will be paid on or before Wednesday, August 26, 2026.

The meeting of the Board of the Investment Manager commenced at 11:30 a.m. (IST) and concluded at 7:20 p.m. (IST).

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.

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: 2026.08.14 19:19:38 +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	**Catalyst Trusteeship Limited** ("Debenture Trustee") 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai– 400013 MH

Deloitte Haskins & Sells LLP

Chartered Accountants
One International Center,
Tower 3, 31st Floor,
Senapati Bapat Marg
Elphinstone Road (West)
Mumbai– 400 013
Maharashtra, India.

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INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM UNAUDITED STANDALONE FINANCIAL RESULTS

To
The Board of Directors of
NDR Invit Managers Private Limited
(Acting in capacity as the Investment Manager of NDR InvIT Trust)

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **NDR InvIT Trust** (the "InvIT" or "Trust") for the quarter ended June 30, 2026 (the "Statement") being submitted by NDR Invit Managers Private Limited (the "Investment Manager"), pursuant to the requirement of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended, including any guidelines, circulars, and master circulars issued thereunder (together referred to as the "InvIT Regulations") and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

2. The Investment Manager's Board of Directors, are responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder, the InvIT Regulations and other accounting principles generally accepted in India and in compliance with the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements ("SRE") 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information is limited to primarily making inquiries, of personnel of the Investment Manager responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing ("SAs"), issued by the ICAI and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on the Statement.

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in the context of the InvIT Regulations prevailing over certain Indian Accounting Standard ("Ind AS") requirements, as explained in paragraph 5 below, in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of InvIT Regulations, the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Deloitte
Haskins & Sells LLP

5. We draw attention to Note 8 of the accompanying Statement, which describes the presentation and classification of “Unit Capital” as “Equity” rather than as a compound financial instrument under the applicable requirements of Ind AS 32 – “Financial Instruments: Presentation” in order to comply with the relevant InvIT Regulations. Our conclusion on the Statement is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm’s Registration No. 117366W/W-100018)

SAGAR ASHOK LELE
Digitally signed by SAGAR ASHOK LELE
Date: 2026.08.14 18:49:55 +05'30'

Sagar A. Lele
Partner
(Membership No. 126729)
(UDIN: 26126729MAZGCR7997)

Place: Mumbai
Date: August 14, 2026

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Results
Statement of Unaudited Standalone Profit and Loss for the quarter ended June 30, 2026
(All amounts are in ₹ Million, unless otherwise stated)

Sr. No	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
I	**INCOME**				
	Revenue from operations	690.34	519.90	502.79	2,139.18
	Other income	69.78	9.32	63.90	131.88
	Total Income	**760.12**	**529.22**	**566.69**	**2,271.06**
II	**EXPENSES**				
	Trustee fees	0.54	0.54	0.30	2.15
	Audit fees	0.95	0.85	0.85	3.40
	Finance costs	362.44	282.85	279.46	1,133.97
	Other expenses	3.22	2.36	4.75	11.89
	Total Expenses	**367.15**	**286.60**	**285.36**	**1,151.41**
III	**Profit before tax for the quarter / year (I-II)**	**392.97**	**242.62**	**281.33**	**1,119.65**
IV	**Tax Expense**				
	(1) Current tax	7.96	-	-	-
	(2) Tax related to earlier years	-	-	-	4.16
	(3) Deferred tax	16.53	-	(10.77)	(11.13)
	Total Tax Expense	**24.49**	**-**	**(10.77)**	**(6.97)**
V	**Profit for the quarter / year (III-IV)**	**368.48**	**242.62**	**292.10**	**1,126.62**
VI	**Other Comprehensive Income**	**-**	**-**	**-**	**-**
VII	**Total Comprehensive Income for the quarter / year (V+VI)**	**368.48**	**242.62**	**292.10**	**1,126.62**

1 NDR InvIT Trust (the "Trust"/ the "InvIT") is registered as a contributory irrevocable trust set up under the Indian Trusts Act,1882 on March 27, 2023, and registered as an infrastructure investment trust under the SEBI Invit Regulations on June 5, 2023 having registration number IN/InvIT/23-24/0025. N D R Ware Housing Private Limited is the Sponsor of the Trust (the "Sponsor"), Axis Trustee Services Limited is the Trustee of the Trust (the "Trustee"), NDR Asset Management Private Limited (erstwhile NDR REIT Management Services Private Limited) is Project Manager of the Trust (the "Project Manager"), NDR INVIT Managers Private Limited is the Investment Manager of the Trust (the "Investment Manager"). The address of the registered office of the Investment Manager is CTS No. 54, Ground Floor, KHIL House, Village Bamanwada, Vile Parle (East), Mumbai - 400 099, Maharashtra, India.

2 The Statement of Unaudited Standalone Financial Results comprises of the Statement of Unaudited Standalone Profit and Loss, Statement of Unaudited Standalone Net distributable cash flows and explanatory notes thereto and the additional disclosures as required in Chapter 4 of SEBI Master Circular no.SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025 of the Trust and the additional disclosures as required in Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“the Listing Regulations”) and read with SEBI Master Circular bearing reference SEBI/HO/DDHS-PoD-1/P/CIR/2025/0000000102 dated July 11, 2025 of the Trust for the quarter ended June 30, 2026 has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - Interim Financial Reporting ("lnd AS 34"), Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 and the circulars issued thereunder ("SEBI lnvIT Regulations") and other accounting principles generally accepted in India, to the extent applicable.

3 Investors can view the Statement of Unaudited Standalone Financial Results of the Trust on the Trust’s website (www.ndrinvit.com) or on the website of the National Stock Exchange Limited (www.nseindia.com).

4 The figures for the quarter ended March 31, 2026 are the balancing figures between the audited figures in respect of full financial year ended March 31, 2026 and limited review figures for the nine months ended December 31, 2025.

5 The Trust has proposed to distribute an amount of ₹. 888.60 million to Unitholders for the quarter ended June 30, 2026.

6 The Board of Directors of Investment Manager have made distributions as follows

Date of Declaration	Return on Unit Capital (₹.per Unit)	Return of Unit Capital (₹.per Unit)	Total Distribution (₹.per Unit)	Total Distribution (₹. million)	Date by which payment to unitholders made
May 24, 2024*	0.37	0.63	1.00	386.11	May 31, 2024
August 08, 2024	0.87	0.88	1.75	673.75	August 21, 2024
November 12, 2024	0.85	0.90	1.75	673.75	November 22, 2024
February 10, 2025	0.85	0.90	1.75	673.75	February 18, 2025
May 26, 2025	0.72	1.08	1.80	712.82	June 04, 2025
August 05, 2025	0.98	0.85	1.83	722.72	August 14, 2025
November 11, 2025	0.91	0.91	1.83	722.72	November 21, 2025
February 11, 2026	1.05	0.82	1.88	742.52	February 19, 2026
May 27, 2026	0.95	0.97	1.92	879.43	June 08, 2026

**from the date of Acquistion date February 08, 2024 to March 31, 2024 i.e. 53 days*

7 During the quarter ended June 30, 2026, the Trust has acquired 100% ownership in the form of equity shares in NDR Space Private Limited for consideration amounting to ₹. 802.60 million which is paid in cash of ₹. 468.72 million and 24,58,591 units of the Trust equivalent to ₹. 333.88 million

During the year ended March 31, 2026, the Trust has acquired 100% ownership in the form of equity shares in various companies for consideration amounting to ₹. 2,774.92 million which is payable in cash of ₹. 1,903.32 million and 64,18,239 units of the Trust equivalent to ₹. 871.60 million. The said units were allotted subsequent to Balance Sheet date to respective unitholders post receipt of in principal approval from the relevant regulatory authority.

8 Under the provisions of the SEBI InvIT Regulations, the Trust is required to distribute to Unitholders not less than 90% of the net distributable cash flows of the Trust for each quarter. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025, issued under the SEBI InvIT Regulations, the Unit holders funds are presented as “Equity” in order to comply with the requirements of the SEBI Master Circular dealing with the minimum presentation and disclosure requirements for key financial statements.

9 The Trust's activities comprise owning and investing in infrastructure Special Purpose Vehicles in India to generate cash flow for distribution to Unitholders. Based on the principles given in Ind AS 108 "Operating Segments", this activity falls within a single operating segment and accordingly, the disclosures of Ind AS 108 have not been separately provided.

10 The Trust has been re-assigned a rating of “CARE AAA; Stable” issued by CARE Ratings Limited and "IND AAA: Stable" issued by India Ratings and Research on April 16, 2026.

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Results
Notes to Unaudited Standalone Financial Results
(All amounts are in ₹ Million, unless otherwise stated)

11 The details of outstanding Secured, Rated, Listed, Redeemable Non-Convertible Debentures ("NCDs") issued by Trust (the "Issuer") is mentioned below:

Sr. No.	Date of allotment	Date of listing	NCDs issued (Nos.)	Face value of NCDs issued (per NCD) (in ₹.)	Total amount issued (₹. million)	Outstanding balance as on June 30, 2026 (₹. million)	Interest rate & frequency of interest payment
1	December 24, 2024	December 26, 2024	63,000	1,00,000	6,300	6,300	8.05% p.a. and Quarterly
2	January 02, 2025	January 03, 2025	74,500	1,00,000	7,450	7,450	8.10% p.a. and Quarterly
3	March 30, 2026	April 02, 2026	41,000	1,00,000	4,100	4,100	7.61% p.a. and Quarterly

11A Utilization of Proceeds from issuance of Debentures

Sl	Particulars	Amount (in millions)
1	Proceeds from issue of NCDs (A)	13,774.50
2	Acquisition of New Entities/Acquisition Cost of New Entities	3,107.58
3	Refinancing of Existing Debt	7,163.19
4	Capital Expenditure project SPV/ Identified SPV	476.19
5	Interest Service Reserve Account	277.50
6	Issue Expenses	194.07
7	Total Proceeds Utilised (B)	11,218.53
8	**Unutilised amounts (A – B) as at March 31, 2025 (C)**	**2,555.97**
9	**Proceeds from issue of NCDs (D)**	**4,100.00**
10	Issue Expenses	8.20
11	Interest Service Reserve Account	78.50
12	Acquisition of New Entities/Acquisition Cost of New Entities	271.86
13	Capital Expenditure project SPV / Identified SPV	1,417.83
14	Refinancing of Existing Debt of Acquired New Entities	1,263.97
15	**Total Proceeds Utilised (E)**	**3,040.36**
16	**Unutilised amounts (C+D-E) as at March 31, 2026 (F)**	**3,615.61**
17	Acquisition of New Entities/Acquisition Cost of New Entities	1,386.62
18	Capital Expenditure project SPV / Identified SPV	38.83
19	Refinancing of Existing Debt of Acquired New Entities	2,190.16
20	**Total Proceeds Utilised (G)**	**3,615.61**
21	**Unutilised amounts (F-G) as at June 30, 2026 (H)**	-

12 Utilization of Proceeds from issuance of Unit Capital

Sl	Particulars	Amount (in millions)
1	Proceeds from issue of Units (A)	7,217.77
2	Issue Expenses	127.61
3	Acquisition of New Entities/Acquisition Cost of New Entities	604.08
4	Refinancing of Existing Debt of Acquired New Entities	1,909.33
5	Capital Expenditure project SPV/ Identified SPV / Expenditure of Trust	334.17
6	**Total Proceeds Utilised (B)**	**2,975.19**
7	**Unutilised amounts (A – B) * as at June 30, 2026 (C)**	**4,242.58**

**Funds temporarily invested in mutual funds pending deployment*

13 Pursuant to the resolution dated June 26, 2026, the Board of Directors of the Investment Manager of NDR InvIT Trust ("Trust") approved, inter alia, conversion of the Trust from a privately listed InvIT to a publicly listed InvIT through a Fresh Issue and an Offer for Sale of existing units and subject to necessary approvals (the "Offer"). The unitholders subsequently approved the Offer by postal ballot dated July 17, 2026 and the same has been filed with SEBI on August 10, 2026.

14 The previous period's / previous year's figures have been regrouped, wherever necessary to make them comparable with those of current period.

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Results
15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

A. Computation of Net Distributable Cash Flows (NDCFs) of the Trust

Particulars	Quarter ended			Year ended
	June 30, 2026	March 31, 2026	Quarter ended June 30, 2025	March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cashflows from operating activities of the Trust	**(4.19)**	**(58.83)**	19.53	**(25.57)**
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework	1,078.17	1,162.39	793.76	3,799.73
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	25.31	5.39	94.73	151.48
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations		-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently		-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust	(354.68)	(276.95)	(276.89)	(1,113.70)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Results
15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

A. Computation of Net Distributable Cash Flows (NDCFs) of the Trust

Particulars	Quarter ended			Year ended March 31, 2026
	June 30, 2026	March 31, 2026	Quarter ended June 30, 2025	
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i).loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv).agreement pursuant to which the Trust operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-	-
Net Distributable Cash Flows at Trust Level	**744.61**	**832.00**	**631.13**	**2,811.95**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No.SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, the SPVs have computed the NDCFs quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework.

Note 2: Cash received from SPVs in the form of interest is included in operating cash flows as per the cash flow statement. The same has been deducted from operating cash flows in the NDCF computation and included under a separate line item as per the format.

Note 3: During the quarter ended June 30, 2026, June 30, 2025 and year ended March 31, 2026 the Trust has distributed ₹.47.43 million, ₹.14.57 million and ₹.239.18 million respectively, from the surplus being available at respective SPVs on acquisition of such SPVs by Trust as per SEBI circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024.

Note 4: During the quarter ended June 30, 2026 March 31 2026, June 30 2025, and year ended March 31, 2026 the Trust has made distribution to the Unitholders in the form of Return on the Unit Capital and repayment of Unit Capital aggregating to ₹ 879.43 million, ₹ 742.52 million, ₹ 712.82 million, and ₹ 2,900.79 million, respectively constituting more than 90% of its distributable cash

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Results
15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

B Fees payable to Investment Manager and Project Manager

Pursuant to Investment Management Agreement, the Investment Manager is entitled to an Investment Management fee @ 2% of the revenue from operations of the SPV of the InvIT. and @ 0.75% of the value of Asset acquired by the Trust as certified by an independent valuer. There are no changes during the quarter ended June 30, 2026 in the methodology for computation of fees paid to the Investment Manager.

Pursuant to Project Management Agreement, the Project Manager is entitled to a Project Management fee @ 2% of the revenue from operations in case of completed assets, and @ 5% of capital expenditure for under construction assets. There are no changes during the quarter ended June 30, 2026 in the methodology for computation of fees paid to the Project Manager.

C Statement of Earnings per unit

Particulars	Quarter ended			Year ended March 31, 2026
	June 30, 2026	March 31, 2026	June 30, 2025	
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Profit after tax for the quarter / year (₹. million)	368.48	242.62	292.10	1,126.62
Weighted average number of units (Nos.)*	42,54,83,138	39,69,24,721	39,60,12,214	39,62,37,216
Earnings per unit in INR (basic and diluted) (not annualised for interim period)	0.87	0.61	0.74	2.84

** The Units of March 31, 2026 Includes units allotted subsequent to Balance Sheet date to respective unitholders post receipt of in principal approval from the relevant regulatory authority (refer note 7)*

D There are no contingent liabilities as at June 30, 2026 (March 31, 2026 ₹. Nil).

E There are no capital Commitments as at June 30, 2026 (March 31, 2026 ₹. Nil).

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Results
15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

F Related Party Disclosures

(I) Related Parties as per requirements of Ind AS 24-"Related Party Disclosures"

Sl No.	Name of the Party	Relationship
1	Broadview Constructions and Holdings Private Limited	Subsidiary
2	Fabio Beverages Private Limited	Subsidiary
3	Forefront Logistics Private Limited	Subsidiary
4	Kautilya Warehousing Private Limited	Subsidiary
5	NDR Warehousing Solutions Private Limited (formerly known as LSA Warehousing Solutions Private Limited)	Subsidiary
6	N D R Plantations Private Limited	Subsidiary
7	Nasda Infra Private Limited	Subsidiary
8	NDR Bhadra Estates Private Limited	Subsidiary
9	NDR Distribution Centers Private Limited	Subsidiary
10	NDR Factor Private Limited	Subsidiary
11	NDR Goaspace Private Limited	Subsidiary
12	NDR Safestore Private Limited	Subsidiary
13	NDR Store House Private Limited	Subsidiary
14	NDR Vanshil Warehouse Park Private Limited	Subsidiary
15	NDRAVG Business Park Private Limited	Subsidiary
16	Seahorse Distribution & Freight Services Private Limited	Subsidiary
17	Sri Amruthalingeswara Warehousing Private Limited	Subsidiary
18	Svahgraha Constructions And Holdings Private Limited	Subsidiary
19	Valiant Amrut India Infra Private Limited	Subsidiary
20	Varama Sir India Logistic And Infrastructure Private Limited	Subsidiary
21	NDR Trade House Private Limited	Subsidiary(w.e.f. February 07, 2025)
22	NDR Logix Private Limited (formerly known as Greenoscale Logix Private Limited)	Subsidiary(w.e.f. February 17, 2025)
23	Nandav Warehousing Private Limited	Subsidiary(w.e.f. February 27, 2025)
24	Kosamba Logistics Private Limited	Subsidiary(w.e.f. February 27, 2025)
25	SGP Universal LLP	Subsidiary(w.e.f. March 03, 2025)
26	MLG Warehousing & Industrial Park Private Limited	Subsidiary(w.e.f. November 14, 2025)
27	NDR Unique Space Private Limited	Subsidiary(w.e.f. March 19, 2026)
28	NDR Big Box Private Limited	Subsidiary(w.e.f. March 30, 2026)
29	NDR Space Private Limited	Subsidiary(w.e.f. April 17, 2026)
30	R Ramdas Iyer	Key Managerial Personnel (KMP) - Director
31	Naidu Amrutesh Reddy	KMP - Director

15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

Sl No.	Name of the Party	Relationship
32	Brinda Jagirdhar	Independent director
33	M S Sundarrajan	Independent director
34	G K Ravishankar	Independent director
35	Ritesh Vohra	Non Executive director
36	Naidu Srithi	Relative of KMP
37	Riverview Ware Housing LLP (formerly known as Riverview Ware Housing Private Limited)	Entity in which KMP and their relatives have significant influence
38	NDR Universal Enterprises Private Limited (formerly known as NDR Holdings Private Limited)	Entity in which KMP and their relatives have significant influence
39	Adway Acqa Minerale Private Limited	Entity in which KMP and their relatives have significant influence
40	Axis Trustee Services Limited	Trustee
41	Axis Bank Limited	Promoter of the Trustee
42	NDR INVIT Managers Private Limited	Investment Manager

(II) Related parties as per Regulation 2(1)(zv) of SEBI InvIT Regulations

Related parties in terms of the InvIT Regulations shall be the related parties as defined in the Companies Act, 2013 or under Ind AS 24 and shall include, the parties to the InvIT namely, NDR Ware Housing Private Limited (Sponsor), NDR Asset Management Private Limited (Project Manager) and their respective promoters and directors.

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
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15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

(III) Transactions with Related Parties during the quarter/ year

The below related party disclosures have been made in compliance with the stipulations of Ind AS 24 and in compliance with the InvIT Regulations to the extent there are transactions with the related parties.

S No.	Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
		(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
1	**Interest on Loans given to SPV's**				
	Fabio Beverages Private Limited	7.64	8.36	8.72	34.91
	NDR Factor Private Limited	0.06	-	0.66	0.90
	NDR Plantations Private Limited	0.20	-	0.11	0.11
	NDR Bhadra Estates Private Limited	11.26	11.18	10.52	44.04
	Valiant Amrut India Infra Private Limited	31.28	31.59	32.61	129.93
	NDR Safe Store Private Limited	12.95	12.95	13.59	53.47
	NDR Vanshil Warehouse Park Private Limited	46.83	46.71	48.39	192.30
	Broadview Constructions and Holdings Private Limited	6.24	7.00	7.87	30.56
	NDR Store House Private Limited	8.65	8.39	8.73	34.59
	NDR Warehousing Solutions Private Limited	21.24	20.77	20.00	82.40
	Kautilya Warehousing Private Limited	9.84	10.07	10.64	41.95
	NDR Distribution Centers Private Limited	8.63	8.79	9.29	36.63
	Sri Amruthalingeswara Warehousing Private Limited	13.42	13.44	15.27	57.95
	NDR Goaspace Private Limited	32.91	32.80	32.93	133.01
	NDRAVG Business Park Private Limited	23.21	21.89	20.01	84.53
	Varama Sir India Infrastructure Private Limited	50.53	48.31	43.59	185.18
	Seahorse Distribution Centers and Frieght Services Private Limited	3.06	3.95	6.78	22.20
	Forefront Logistics Private Limited	2.13	2.95	5.40	17.23
	Svahgraha Constructions and Holdings Private Limited	24.57	23.57	24.06	95.45
	NASDA Infra Private Limited	27.99	27.03	33.42	120.07
	NDR Trade House Private Limited	44.15	43.63	44.77	177.43
	NDR Logix Private Limited	16.31	15.79	14.16	61.71
	Nandav Warehousing Private Limited	1.83	2.26	4.26	12.77
	Kosamba Logistics Private Limited	-	-	0.64	0.83
	SGP Universal LLP	-	-	-	-
	MLG Warehousing & Industrial Park Private Limited	33.99	33.05		50.05
	NDR Unique Space Private Limited	31.96	-	-	-
	NDR Big Box Private Limited	25.67	-	-	-
	NDR Space Private Limited	17.39	-	-	-
		513.95	**434.48**	**416.42**	**1,700.20**

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(All amounts are in ₹ Million, unless otherwise stated)

S No.	Particulars	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Refer Note 4)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
2	**Interest on Optionally Convertible Debentures**				
	NASDA Infra Private Limited	46.62	46.11	46.63	187.01
	NDR Bhadra Estates Private Limited	16.45	16.27	16.45	66.00
	Broadview Constructions and Holdings Private Limited	16.45	16.27	16.45	66.00
	NDR Store House Private Limited	6.86	6.78	6.86	27.50
		86.39	**85.43**	**86.39**	**346.51**
3	**Bank Charges**				
	Axis Bank Limited	0.01	-	-	-
		0.01	**-**	**-**	**-**
4	**Trusteeship Fees**				
	Axis Trustee Services Limited	0.54	0.54	0.30	2.15
		0.54	**0.54**	**0.30**	**2.15**
5	**Dividend from SPV's**				
	NDR Factor Private Limited	15.00	-	-	15.00
	NDR Plantations Private Limited	5.00	-	-	20.00
	Sri Amruthalingeswara Warehousing Private Limited	20.00	-	-	15.00
	Svahgraha Constructions and Holdings Private Limited	37.50	-	-	30.00
	NDR Trade House Private Limited	12.50	-	-	12.50
		90.00	**-**	**-**	**92.50**
6	**Distribution to Unitholders (Return on Capital)**				
	NDR Warehousing Private Limited	75.26	83.59	57.10	290.58
	Naidu Amrutesh Reddy	2.79	3.10	2.12	10.77
	Naidu Srithi	3.04	3.37	2.30	11.73
	Riverview Ware Housing LLP	6.00	6.67	4.55	23.17
	NDR Universal Enterprises Private Limited	64.73	71.90	49.11	249.93
		151.83	**168.63**	**115.18**	**586.18**

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15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

S No.	Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
		(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
7	**Repayment of Unit Capital**				
	NDR Warehousing Private Limited	77.01	65.11	85.65	290.34
	Naidu Amrutesh Reddy	2.86	2.41	3.18	10.77
	Naidu Srithi	3.11	2.63	3.46	11.72
	Riverview Ware Housing LLP	6.14	5.19	6.83	23.15
	NDR Universal Enterprises Private Limited	66.23	56.00	73.67	249.72
		155.35	**131.34**	**172.79**	**585.70**
8	**Loans given**				
	Fabio Beverages Private Limited	18.19	20.60	17.01	75.93
	NDR Factor Private Limited	35.09	58.18	17.58	114.68
	NDR Plantations Private Limited	40.35	58.31	24.98	145.62
	NDR Bhadra Estates Private Limited	24.13	22.44	22.28	93.47
	Valiant Amrut India Infra Private Limited	49.29	64.06	51.57	254.14
	NDR Safe Store Private Limited	21.79	24.76	24.29	103.28
	NDR Vanshil Warehouse Park Private Limited	77.11	68.91	72.59	284.06
	Broadview Constructions and Holdings Private Limited	15.64	18.38	24.20	88.42
	NDR Store House Private Limited	41.52	29.24	19.13	96.05
	NDR Warehousing Solutions Private Limited	28.62	25.69	27.80	123.40
	Kautilya Warehousing Private Limited	21.14	18.37	21.54	82.88

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15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

S No.	Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
		(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
	NDR Distribution Centers Private Limited	17.04	14.66	16.38	63.74
	Sri Amruthalingeswara Warehousing Private Limited	52.25	40.27	43.88	147.29
	NDR Goaspace Private Limited	46.98	45.23	45.14	209.99
	NDRAVG Business Park Private Limited	72.31	52.57	37.93	178.88
	Varama Sir India Infrastructure Private Limited	144.48	163.66	152.29	610.99
	Seahorse Distribution Centers and Frieght Services Private Limited	13.91	27.16	25.86	84.60
	Forefront Logistics Private Limited	24.04	20.44	23.97	98.25
	Svahgraha Constructions and Holdings Private Limited	101.91	89.42	77.12	338.16
	NASDA Infra Private Limited	234.61	375.66	132.03	770.17
	NDR Trade House Private Limited	92.42	86.11	65.55	316.08
	NDR Logix Private Limited	31.01	49.09	96.55	239.85
	Nandav Warehousing Private Limited	13.33	52.60	13.41	114.79
	Kosamba Logistics Private Limited	45.88	60.58	4.40	94.33
	SGP Universal LLP	20.69	17.62	-	34.90
	MLG Warehousing & Industrial Park Private Limited	77.09	36.57	-	1,317.54
	NDR Unique Space Private Limited	1,227.77	29.00	-	29.00
	NDR Big Box Private Limited	1,060.46	-	-	-
	NDR Space Private Limited	1,926.72	-	-	-
		5,575.79	**1,569.58**	**1,057.48**	**6,110.49**
9	**Loans repaid**				
	Fabio Beverages Private Limited	29.41	72.91	22.11	122.39
	NDR Factor Private Limited	54.65	37.50	33.91	128.07
	NDR Plantations Private Limited	63.76	32.36	26.04	121.87
	NDR Bhadra Estates Private Limited	12.43	27.23	10.54	66.76
	Valiant Amrut India Infra Private Limited	69.40	85.06	58.81	296.04
	NDR Safe Store Private Limited	25.35	30.58	33.68	132.84
	NDR Vanshil Warehouse Park Private Limited	71.82	114.18	66.75	337.81
	Broadview Constructions and Holdings Private Limited	33.25	55.85	27.35	137.15
	NDR Store House Private Limited	25.63	39.57	18.51	108.50
	NDR Warehousing Solutions Private Limited	18.85	16.80	16.51	76.32
	Kautilya Warehousing Private Limited	25.11	36.60	25.07	110.93
	NDR Distribution Centers Private Limited	19.75	29.27	18.37	87.52
	Sri Amruthalingeswara Warehousing Private Limited	58.32	52.14	44.62	224.06
	NDR Goaspace Private Limited	46.56	56.52	33.60	200.77
	NDRAVG Business Park Private Limited	18.42	28.10	13.92	75.82

NDR InvIT Trust
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15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

S No.	Particulars	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Refer Note 4)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
	Varama Sir India Infrastructure Private Limited	91.51	94.06	37.41	318.68
	Seahorse Distribution Centers and Frieght Services Private Limited	24.85	71.02	0.30	198.64
	Forefront Logistics Private Limited	43.83	56.89	49.07	224.97
	Svahgraha Constructions and Holdings Private Limited	74.60	77.18	96.12	364.65
	NASDA Infra Private Limited	204.38	293.40	136.94	996.61
	NDR Trade House Private Limited	99.38	87.68	148.35	416.53
	NDR Logix Private Limited	26.35	35.69	31.00	120.36
	Nandav Warehousing Private Limited	39.15	55.27	51.13	216.16
	Kosamba Logistics Private Limited	44.90	54.19	21.62	121.66
	SGP Universal LLP	22.97	17.75	0.45	31.37
	MLG Warehousing & Industrial Park Private Limited	43.93	32.49	-	82.49
	NDR Unique Space Private Limited	36.75	18.30	-	18.30
	NDR Big Box Private Limited	102.90	-	-	-
	NDR Space Private Limited	70.00	-	-	-
		1,498.25	**1,608.59**	**1,022.18**	**5,337.27**
10	**Advances repaid**				
	NDR Ware Housing Private Limited	-	-	-	0.10
		-	**-**	**-**	**0.10**
11	**Debentures redeemed**				
	NASDA Infra Private Limited	-	-	1.90	1.90
		-	**-**	**1.90**	**1.90**
12	**Purchase of Equity Shares**				
	NDR Warehousing Private Limited	465.50	1,705.91	-	1,840.16
	Naidu Amrutesh Reddy	0.01	16.68	-	16.68
	NDR Universal Enterprises Private Limited	-	-	-	-
	Adway Acqa Minerale Private Limited	-	4.70	-	4.70
		465.51	**1,727.29**	**-**	**1,861.54**

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15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

(IV) Outstanding balance at the quarter / year end

S No.	Name of Company	As at June 30, 2026	As at March 31, 2026
1	**Loans**	**(Unaudited)**	**(Audited)**
	Fabio Beverages Private Limited	275.51	286.73
	NDR Factor Private Limited	1.12	20.68
	NDR Plantations Private Limited	2.32	25.73
	NDR Bhadra Estates Private Limited	419.26	407.56
	Valiant Amrut India Infra Private Limited	1,151.21	1,171.33
	NDR Safe Store Private Limited	474.25	477.82
	NDR Vanshil Warehouse Park Private Limited	1,732.55	1,727.27
	Broadview Constructions and Holdings Private Limited	222.49	240.10
	NDR Store House Private Limited	321.33	305.44
	NDR Warehousing Solutions Private Limited	790.47	780.70
	Kautilya Warehousing Private Limited	362.67	366.64
	NDR Distribution Centers Private Limited	317.23	319.94
	Sri Amruthalingeswara Warehousing Private Limited	484.71	490.78
	NDR Goaspace Private Limited	1,218.49	1,218.06
	NDRAVG Business Park Private Limited	886.63	832.74
	Varama Sir India Infrastructure Private Limited	1,892.81	1,839.84
	Seahorse Distribution Centers and Frieght Services Private Limited	110.90	121.84
	Forefront Logistics Private Limited	67.51	87.29
	Svahgraha Constructions and Holdings Private Limited	898.85	871.54
	NASDA Infra Private Limited	1,038.14	1,007.91
	NDR Trade House Private Limited	1,613.78	1,620.74
	NDR Logix Private Limited	604.83	600.17
	Nandav Warehousing Private Limited	54.00	79.82
	Kosamba Logistics Private Limited	7.37	6.38
	SGP Universal LLP	1.70	3.98
	MLG Warehousing & Industrial Park Private Limited	1,268.22	1,235.05
	NDR Unique Space Private Limited	1,201.72	10.70
	NDR Space Private Limited	1,856.72	-
	NDR Big Box Private Limited	957.56	-
		20,234.33	**16,156.78**

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15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

S No.	Name of Company	As at June 30, 2026 (Unaudited)	As at March 31, 2026 (Audited)
2	**Interest accrued and but not due on Optionally Convertible Debentures**		
	NASDA Infra Private Limited	46.62	46.11
	NDR Bhadra Estates Private Limited	16.45	16.27
	Broadview Constructions and Holdings Private Limited	16.45	16.27
	NDR Store House Private Limited	6.86	6.78
		86.39	**85.43**
3	**Optionally Convertible Debentures**		
	NASDA Infra Private Limited	1,700.00	1,700.00
	NDR Bhadra Estates Private Limited	600.00	600.00
	Broadview Constructions and Holdings Private Limited	600.00	600.00
	NDR Store House Private Limited	250.00	250.00
		3,150.00	**3,150.00**
4	**Bank Balances**		
	Axis Bank Limited	42.27	5.51
		42.27	**5.51**
5	**Purchase Consideration Payable**		
	NDR Warehousing Private Limited	356.10	1,625.04
	Naidu Amrutesh Reddy	-	16.68
	Adway Acqua Minerale Private Limited	-	4.70
		356.10	**1,646.42**

NDR InvIT Trust
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15. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

G Initial Disclosure by an entity identified as a Large Corporate

Particulars	**Details**
Name of the Company / InvIT	NDR InvIT Trust
CIN / SEBI Registration No.	IN/InvIT/23-24/0025
Outstanding borrowing of Company / InvIT as on June 30, 2026 as applicable	₹. 17,624.71 million
Highest Credit Rating during previous Financial Year along with the name of Credit rating agency	"CARE AAA; Stable" and IND AAA: Stable" Issued by CARE Ratings Limited and India Ratings and Research respectively.
Name of stock exchange	The National Stock Exchange

For Deloitte Haskins & Sells LLP
Chartered Accountants
Firm's Registration No. 117366W/W-100018

SAGAR ASHOK LELE
Digitally signed by SAGAR ASHOK LELE
Date: 2026.08.14 18:47:12 +05'30'

Sagar A. Lele
Partner
Membership no.126729
Place : Mumbai
Date : August 14, 2026

For and on behalf of the Board of Directors of
NDR INVIT Managers Private Limited (the "Investment Manager") in its capacity as the Investment Manager of NDR InvIT Trust)

Naidu Amrutesh Reddy
Digitally signed by Naidu Amrutesh Reddy
Date: 2026.08.14 17:55:55 +05'30'

Naidu Amrutesh Reddy
(Director)
DIN: 00898556
Place : Chennai
Date : August 14, 2026

Ramdas Ramakrishnan Iyer
Digitally signed by Ramdas Ramakrishnan Iyer
Date: 2026.08.14 18:04:03 +05'30'

Ramdas Ramakrishnan Iyer
(Director)
DIN: 03029948
Place : Mumbai
Date : August 14, 2026

Neha Hardik Chovatia
Digitally signed by Neha Hardik Chovatia
Date: 2026.08.14 17:59:49 +05'30'

Neha Chovatia
(Company Secretary)
Membership no.A63171
Place : Mumbai
Date : August 14, 2026

Sandeep Jain
Digitally signed by Sandeep Jain
Date: 2026.08.14 17:57:36 +05'30'

Sandeep Jain
(Chief Financial Officer)
Place : Mumbai
Date : August 14, 2026

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Results
15. Additional Disclosures as required in Regulation 52 of the Listing Regulations read with SEBI Master Circular bearing reference SEBI/HO/DDHS-PoD-1/P/CIR/2025/0000000102 dated July 11, 2025 and as per paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

(All amounts are in ₹ Million, unless otherwise stated)

Sr no.	Ratios	Formula for computation of ratios	Quarter ended			Year ended March 31, 2026
			June 30, 2026	March 31, 2026	June 30, 2025	
1	**Earnings per unit**					
	- Basic (in Rupees)		0.87	0.61	0.74	2.84
	- Diluted (in Rupees)		0.87	0.61	0.74	2.84
2	**Distribution per unit**		1.92	1.88	1.80	7.33
3	**Unit Capital**		42,189.02	36,558.70	37,580.81	36,558.70
4	**Other equity**		2,548.89	394.54	725.87	394.54
5	**Net worth**	Net Worth: Total Equity excluding other comprehensive Income.	44,738.01	37,824.94	38,306.78	37,824.94
6	**Paid up debt capital**	Total Debt/ Paid up Debt capital represents Non - current Borrowings, current borrowings and lease liabilities	17,624.71	17,616.95	13,673.32	17,616.95
7	**Debenture Redemption Reserve**		NA	NA	NA	NA
8	**Debt equity ratio**	Total Debt / Total Equity (i) Total Debt/ Paid up Debt capital represents Non - current Borrowings, current borrowings and lease liabilities (ii) Equity includes Unit Capital, Corpus and Other Equity	0.39	0.47	0.36	0.47
9	**Debt service coverage ratio**	Earning before Interest, Depreciation and Tax (Net Operating Income) / (Interest + Principal repayment of Borrowings + Lease Payments) (i) Principal repayments excludes repayments in nature of refinancing as these are not repaid out of the profits for the year.	2.11	1.88	2.02	2.01
10	**Interest service coverage ratio**	Earning before Interest, Depreciation and Tax (Net Operating Income) / Interest Expenses	2.11	1.88	2.02	2.01
11	**Bad debts to account receivable ratio**	Bad debts / Trade receivables (i) The Company does not have Bad debts for the quarter / year ended (ii) Bad debts excludes provision for doubtful debts.	NA	NA	NA	NA

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15. Additional Disclosures as required in Regulation 52 of the Listing Regulations read with SEBI Master Circular bearing reference SEBI/HO/DDHS-PoD-1/P/CIR/2025/0000000102 dated July 11, 2025 and as per paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

(All amounts are in ₹ Million, unless otherwise stated)

Sr no.	Ratios	Formula for computation of ratios	Quarter ended			Year ended March 31, 2026
			June 30, 2026	March 31, 2026	June 30, 2025	
12	**Current ratio**	Current Assets / Current Liabilities (i) Current Liabilities excludes Principal repayments of Loans which are in nature of refinancing as these are not repaid out of the profits for the quarter.	55.43	11.77	374.94	11.77
13	**Long term debt to working capital ratio**	Non Current borrowings / Working Capital (i) Working Capital is calculated as Current Assets less Current Liabilities	0.70	0.95	0.75	0.95
14	**Current liability ratio**	Current Liabilities / Total Liabilities	0.03	0.09	0.00	0.09
15	**Total debts to total assets ratio**	Total Debts / Total Assets	0.28	0.31	0.26	0.31
16	**Debtors turnover (In times)**	Revenue from operations / Average Trade receivables	NA	NA	NA	NA
17	**Inventory turnover ratio**	Cost of goods sold / Average value of Inventory	NA	NA	NA	NA
18	**Operating margin**	Operating Margin / Revenue from operations Operating margin is calculated as Revenue from operations less all operating expenses and trustee fees	46.82%	44.88%	43.24%	46.18%
19	**EBIDTA margin**	EBIDTA / Revenue from operations	46.82%	44.88%	43.24%	46.18%

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15. Additional Disclosures as required in Regulation 52 of the Listing Regulations read with SEBI Master Circular bearing reference SEBI/HO/DDHS-PoD-1/P/CIR/2025/0000000102 dated July 11, 2025 and as per paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

(All amounts are in ₹ Million, unless otherwise stated)

Sr no.	Ratios	Formula for computation of ratios	Quarter ended			Year ended March 31, 2026
			June 30, 2026	March 31, 2026	June 30, 2025	
20	**Net profit margin**	Net Profit after tax / Revenue from operations	53.38%	46.67%	58.10%	52.67%
21	**Asset Cover available**	Tangible Assets- (Current Liabilities - Short term Debt) / Total Debt	2.09	1.97	2.46	1.97
22	**Security Cover/Asset Cover**	Fair value of secured assets as computed by independent valuers / (Outstanding principal amount of NCD's + Interest accured there on)	2.14	2.14	2.01	2.14
23	Ratios for the previous year have been aligned with the formula defined in the quarter ended June 30, 2026					

For and on behalf of the Board of Directors of NDR INVIT Managers Private Limited (the "Investment Manager") in its capacity as the Investment Manager of NDR InvIT Trust)

Naidu Amrutesh Reddy Digitally signed by Naidu Amrutesh Reddy Date: 2026.08.14 17:56:26 +05'30'

Naidu Amrutesh Reddy
(Director)
DIN: 00898556
Place : Chennai
Date : August 14, 2026

Ramdas Ramakrishnan Iyer Digitally signed by Ramdas Ramakrishnan Iyer Date: 2026.08.14 18:03:29 +05'30'

Ramdas Ramakrishnan Iyer
(Director)
DIN: 03029948
Place : Mumbai
Date : August 14, 2026

Neha Hardik Chovatia Digitally signed by Neha Hardik Chovatia Date: 2026.08.14 18:02:11 +05'30'

Neha Chovatia
(Company Secretary)
Membership no.A63171
Place : Mumbai
Date : August 14, 2026

Sandeep Jain Digitally signed by Sandeep Jain Date: 2026.08.14 17:57:02 +05'30'

Sandeep Jain
(Chief Financial Officer)
Place : Mumbai
Date : August 14, 2026

Deloitte Haskins & Sells LLP

Chartered Accountants
One International Center,
Tower 3, 31st Floor,
Senapati Bapat Marg
Elphinstone Road (West)
Mumbai– 400 013
Maharashtra, India.

Tel: +91 22 6185 6000
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INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM UNAUDITED CONSOLIDATED FINANCIAL RESULTS

To
The Board of Directors of
NDR Invit Managers Private Limited
(Acting in capacity as the Investment Manager of NDR InvIT Trust)

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of NDR InvIT Trust ("the Parent") and its subsidiaries (together referred to as the "Group"), for the quarter ended June 30, 2026 (the "Statement"), being submitted by NDR Invit Managers Private Limited (the "Investment Manager") pursuant to the requirement of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended, including any guidelines, circulars, and master circulars issued thereunder (together referred to as the "InvIT Regulations") and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Investment Manager's Board of Directors, are responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder, the InvIT Regulations and other accounting principles generally accepted in India and in compliance with the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. The Statement includes the interim financial information of the entities listed in Annexure A.
4. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information is limited to primarily making inquiries, of personnel of the Investment Manager responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing ("SAs"), issued by the ICAI, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on the Statement.

   We have also performed procedures in accordance with Regulation 13(2)(e) of the InvIT Regulations, as amended, to the extent applicable.

Deloitte Haskins & Sells LLP

5. Based on our review conducted and procedures performed as stated in paragraph 4 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in the context of the InvIT Regulations prevailing over certain Indian Accounting Standard ('Ind AS') requirements, as explained in paragraph 6 below, in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of InvIT Regulations and the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We draw attention to Note 8 of the accompanying Statement, which describes the presentation / classification of "Unit Capital" as "Equity" rather than as a compound financial instrument under the applicable requirements of Ind AS 32 – "Financial Instruments: Presentation", in order to comply with the relevant InvIT regulations. Our conclusion on the Statement is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

SAGAR ASHOK LELE
Digitally signed by SAGAR ASHOK LELE
Date: 2026.08.14 18:49:15 +05'30'

Sagar A. Lele
Partner
(Membership No. 126729)
(UDIN: 26126729JDQXHZ3292)

Place: Mumbai
Date: August 14, 2026

Annexure A

Sr. No	Name of Entities
	Parent
	NDR InvIT Trust
	Subsidiaries
1	NASDA Infra Private Limited
2	Broadview Constructions and Holdings Private Limited
3	Fabio Beverages Private Limited
4	Forefront Logistics Private Limited
5	Kautilya Warehousing Private Limited
6	NDRAVG Business Park Private Limited
7	NDR Bhadra Estates Private Limited
8	NDR Distribution Centers Private Limited
9	NDR Factor Private Limited
10	NDR Goaspace Private Limited
11	N D R Plantations Private Limited
12	NDR Safe Store Private Limited
13	NDR Store House Private Limited
14	NDR Vanshil Warehouse Park Private Limited
15	Seahorse Distribution and Freight Services Private Limited
16	Sri Amruthalingeswara Warehousing Private Limited
17	Svahgraha Constructions and Holdings Private Limited
18	Valiant Amrut India Infra Private Limited
19	Varama SIR (India) Logistic & Infrastructure Private Limited
20	NDR Warehousing Solutions Private Limited (erstwhile LSA Warehousing Solutions Private Limited)
21	NDR Trade House Private Limited
22	NDR Logix Private Limited (erstwhile Greenoscale Logix Private Limited)
23	Nandav Warehousing Private Limited
24	SGP Universal LLP
25	Kosamba Logistics Private Limited
26	MLG Warehousing & Industrial Park Private Limited
27	NDR Unique Space Private Limited
28	NDR Bigbox Private Limited
29	NDR Space Private Limited (w.e.f. April 17, 2026)

NDR InvIT Trust

SEBI Registration Number: IN/InvIT/23-24/0025

Statement of Unaudited Consolidated Financial Results

Statement of Unaudited Consolidated Profit and Loss for the quarter ended June 30, 2026

(All amounts are in ₹ Million, unless otherwise stated)

Sr. No	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
I	**INCOME**				
	Revenue from operations	1,240.21	1,091.46	1,015.59	4,202.39
	Gain on investments (net)	53.39	5.66	60.46	116.78
	Interest income	22.15	16.45	5.97	36.74
	Other income	5.21	2.03	1.15	4.94
	Total Income	**1,320.96**	**1,115.60**	**1,083.17**	**4,360.85**
II	**EXPENSES**				
	Finance costs	442.20	325.79	321.72	1,302.55
	Depreciation and amortisation expense	228.23	209.06	193.75	810.48
	Project manager fees	23.81	21.41	20.04	82.42
	Investment manager fees	23.81	21.41	20.04	82.42
	Employee benefit expenses	0.09	0.09	0.09	0.36
	Audit fees	3.29	3.16	2.95	12.05
	Trustee fees	0.54	0.54	0.30	2.15
	Other operating expenses	80.60	104.53	93.63	360.38
	Total Expenses	**802.57**	**685.99**	**652.52**	**2,652.81**
III	**Profit before tax for the quarter / year (I-II)**	**518.39**	**429.61**	**430.65**	**1,708.04**
IV	**Tax Expense**				
	(1) Current tax	76.19	58.47	44.51	202.12
	(2) Tax related to earlier years	-	30.28	-	34.44
	(3) Deferred tax (Refer note 15)	82.13	284.55	6.78	337.05
	Total Tax Expense	**158.32**	**373.30**	**51.29**	**573.61**
V	**Profit for the quarter / year (III-IV)**	**360.07**	**56.31**	**379.36**	**1,134.43**
	Profit for the quarter / year attributable to Unitholders	361.64	67.00	382.44	1,149.58
	Profit for the quarter / year attributable to non-controlling interests	(1.57)	(10.69)	(3.08)	(15.15)
VI	Total other comprehensive income for the quarter / year attributable to Unitholders	-	-	-	-
VII	Total other comprehensive income for the quarter / year attributable to non-controlling interests	-	-	-	-
VIII	**Total Comprehensive Income for the quarter / year (V+VI)**	**360.07**	**56.31**	**379.36**	**1,134.43**
	Total comprehensive income for the quarter / year attributable to Unitholders	361.64	67.00	382.44	1,149.58
	Total comprehensive income for the quarter / year attributable to non controlling interests	(1.57)	(10.69)	(3.08)	(15.15)

NDR InvIT Trust
SEBI Registration Number: IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Results
Notes to Unaudited Consolidated Financial Results
(All amounts are in ₹ Million, unless otherwise stated)

1 NDR InvIT Trust (the "Trust"/the "InvIT") is registered as a contributory irrevocable trust set up under the Indian Trusts Act, 1882 on March 27, 2023, and registered as an infrastructure investment trust under the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended ("SEBI lnvIT Regulations") on June 5, 2023 having registration number IN/InvIT/23-24/0025. [N D R Ware Housing Private Limited is the Sponsor of the Trust (the "Sponsor"), Axis Trustee Services Limited is the Trustee of the Trust (the "Trustee"), NDR Asset Management Private Limited (erstwhile NDR REIT Management Services Private Limited) is the Project Manager of the Trust (the "Project Manager"), NDR INVIT Managers Private Limited is the Investment Manager of the Trust (the "Investment Manager")]. The address of the registered office of the Investment Manager is CTS No. 54, Ground Floor, KHIL House, Village Bamanwada, Vile Parle (East), Mumbai - 400 099, Maharashtra, India.

The Statement of Unaudited Consolidated Financial Results comprises of the Statement of Unaudited Consolidated Profit and Loss, Statement of Unaudited Consolidated Net distributable cash flows, explanatory notes thereto and the additional disclosures as required in Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the “Listing Regulations”) and read with SEBI Master Circular bearing reference SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103 dated July 11, 2025 and Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025 (“SEBI Circular”) of Trust and its twenty nine subsidiaries namely NASDA Infra Private Limited, Broadview Constructions and Holdings Private Limited, Fabio Beverages Private Limited, Forefront Logistics Private Limited, Kautilya Warehousing Private Limited, NDRAVG Business Park Private Limited, NDR Bhadra Estates Private Limited, NDR Distribution Centers Private Limited, NDR Factor Private Limited, NDR Goaspace Private Limited, N D R Plantations Private Limited, NDR Safe Store Private Limited, NDR Store House Private Limited, NDR Vanshil Warehouse Park Private Limited, Seahorse Distribution and Freight Services Private Limited, Sri Amruthalingeswara Warehousing Private Limited, Svahgraha Constructions and Holdings Private Limited, Valiant Amrut India Infra Private Limited, Varama SIR India Logistic and Infrastructure Private Limited, NDR Warehousing Solutions Private Limited (erstwhile LSA Warehousing Solutions Private Limited), NDR Trade House Private Limited, NDR Logix Private Limited (erstwhile Greenoscale Logix Private Limited), Nandav Warehousing Private Limited, Kosamba Logistics Private Limited, SGP Universal LLP, MLG Warehousing & Industrial Park Private Limited, NDR Unique Space Private Limited, NDR Big Box Private Limited and NDR Space Private Limited (individually referred to as 'Special Purpose Vehicle' or 'SPV' and together referred to as "Group").

2 The above Statement of Unaudited Consolidated Financial Results for the quarter ended June 30, 2026 has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34- Interim Financial Reporting ("lnd AS 34"), the SEBI lnvIT Regulations and other accounting principles generally accepted in India to the extent applicable.

3 Investors can view the Statement of Unaudited Consolidated Financial Results of the Group on the Trust’s website (www.ndrinvit.com) or on the website of the National Stock Exchange Limited (www.nseindia.com).

4 The figures for the quarter ended March 31, 2026 are the balancing figures between the audited figures in respect of full financial year ended March 31, 2026 and limited review figures for the nine months ended December 31, 2025.

5 The Trust has proposed to distribute an amount of ₹. 888.60 million to Unitholders for the quarter ended June 30, 2026.

6 The Board of Directors of Investment Manager have made distributions as follows

Date of Declaration	Return on Unit Capital (₹.per Unit)	Return of Unit Capital (₹.per Unit)	Total Distribution (₹.per Unit)	Total Distribution (₹. million)	Date by which payment to unitholders made
May 24, 2024*	0.37	0.63	1.00	386.11	May 31, 2024
August 08, 2024	0.87	0.88	1.75	673.75	August 21, 2024
November 12, 2024	0.85	0.90	1.75	673.75	November 22, 2024
February 10, 2025	0.85	0.90	1.75	673.75	February 18, 2025
May 26, 2025	0.72	1.08	1.80	712.82	June 04, 2025
August 05, 2025	0.98	0.85	1.83	722.72	August 14, 2025
November 11, 2025	0.91	0.91	1.83	722.72	November 21, 2025
February 11, 2026	1.05	0.82	1.88	742.52	February 19, 2026
May 27, 2026	0.95	0.97	1.92	879.43	June 08, 2026

**from the date of Acquistion date February 08, 2024 to March 31, 2024 i.e. 53 days*

7 During the quarter ended June 30, 2026, the Trust has acquired 100% ownership in the form of equity shares in NDR Space Private Limited for consideration amounting to ₹. 802.60 million which is paid in cash of ₹. 468.72 million and 24,58,591 units of the Trust equivalent to ₹. 333.88 million.

During the year ended March 31, 2026, the Trust has acquired 100% ownership in the form of equity shares in various companies for consideration amounting to ₹. 2,774.92 million which is payable in cash of ₹. 1,903.32 million and 64,18,239 units of the Trust equivalent to ₹. 871.60 million. The said units were allotted subsequent to Balance Sheet date to respective unitholders post receipt of in principal approval from the relevant regulatory authority.

8 Under the provisions of the SEBI InvIT Regulations, the Trust is required to distribute to Unitholders not less than 90% of the net distributable cash flows of the Trust for each quarter. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated 11 July 2025, issued under the SEBI InvIT Regulations, the Unit holders funds are presented as “Equity” in order to comply with the requirements of the SEBI Master Circular dealing with the minimum presentation and disclosure requirements for key financial statements.

9 The Group activities comprise owning and investing in infrastructure Special Purpose Vehicles in India to generate cash flow for distribution to Unitholders. Based on the principles given in Ind AS 108 "Operating Segments", this activity falls within a single operating segment and accordingly, the disclosures of Ind AS 108 have not been separately provided.

10 The Trust has been re-assigned a rating of "CARE AAA; Stable" issued by CARE Ratings Limited and "IND AAA: Stable" issued by India Ratings and Research on April 16, 2026.

11 The details of outstanding Secured, Rated, Listed, Redeemable Non-Convertible Debentures ("NCDs") issued by the Trust (herein after referred as "Issuer") is mentioned below:

Sr. No.	Date of allotment	Date of listing	NCDs issued (Nos.)	Face value of NCDs issued (per NCD) (in ₹.)	Total amount issued (₹. million)	Outstanding balance as on June 30, 2026 (₹. million)	Interest rate & frequency of interest payment
1	December 24, 2024	December 26, 2024	63,000	1,00,000	6,300	6,300	8.05% p.a. and Quarterly
2	January 02, 2025	January 03, 2025	74,500	1,00,000	7,450	7,450	8.10% p.a. and Quarterly
3	March 30, 2026	April 02, 2026	41,000	1,00,000	4,100	4,100	7.61% p.a. and Quarterly

11A Utilization of Proceeds from issuance of Debentures

Sl	Particulars	Amount (₹. million)
1	Proceeds from issue of NCDs (A)	13,774.50
2	Acquisition of New Entities/Acquisition Cost of New Entities	3,107.58
3	Refinancing of Existing Debt	7,163.19
4	Capital Expenditure project SPV/ Identified SPV	476.19
5	Interest Service Reserve Account	277.50
6	Issue Expenses	194.07
7	Total Proceeds Utilised (B)	11,218.53
8	**Unutilised amounts (A – B) as at March 31, 2025 (C)**	**2,555.97**
9	**Proceeds from issue of NCDs (D)**	**4,100.00**
10	Issue Expenses	8.20
11	Interest Service Reserve Account	78.50
12	Acquisition of New Entities/Acquisition Cost of New Entities	271.86
13	Capital Expenditure project SPV / Identified SPV	1,417.83
14	Refinancing of Existing Debt of Acquired New Entities	1,263.97
15	**Total Proceeds Utilised (E)**	**3,040.36**
16	**Unutilised amounts (C+D-E) as at March 31, 2026**	**3,615.61**
17	Acquisition of New Entities/Acquisition Cost of New Entities	1,386.62
18	Capital Expenditure project SPV / Identified SPV	38.83
19	Refinancing of Existing Debt of Acquired New Entities	2,190.16
20	**Total Proceeds Utilised (G)**	**3,615.61**
21	**Unutilised amounts (F-G) as at June 30, 2026 (H)**	**-**

12 Utilization of Proceeds from issuance of Unit Capital

Sl	Particulars	Amount (in millions)
1	Proceeds from issue of Units (A)	7,217.77
2	Issue Expenses	127.61
3	Acquisition of New Entities/Acquisition Cost of New Entities	604.08
4	Refinancing of Existing Debt of Acquired New Entities	1,909.33
5	Capital Expenditure project SPV/ Identified SPV	334.17
6	**Total Proceeds Utilised (B)**	**2,975.19**
7	**Unutilised amounts (A – B) * as at June 30, 2026 (C)**	**4,242.58**

**Funds temporarily invested in mutual funds pending deployment*

13 Pursuant to the resolution dated June 26, 2026, the Board of Directors of the Investment Manager of NDR InvIT Trust ("Trust") approved, inter alia, conversion of the Trust from a privately listed InvIT to a publicly listed InvIT through a Fresh Issue and an Offer for Sale of existing units and subject to necessary approvals (the "Offer"). The unitholders subsequently approved the Offer by postal ballot dated July 17, 2026 and the same has been filed with SEBI on August 10, 2026.

14 The previous period's / previous year's figures have been regrouped, wherever necessary to make them comparable with those of current period.

15 The Union Budget for 2026-27 has proposed amendments to the minimum alternate tax (MAT) framework under the Income Tax Act, 2025. The proposal includes a reduction in the MAT rate to 14% and discontinuation of the MAT credit mechanism on or after 1 April 2026.

The Group has assessed the recoverability of the MAT credit entitlement amounting to ₹ 119.91 million (included as part of Deferred Tax Assets) as of 31 March 2026. Based on the Company's assessment of future taxable profits and its intent to not to opt for the New Tax Regime, an amount of ₹.93.14 million has been charged to the Statement of Profit and Loss as a part of "Deferred Taxes".

NDR InvIT Trust
SEBI Registration Number: IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Results
(All amounts are in ₹ Million, unless otherwise stated)
16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A. Computation of Consolidated Net Distributable Cash Flows (NDCFs) of the SPV's

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**1,075.24**	**1,166.59**	**788.97**	**3,797.16**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	3.36	0.80	4.79	7.57
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(0.43)	(0.68)	-	(0.68)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	(4.32)	-	(4.32)

NDR InvIT Trust
SEBI Registration Number: IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Results
(All amounts are in ₹ Million, unless otherwise stated)
16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**1,078.17**	**1,162.39**	**793.76**	**3,799.73**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No.SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, the SPVs have computed the NDCFs quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework.

Note 2: Cash received from SPVs in the form of interest is included in operating cash flows as per the cash flow statement. The same has been deducted from operating cash flows in the NDCF computation and included under a separate line item as per the format.

Note 3: During the quarter ended June 30, 2026, June 30, 2025 and year ended March 31, 2026 the Trust has distributed ₹.47.43 million, ₹.14.57 million and ₹.239.18 million respectively, from the surplus being available at respective SPVs on acquisition of such SPVs by Trust as per SEBI circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024.

Note 4: During the quarter ended June 30, 2026 March 31 2026, June 30 2025, and year ended March 31, 2026 the Trust has made distribution to the Unitholders in the form of Return on the Unit Capital and repayment of Unit Capital aggregating to ₹ 879.43 million, ₹ 742.52 million, ₹ 712.82 million, and ₹ 2,900.79 million, respectively constituting more than 90% of its distributable cash flows.

NDR InvIT Trust
SEBI Registration Number: IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Results
(All amounts are in ₹ Million, unless otherwise stated)
16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(i) Statement of Net Distributable Cash Flows (NDCFs) of Broadview Constructions and Holdings Private Limited ("BCHPL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**40.15**	**61.10**	**27.30**	**145.31**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt	0.33	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**40.47**	**61.10**	**27.30**	**145.31**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, BCHPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(ii) Statement of Net Distributable Cash Flows (NDCFs) of Fabio Beverages Private Limited ("FBPL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**19.25**	**43.92**	**17.91**	**73.43**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**19.25**	**43.92**	**17.91**	**73.43**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, FBPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(iii) Statement of Net Distributable Cash Flows (NDCFs) of Forefront Logistics Private Limited ("FLPL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**23.07**	**38.78**	**28.20**	**141.90**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	0.01	**0.01**
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**23.07**	**38.78**	**28.21**	**141.91**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, FLPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(iv) Statement of Net Distributable Cash Flows (NDCFs) of Kautilya Warehousing Private Limited ("KWPL")

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**14.70**	**26.33**	**14.44**	**74.79**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**14.70**	**26.33**	**14.44**	**74.79**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, KWPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(v) Statement of Net Distributable Cash Flows (NDCFs) of NDRAVG Business Park Private Limited ("NABPPL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**(0.93)**	**46.92**	**2.85**	**67.48**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**(0.93)**	**46.92**	**2.85**	**67.48**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NABPPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(vi) Statement of Net Distributable Cash Flows (NDCFs) of NDR Bhadra Estates Private Limited ("NDR BE PL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**17.21**	**34.41**	**17.28**	**94.02**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	(0.00)	0.00	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**17.21**	**34.41**	**17.28**	**94.02**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDR BE PL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(vii) Statement of Net Distributable Cash Flows (NDCFs) of NDR Distribution Centers Private Limited ("NDCPL")

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**11.75**	**24.31**	**10.62**	**60.76**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-	0.63
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**11.75**	**24.31**	**10.62**	**61.39**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDCPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(viii) Statement of Net Distributable Cash Flows (NDCFs) of NDR Factor Private Limited ("NDRFPL")

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**14.84**	**9.76**	**16.99**	**59.59**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**14.84**	**9.76**	**16.99**	**59.59**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDRFPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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A(ix) Statement of Net Distributable Cash Flows (NDCFs) of NDR Goaspace Private Limited ("NGPL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**41.24**	**45.55**	**23.41**	**134.70**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	(0.00)	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**41.24**	**45.55**	**23.41**	**134.70**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NGPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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A(x) Statement of Net Distributable Cash Flows (NDCFs) of N D R Plantations Private Limited ("NDRPPL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**24.87**	**4.28**	**24.38**	**40.61**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	0.00	0.01	0.01
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**24.87**	**4.28**	**24.39**	**40.62**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDRPPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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(All amounts are in ₹ Million, unless otherwise stated)
16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xi) Statement of Net Distributable Cash Flows (NDCFs) of NDR Safe Store Private Limited ("NDR SSPL")

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**16.60**	**17.94**	**18.23**	**78.37**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt	-	0.00	-	0.00
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**16.60**	**17.94**	**18.23**	**78.37**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDR SSPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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(All amounts are in ₹ Million, unless otherwise stated)
16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xii) Statement of Net Distributable Cash Flows (NDCFs) of NDR Store House Private Limited ("NDR SHPL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**21.46**	**30.00**	**16.37**	**89.92**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	0.00	-	0.00
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**21.46**	**30.00**	**16.37**	**89.92**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDR SHPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xiii) Statement of Net Distributable Cash Flows (NDCFs) of NDR Vanshil Warehouse Park Private Limited ("NDR VWPPL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**51.73**	**92.91**	**49.62**	**247.03**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	(0.01)	0.01	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**51.73**	**92.90**	**49.63**	**247.03**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDR VWPPLhave computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xiv) Statement of Net Distributable Cash Flows (NDCFs) of Seahorse Distribution and Freight Services Private Limited ("SDFSL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**14.38**	**47.38**	**16.98**	**136.06**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**14.38**	**47.38**	**16.98**	**136.06**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, SDFSL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xv) Statement of Net Distributable Cash Flows (NDCFs) of Sri Amruthalingeswara Warehousing Private Limited ("SAW PL")

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**45.73**	**39.14**	**19.02**	**150.03**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt	-	0.00	-	0.00
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**45.73**	**39.14**	**19.02**	**150.03**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, SAWPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xvi) Statement of Net Distributable Cash Flows (NDCFs) of Svahgraha Constructions And Holdings Private Limited ("SVCHPL")

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**41.61**	**42.91**	**67.24**	**234.03**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	0.00	2.53	2.53
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**41.61**	**42.91**	**69.77**	**236.56**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, SVCHPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xvii) Statement of Net Distributable Cash Flows (NDCFs) of Valiant Amrut India Infra Private Limited ("VAIIPL")

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**48.63**	**61.07**	**39.71**	**188.45**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	0.00	-	0.67
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**48.63**	**61.07**	**39.71**	**189.12**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, VAIIPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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A(xviii) Statement of Net Distributable Cash Flows (NDCFs) of Varama SIR (India) Logistic & Infrastructure Private Limited ("VSI LIPL")

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**61.03**	**18.75**	**54.30**	**232.93**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	0.80	-	0.80
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**61.03**	**19.55**	**54.30**	**233.73**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, VSI LIPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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A(xix) Statement of Net Distributable Cash Flows (NDCFs) of Nasda Infra Private Limited ("NASDA IPL")

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**270.29**	**322.76**	**175.75**	**936.22**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	**3.03**	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**273.32**	**322.76**	**175.75**	**936.22**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NASDA IPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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A(xx) Statement of Net Distributable Cash Flows (NDCFs) of NDR Warehousing Solutions Private Limited ("NWSPL")

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**21.19**	**(0.07)**	**13.83**	**45.38**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**21.19**	**(0.07)**	**13.83**	**45.38**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NWSPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xxi) Statement of Net Distributable Cash Flows (NDCFs) of NDR Trade House Private Limited (NTHPL)

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**74.86**	**67.29**	**68.72**	**245.18**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	**-**	**0.00**	2.24	**2.24**
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**74.86**	**67.29**	**70.96**	**247.42**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NTHPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period. Since NTHPL was acquired on February 6, 2025, comparative information has not been provided.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xxii) Statement of Net Distributable Cash Flows (NDCFs) of NDR Logix Private Limited (NLPL)

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**30.09**	**(5.81)**	**18.93**	**54.72**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**30.09**	**(5.81)**	**18.93**	**54.72**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NLPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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A(xxiii) Statement of Net Distributable Cash Flows (NDCFs) of Nandav Warehousing Private Limited (NWPL)

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**27.50**	**7.05**	**34.89**	**111.13**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**27.50**	**7.05**	**34.89**	**111.13**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NWPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xxiv) Statement of Net Distributable Cash Flows (NDCFs) of Kosamba Logistics Private Limited (KLPL)

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**11.73**	**8.23**	**10.68**	**49.26**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**11.73**	**8.23**	**10.68**	**49.26**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, KLPL have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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A(xxv) Statement of Net Distributable Cash Flows (NDCFs) of SGP Universal LLP (SGP LLP)

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**3.82**	**0.96**	**1.32**	**10.46**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
Net Distributable Cash Flows of SPV's	**3.82**	**0.96**	**1.32**	**10.46**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, SGP LLP have computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, June 30, 2025 and year ended March 31, 2026 as per the revised framework. Comparatives have not been provided as per the revised framework for the previous period.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xxvi) Statement of Net Distributable Cash Flows (NDCFs) of MLG Warehousing & Industrial Park Private Limited (MLG PL)

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**16.83**	**38.21**	**52.92**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	**(0.00)**	0.68
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	-	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-
Net Distributable Cash Flows of SPV's	**16.83**	**38.21**	**53.60**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, MLG PL has computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, and the year ended March 31, 2026, in accordance with the revised framework. Comparative information for the previous periods has not been presented under the revised framework.

Further, since MLG PL was acquired on November 14, 2025, comparative information for the quarter ended June 30, 2025, has not been presented.

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A(xxvii) Statement of Net Distributable Cash Flows (NDCFs) of NDR Unique Space Private Limited (NDRUSPL)

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**26.92**	**(9.77)**	**(9.77)**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	**-**	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	**-**	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	**-**	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	**(0.43)**	(0.24)	(0.24)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	**-**	(4.32)	(4.32)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	**-**	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	**-**	-	-
Net Distributable Cash Flows of SPV's	**26.49**	**(14.33)**	**(14.33)**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDRUSPLhas computed the NDCFs for the quarter ended June 30, 2026, March 31, 2026, and the year ended March 31, 2026, in accordance with the revised framework. Comparative information for the previous periods has not been presented under the revised framework.

Further, since NDRUSPL was acquired on March 19, 2026, comparative information for the quarter ended June 30, 2025, has not been presented.

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A(xxviii) Statement of Net Distributable Cash Flows (NDCFs) of NDR Big Box Private Limited (NDRBBPL)

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Audited)**
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**43.06**	**52.27**	**52.27**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-	(0.44)	(0.44)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-
Net Distributable Cash Flows of SPV's	**43.06**	**51.83**	**51.83**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDRBBPL has computed the NDCFs for the quarter ended June 30, 2026, ended March 31, 2026, and the year ended March 31, 2026, in accordance with the revised framework. Comparative information for the previous periods has not been presented under the revised framework.

Further, since NDRBBPL was acquired on March 30, 2026, comparative information for the quarter ended June 30, 2025, has not been presented.

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

A(xxix) Statement of Net Distributable Cash Flows (NDCFs) of NDR Space Private Limited (NDRSPL)

Particulars	**Quarter ended June 30, 2026**
	(Unaudited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	**41.62**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	-
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-
Net Distributable Cash Flows of SPV's	**41.62**

Note 1: The framework for calculation of NDCFs was amended vide SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/184 dated December 6, 2023, effective from April 01, 2024. Accordingly, NDRSPL has computed the NDCFs for the quarter ended June 30, 2026 in accordance with the revised framework. Comparative information for the previous periods has not been presented under the revised framework.

Further, since NDRSPL was acquired on April 16, 2026, comparative information for the quarter ended March 31, 2026, June 30, 2025 and year ended March 31, 2026 has not been presented.

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B Fees payable to Investment Manager and Project Manager

Pursuant to Investment Management Agreement, the Investment Manager is entitled to an Investment Management fee @ 2% of the revenue from operations of the SPV of the InvIT. and @ 0.75% of the value of Asset acquired by the Trust as certified by an independent valuer. There are no changes during the quarter ended June 30, 2026 in the methodology for computation of fees paid to the Investment Manager.

Pursuant to Project Management Agreement, the Project Manager is entitled to a Project Management fee @ 2% of the revenue from operations in case of completed assets, and @ 5% of capital expenditure for under construction assets. There are no changes during the quarter ended June 30, 2026 in the methodology for computation of fees paid to the Project Manager.

C Statement of Earnings per unit

Particulars	Quarter ended			Year ended
	June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Profit after tax for the quarter / year (₹. million)	361.64	67.00	382.44	1,149.58
Weighted average number of units (Nos.)*	42,54,83,138	39,69,24,721	39,60,12,214	39,62,37,216
Earnings per unit in INR (basic and diluted) (not annualised for interim period)	0.85	0.17	0.97	2.90

** The Units of March 31, 2026 Includes units allotted subsequent to Balance Sheet date to respective unitholders post receipt of in principal approval from the relevant regulatory authority (refer note 7)*

D

Particulars	As at June 30, 2026	As at March 31, 2026
	(Unaudited)	(Audited)
<u>Contingent liabilities</u>		
Bank Guarantees	32.81	32.81
Income Tax Matters	114.48	113.63
Goods and Service Tax Matters	25.87	25.87
<u>Capital Commitments</u>		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	737.60	929.62

There are ongoing litigations on few survey numbers of the land which are located at Bengaluru (viz. Valiant Amrut India Infra Private Limited and N D R Plantations Private Limited), and Oragadam Chennai (NDR Safe Store Private Limited), and Pune (viz NDR Big Box Private Limited), and Hosur Tamilnadu (NDR Unique Space Private Limited) The related amount is not ascertainable on the said litigations and the said SPVs doesn't not anticipate any provisions. The Respective SPVs has entered into a settlement deed for the ongoing litigations on these land which are located at Oragadam Chennai (NDR Safe Store Private Limited) for which Judicial Magistrate Court order is pending.

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(All amounts are in ₹ Million, unless otherwise stated)

E Related Party Disclosures

I Related Parties as per requirements of Ind AS 24-"Related Party Disclosures"

Sl No.	Name of the Party	Relationship
1	R Ramdas Iyer	Key Managerial Personnel (KMP) - Director
2	Naidu Amrutesh Reddy	KMP - Director
3	Brinda Jagirdar	Independent director
4	M S Sundarrajan	Independent director
5	G K Ravishankar	Independent director
6	Ritesh Vohra	Non Executive director
7	Naidu Srithi	Relative of KMP
8	NDR Space Private Limited	Entity in which KMP and their relatives have significant influence (till April 16, 2026)
9	Adway Aqua Minerale Private Limited	Entity in which KMP and their relatives have significant influence
10	Vanshil NDR Warehouse Hub LLP	Entity in which KMP and their relatives have significant influence
11	NDR Vanshil Warehouse Logistics Park LLP	Entity in which KMP and their relatives have significant influence
12	NDR Store Well Warehousing LLP	Entity in which KMP and their relatives have significant influence
13	NDR Global Warehouses Private Limited	Entity in which KMP and their relatives have significant influence
14	Riverview Ware Housing LLP (formerly known as Riverview Ware Housing Private Limited)	Entity in which KMP and their relatives have significant influence
15	NDR Universal Enterprises Private Limited (formerly known as NDR Holdings Private Limited)	Entity in which KMP and their relatives have significant influence
16	NDR Unique Space Private Limited	Entity in which KMP and their relatives have significant influence (till March 18, 2026)
17	Axis Trustee Services Limited	Trustee
18	Axis Bank Limited	Promoter of the Trustee
19	NDR INVIT Managers Private Limited	Investment Manager

NDR InvIT Trust

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

(All amounts are in ₹ Million, unless otherwise stated)

II. Related parties as per Regulation 2(1)(zv) of SEBI InvIT Regulations

Related parties in terms of the InvIT Regulations shall be the related parties as defined in the Companies Act, 2013 or under Ind AS 24 and shall include, the parties to the InvIT namely, NDR Ware Housing Private Limited (Sponsor), NDR Asset Management Private Limited (Project Manager) and their respective promoters and directors.

III. Transactions with Related Parties during the period

The below related party disclosures have been made in compliance with the stipulations of Ind AS 24 and in compliance with the SEBI InvIT Regulations to the extent there are transactions with the related parties.

Particulars	**Quarter ended June 30, 2026**	**Quarter ended March 31, 2026**	**Quarter ended June 30, 2025**	**Year ended March 31, 2026**
	(Unaudited)	**(Refer Note 4)**	**(Unaudited)**	**(Audited)**
Project Management Services				
NDR Asset Management Private Limited	23.47	1.05	5.39	21.35
Staffing Service Charges				
NDR Asset Management Private Limited	23.81	21.41	20.04	82.42
Investment Manager Fees				
NDR INVIT Managers Private Limited	23.81	21.41	20.04	82.42
Bank Charges				
Axis Bank Limited	0.03	0.02	0.01	0.08
Trusteeship Fees				
Axis Trustee Services Limited	0.54	0.54	0.30	2.15
Fixed Deposit Income				
Axis Bank Limited	0.54	0.58	0.53	2.14
Rental Charges				
Naidu Amrutesh Reddy	2.07	2.07	2.07	8.28
Vanshil NDR Warehouse Hub LLP	0.17	0.18	0.17	0.69
NDR Vanshil Warehouse Logistics Park LLP	0.17	0.69	-	0.69

NDR InvIT Trust

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16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

(All amounts are in ₹ Million, unless otherwise stated)

Particulars	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
	(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
Other Income				
NDR Unique Space Private Limited	-	0.20	0.20	0.20
NDR Global Warehouses Private Limited	0.68	-	-	-
Advance to Suppliers				
NDR Unique Space Private Limited	-	-	1.07	1.07
Distribution to Unitholders (Return on Capital)				
NDR Warehousing Private Limited	75.26	83.59	57.10	290.58
Naidu Amrutesh Reddy	2.79	3.10	2.12	10.77
Naidu Srithi	3.04	3.37	2.30	11.73
Riverview Ware Housing LLP	6.00	6.67	4.55	23.17
NDR Universal Enterprises Private Limited	64.73	71.90	49.11	249.93
Repayment of Unit Capital				
NDR Warehousing Private Limited	77.01	65.11	85.65	290.34
Naidu Amrutesh Reddy	2.86	2.41	3.18	10.77
Naidu Srithi	3.11	2.63	3.46	11.72
Riverview Ware Housing LLP	6.14	5.19	6.83	23.15
NDR Universal Enterprises Private Limited	66.23	56.00	73.67	249.72
Purchase of Equity Shares				
NDR Warehousing Private Limited	465.50	1,705.91	-	1,840.16
Naidu Amrutesh Reddy	0.01	16.68	-	16.68
NDR Universal Enterprises Private Limited	-	-	-	-
Adway Acqa Minerale Private Limited	-	4.70	-	4.70
Advances received				
N D R Ware Housing Private Limited	-	-	60.00	116.83

NDR InvIT Trust
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(All amounts are in ₹ Million, unless otherwise stated)

IV. Outstanding balance at the quarter / year end	As at June 30, 2026	As at March 31, 2026
	(Unaudited)	(Audited)
Trade Payables		
NDR Asset Management Private Limited	2.84	3.59
NDR INVIT Managers Private Limited	6.36	7.34
Vanshil NDR Warehouse Hub LLP	0.06	0.12
NDR Vanshil Warehouse Logistics Park LLP	0.18	1.13
Security Deposit receivable		
Naidu Amrutesh Reddy	336.08	336.08
NDR Vanshil Warehouse Logistics Park LLP	70.02	70.02
Vanshil NDR Warehouse Hub LLP	195.48	195.48
Advances Receivable		
N D R Ware Housing Private Limited	6.39	6.39
Land advance		
NDR Store Well Warehousing LLP	20.00	-
Sundry Debtors		
NDR Global Warehouses Private Limited	0.80	-
Bank Balances		
Axis Bank Limited	68.64	19.30
Fixed Deposits		
Axis Bank Limited	34.38	33.89
Purchase Consideration Payable		
NDR Warehousing Private Limited	356.10	1,625.04
Naidu Amrutesh Reddy	-	16.68
Adway Acqua Minerale Private Limited	-	4.70

For Deloitte Haskins & Sells LLP
Firm's Registration No. 117366W/W-100018
Chartered Accountants

SAGAR ASHOK LELE
Digitally signed by SAGAR ASHOK LELE
Date: 2026.08.14 18:48:48 +05'30'

Sagar A. Lele
Partner
Membership no.126729
Place : Mumbai
Date : August 14, 2026

For and on behalf of the Board of Directors of NDR INVIT Managers Private Limited (the "Investment Manager") in its capacity as the Investment Manager of NDR InvIT Trust)

Naidu Amrutesh Reddy
Digitally signed by Naidu Amrutesh Reddy
Date: 2026.08.14 17:19:32 +05'30'

Ramdas Ramakrishnan Iyer
Digitally signed by Ramdas Ramakrishnan Iyer
Date: 2026.08.14 17:23:40 +05'30'

Naidu Amrutesh Reddy
(Director)
DIN: 00898556
Place : Chennai
Date : August 14, 2026

Ramdas Ramakrishnan Iyer
(Director)
DIN: 03029948
Place : Mumbai
Date : August 14, 2026

Neha Hardik Chovatia
Digitally signed by Neha Hardik Chovatia
Date: 2026.08.14 17:24:49 +05'30'

Sandeep Jain
Digitally signed by Sandeep Jain
Date: 2026.08.14 17:21:33 +05'30'

Neha Chovatia
(Company Secretary)
Membership no.A63171
Place : Mumbai
Date : August 14, 2026

Sandeep Jain
(Chief Financial Officer)
Place : Mumbai
Date : August 14, 2026

NDR InvIT Trust
SEBI Registration Number: IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Results
16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

1 Statement of Net Borrowings Ratio

Sl No.	Particulars	As at June 30, 2026	As at June 30, 2025	As at March 31, 2026
		(Unaudited)	(Unaudited)	(Audited)
A	Borrowings (refer note 2 below)	17,809.62	13,694.16	19,956.47
B	Deferred Payments*	1,599.03	980.62	1,594.04
C	Cash and Cash Equivalents (refer note 3 below)	238.61	315.24	4,260.86
D	Aggregate Borrowings and Deferred Payments net of Cash and Cash Equivalents (A+B-C)	19,170.05	14,359.54	17,289.65
E	Value of InvIT assets (refer note 4 below)	76,059.31	64,265.00	74,209.31
F	Net Borrowings Ratio (D/E)	0.25:1	0.22:1	0.23:1

* Deferred Payments is towards lease liabilities

Note :

a,The above statement is prepared on the basis of consolidated financial information of the InvIT

b. The breakup of borrowings is as under:

Nature of debt	Lender	As at June 30, 2026*	As at June 30, 2025*	As at March 31, 2026*
		(Unaudited)	(Unaudited)	(Audited)
(i) 63000 (March 2025:63000) Secured, Rated, Listed, Redeemable Non-Convertible Debentures ("NCDs") of Rs.1,00,000 each. fully paid up with Coupon rate of 8.05% p.a payable quarterly.	International Finance Corporation	6,198.89	6,247.24	6,195.35
(ii) 74500 (March 2025:74500) Secured, Rated, Listed, Redeemable Non-Convertible Debentures ("NCDs") of Rs.1,00,000 each. fully paid with Coupon rate of 8.10% p.a. payable quarterly.	National Bank for Financing Infrastructure and Development (NaBFID)	7,361.50	7,426.08	7,359.16
(ii) 20500 (March 2025:NIL) Secured, Rated, Listed, Redeemable Non-Convertible Debentures ("NCDs") of Rs.1,00,000 each. fully paid with Coupon rate of 7.61% p.a. payable quarterly.	International Finance Corporation	2,032.16	-	2,031.22
(ii) 20500 (March 2025:NIL) Secured, Rated, Listed, Redeemable Non-Convertible Debentures ("NCDs") of Rs.1,00,000 each. fully paid with Coupon rate of 7.61% p.a. payable quarterly.	India Infrastructure Finance Company Ltd (IIFCL)	2,032.16	-	2,031.22
Interest Accrued but not due on debentures		36.87	20.84	25.33
Term Loan from Banks and NBFCs		-	-	2,157.49
Unsecured Loans from Related Parties		148.04	-	156.70
Total		**17,809.62**	**13,694.16**	**19,956.47**

The above Debentures has been Issued by NDR InvIT Trust

** gross of unamortised transaction costs*

NDR InvIT Trust
SEBI Registration Number: IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Results
16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

c. Breakup of Cash and Cash Equivalents is as under:

Name of the entity	**As at June 30, 2026 (Unaudited)**	**As at June 30, 2025 (Unaudited)**	**As at March 31, 2026 (Audited)**
NDR InvIT Trust	51.59	64.29	4,001.69
Fabio Beverages Private Limited	0.63	18.66	0.26
NDR Factor Private Limited	10.67	0.17	30.47
NDR Plantations Private Limited	13.73	7.56	18.79
NDR Bhadra Estates Private Limited	1.91	2.85	3.40
Valiant Amrut India Infra Private Limited	2.71	2.15	10.90
NDR Safe Store Private Limited	0.53	0.44	0.45
NDR Vanshil Warehouse Park Private Limited	0.33	7.36	1.26
Broadview Constructions And Holdings Private Limited	0.01	0.01	0.01
NDR Store House Private Limited	0.41	0.26	0.19
NDR Warehousing Solutions Private Limited	2.39	0.70	2.24
Kautilya Warehousing Private Limited	2.63	0.27	2.63
NDR Distribution Centers Private Limited	9.25	4.41	8.84
Sri Amruthalingeswara Warehousing Private Limited	7.86	5.56	2.87
NDR Goaspace Private Limited	0.65	1.88	0.00
NDRAVG Business Park Private Limited	1.33	0.97	0.05
Varama Sir India Infrastructure Private Limited	2.69	14.23	1.22
Seahorse Distribution Centers and Frieght Services Private Limited	0.37	35.93	0.00
Forefront Logistics Private Limited	2.31	3.78	1.40
Svahgraha Constructions and Holdings Private Limited	3.09	2.10	0.32
Nasda Infra Private Limited	4.63	89.11	5.13
NDR Trade House Private Limited	28.58	40.64	27.92
NDR Logix Private Limited	1.33	11.86	1.33
SGP Universal LLP	19.07	0.05	17.52
Nandav Warehousing Private Limited	0.38	-	0.52
Kosamba Logistics Private Limited	40.70	-	28.13
MLG Warehousing & Industrial Park Private Limited	0.89	-	0.34
NDR Unique Space Private Limited	10.11	-	16.24
NDR Big Box Private Limited	0.27	-	76.74
NDR Space Private Limited	17.54	-	-
Total	**238.61**	**315.24**	**4,260.86**

16. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025
(All amounts are in ₹ Million, unless otherwise stated)

d. The value of InvIT assets (investment property) as at June 30, 2026 and March 31, 2026 is determined based on the latest available valuation report as at March 31, 2026. The value as at June 30, 2025 is determined based on the latest available valuation report as at March 31, 2025, prepared by a third-party independent valuer appointed by the management in accordance with the requirements of the InvIT Regulations. The breakup of the value of InvIT assets (investment property) is as follows:

Name of the entity	**As at June 30, 2026 (Unaudited)**	**As at June 30, 2025 (Unaudited)**	**As at March 31, 2026 (Audited)**
NDR InvIT Trust	-	-	-
Fabio Beverages Private Limited	1,333.93	1,402.00	1,333.93
NDR Factor Private Limited	1,602.10	1,548.00	1,602.10
NDR Plantations Private Limited	1,610.84	1,526.00	1,610.84
NDR Bhadra Estates Private Limited	1,305.19	1,265.00	1,305.19
Valiant Amrut India Infra Private Limited	3,285.79	3,215.00	3,285.79
NDR Safe Store Private Limited	1,654.42	1,574.00	1,654.42
NDR Vanshil Warehouse Park Private Limited	3,461.00	3,298.00	3,461.00
Broadview Constructions And Holdings Private Limited	1,972.92	1,885.00	1,972.92
NDR Store House Private Limited	1,232.12	1,195.00	1,232.12
NDR Warehousing Solutions Private Limited	1,123.89	886.00	1,123.89
Kautilya Warehousing Private Limited	1,297.31	1,220.00	1,297.31
NDR Distribution Centers Private Limited	1,272.80	1,206.00	1,272.80
Sri Amruthalingeswara Warehousing Private Limited	3,267.80	3,048.00	3,267.80
NDR Goaspace Private Limited	2,176.19	2,097.00	2,176.19
NDRAVG Business Park Private Limited	3,190.68	2,988.00	3,190.68
Varama Sir India Infrastructure Private Limited	4,370.27	4,473.00	4,370.27
Seahorse Distribution Centers and Frieght Services Private Limited	1,780.34	1,758.00	1,780.34
Forefront Logistics Private Limited	2,730.98	2,715.00	2,730.98
Svahgraha Constructions and Holdings Private Limited	4,359.45	3,742.00	4,359.45
Nasda Infra Private Limited	15,686.66	14,908.00	15,686.66
NDR Trade House Private Limited	4,059.98	3,918.00	4,059.98
NDR Logix Private Limited	804.59	736.00	804.59
Nandav Warehousing Private Limited	2,114.42	2,087.00	2,114.42
Kosamba Logistics Private Limited	1,298.33	1,282.00	1,298.33
SGP Universal LLP	296.76	293.00	296.76
MLG Warehousing & Industrial Park Private Limited	1,559.29	-	1,559.29
NDR Unique Space Private Limited	3,111.72	-	3,111.72
NDR Big Box Private Limited	2,249.53	-	2,249.53
NDR Space Private Limited*	1,850.00	-	-
Total	**76,059.31**	**64,265.00**	**74,209.31**

NDR InvIT Trust
SEBI Registration Number: IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Results
Notes to Unaudited Consolidated Financial Results
15. Additional Disclosures as required in Regulation 52 of the Listing Regulations read with SEBI Master Circular bearing reference SEBI/HO/DDHS-PoD-1/P/CIR/2025/0000000102 dated July 11, 2025 and as per paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

(All amounts are in ₹ Million, unless otherwise stated)

Sr no.	Ratios	Formula for computation of ratios	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
			(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
1	**Earnings per unit**					
	- Basic (in Rupees)		0.85	0.17	0.97	2.90
	- Diluted (in Rupees)		0.85	0.17	0.97	2.90
2	**Distribution per unit**		1.92	1.88	1.80	7.33
3	**Unit Capital**		45,357.15	39,282.07	37,580.81	39,282.07
4	**Other equity**		2,586.95	439.39	838.13	439.39
5	**Net worth**	Net Worth: Total Equity excluding other comprehensive Income	44,776.07	37,869.79	38,419.04	37,869.79
6	**Paid up debt capital**		17,772.75	19,931.14	13,673.32	19,931.14
7	**Debenture Redemption Reserve**		NA	NA	NA	NA
8	**Debt equity ratio**	Total Debt / Total Equity (i) Total Debt/ Paid up Debt capital represents Non - current Borrowings, Current borrowings and lease liabilities (ii) Equity includes Unit Capital, Corpus and Other Equity	0.43	0.57	0.38	0.57
9	**Debt service coverage ratio**	Earning before Interest, Depreciation and Tax (Net Operating Income) / (Interest + Principal repayment of Borrowings + Lease Payments) (i) Principal repayments excludes repayments in nature of refinancing as these are not repaid out of the profits for the year.	2.68	0.35	2.87	1.05
10	**Interest service coverage ratio**	Earning before Interest, Depreciation and Tax (Net Operating Income) / Interest Expenses	3.02	3.30	3.26	3.26
11	**Bad debts to account receivable ratio**	Bad debts / Trade receivables (i) Bad debts excludes provision for doubtful debts.	-	-	0.00	0.00

NDR InvIT Trust
SEBI Registration Number: IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Results
Notes to Unaudited Consolidated Financial Results

15. Additional Disclosures as required in Regulation 52 of the Listing Regulations read with SEBI Master Circular bearing reference SEBI/HO/DDHS-PoD-1/P/CIR/2025/0000000102 dated July 11, 2025 and as per paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

(All amounts are in ₹ Million, unless otherwise stated)

Sr no.	Ratios	Formula for computation of ratios	Quarter ended			Year ended
			June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
			(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
12	**Current ratio**	Current Assets / Current Liabilities (i) Current Liabilities excludes repayment of Principal repayments of Loans which are in nature of refinancing as these are not repaid out of the profits for the year.	2.57	0.96	3.28	0.96
13	**Long term debt to working capital**	Non Current borrowings / Working Capital (i) Working Capital is calculated as Current Assets less Current Liabilities	4.09	(78.08)	3.90	(78.08)
14	**Current liability ratio**	Current Liabilities / Total Liabilities	0.12	0.23	0.09	0.23
15	**Total debts to total assets ratio**	Total Debts / Total Assets	0.28	0.33	0.26	0.33
16	**Debtors turnover (In times)**	Revenue from operations / Average Trade receivables	4.03	4.29	3.77	13.66
17	**Inventory turnover ratio**	Cost of goods sold / Average value of Inventory	NA	NA	NA	NA
18	**Operating margin**	Operating Margin / Revenue from operations Operating margin is calculated as Revenue from operations less operating expenses, investment Manager Fees, Project manager fees and Trustee Fees.	89.35%	86.15%	86.51%	87.16%

NDR InvIT Trust
SEBI Registration Number: IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Results
Notes to Unaudited Consolidated Financial Results
15. Additional Disclosures as required in Regulation 52 of the Listing Regulations read with SEBI Master Circular bearing reference SEBI/HO/DDHS-PoD-1/P/CIR/2025/0000000102 dated July 11, 2025 and as per paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025

(All amounts are in ₹ Million, unless otherwise stated)

Sr no.	Ratios	Formula for computation of ratios	Quarter ended June 30, 2026	Quarter ended March 31, 2026	Quarter ended June 30, 2025	Year ended March 31, 2026
			(Unaudited)	(Refer Note 4)	(Unaudited)	(Audited)
19	**EBITDA margin**	EBITDA / Revenue from operations	89.35%	86.15%	86.51%	87.16%
20	**Net profit margin**	Net Profit after tax / Revenue from operations	29.03%	5.16%	37.35%	26.99%
21	**Asset Cover**	Tangible Assets- (Current Liabilities - Short term Debt) / Total Debt	3.67	3.04	3.97	3.04
22	**Security Cover/Asset Cover**	Fair value of secured assets as computed by independent valuers / (Outstanding principal amount of NCD's + Interest accured there on)	2.14	2.14	2.01	2.14
22	Ratios for the previous periods/ year have been aligned with the formula defined in the quarter ended June 30, 2026					

For and on behalf of the Board of Directors of
NDR INVIT Managers Private Limited (the "Investment Manager") in its capacity as the Investment Manager of NDR InvIT Trust)

Naidu Amrutesh Reddy Digitally signed by Naidu Amrutesh Reddy Date: 2026.08.14 17:19:59 +05'30'

Ramdas Ramakrishnan Iyer Digitally signed by Ramdas Ramakrishnan Iyer Date: 2026.08.14 17:23:00 +05'30'

Naidu Amrutesh Reddy
(Director)
DIN: 00898556
Place : Chennai
Date : August 14, 2026

Ramdas Ramakrishnan Iyer
(Director)
DIN: 03029948
Place : Mumbai
Date : August 14, 2026

Neha Hardik Chovatia Digitally signed by Neha Hardik Chovatia Date: 2026.08.14 17:25:46 +05'30'

Sandeep Jain Digitally signed by Sandeep Jain Date: 2026.08.14 17:22:11 +05'30'

Neha Chovatia
(Company Secretary)
Membership no.A63171
Place : Mumbai
Date : August 14, 2026

Sandeep Jain
(Chief Financial Officer)
Place : Mumbai
Date : August 14, 2026

NDR InvIT MANAGERS

STATEMENT OF DEVIATION/VARIATION IN UTILISATION OF FUNDS RAISED

Name of listed entity	NDR InvIT Trust
Mode of Fund Raising	Preferential Issues
Date of Raising Funds	May 26, 2026
Amount Raised	**7,217.77 million**
Report filed for Quarter ended	June 30, 2026
Monitoring Agency	Not applicable
Monitoring Agency Name, if applicable	Not applicable
Is there a Deviation / Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the Unitholders	Not Applicable
If Yes, Date of Unitholders Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	None
Comments of the auditors, if any	None

Set forth below are objects for which funds have been raised in the Preferential Issues of Units of NDR InvIT Trust and details of deviation, if any, in the following table:

Original Object	Modified Object, if any	Original Allocation (In Millions)	Modified Allocation, if any	Funds Utilised till June 30, 2026 (In Millions)	Amount of Deviation/Variation for Quarter according to applicable object	Balance amount	Remarks if any
Acquisition of new Entities/Acquisition cost of new Entites	NA	NA	NA	604.08	NA	NA	-
Refinancing of existing Financial Debt of Acquired New Entities	NA	NA	NA	1909.33	NA	NA	-
Issue Related Expenses	NA	NA	NA	127.61	NA	NA	-
Capital expenditure of warehousing Projects of SPV's/ Identified SPVs	NA	NA	NA	334.17	NA	NA	
Total	NA	NA	NA	**2975.19**	NA	**4242.58**	Unutilized balance of funds has been temporarily invested in overnight mutual Fund.

For NDR Invit Managers Private Limited
(acting as an Investment Manager of NDR InvIT Trust)

Sandeep Jain

Digitally signed by Sandeep Jain
Date: 2026.08.14 16:52:30 +05'30'

Sandeep Jain
Chief Financial Officer
Place: Mumbai

Deloitte Haskins & Sells LLP

Chartered Accountants
One International Center,
Tower 3, 31st Floor,
Senapati Bapat Marg
Elphinstone Road (West)
Mumbai– 400 013
Maharashtra, India.

Tel: +91 22 6185 6000
Fax: +91 22 6185 4101

Independent Auditor's Certificate on the Statement of utilisation of proceeds from issue of the Secured Listed Non-Convertible Debentures (NCDs) for the quarter ended June 30, 2026.

To
The Board of Directors
NDR InvIT Managers Private Limited
(The Investment Manager of NDR InvIT Trust (the "Investment Manager"))

1. This certificate is issued in accordance with the terms of our engagement letter dated July 29, 2026.

2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of NDR InvIT Trust (the "Trust"), have been requested by the Management of the Investment Manager (the "Management") to express a conclusion on the "Statement of utilisation of proceeds from issue of the Secured Listed Non-Convertible Debentures (NCDs) for the quarter ended June 30, 2026" (the "Statement").

   The Statement is prepared by the Trust as per the requirement of Regulation 15(1)(t)(1A) of the Securities And Exchange Board Of India (Debenture Trustees) Regulations, 1993, (the "Regulation"), as amended and Regulation 56(1)(a) of the Securities and Exchange board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended (hereinafter referred together as the "SEBI Regulations"), attached to this certificate, for onward submission to Catalyst Trusteeship Limited (the "Debenture Trustee") of the above mentioned Secured Listed Non-Convertible Debentures.

   The responsibility for compiling the information contained in the Statement is of the Management.

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Trust, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement, utilisation of the proceeds from the issue received from Debenture holders and applying an appropriate basis of preparation; and making estimates and assumption that are reasonable in the circumstances considering the fungibility of the funds.

4. The Management of the Trust is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and compliance with the covenants of the respective Key Information Document and adherence with all other applicable conditions mentioned in the respective Key Information Document and relevant laws and regulations in connection with the Statement.

Auditor's Responsibility

5. Pursuant to the requirements of the SEBI Regulations, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the accompanying Statement is in agreement with the unaudited books of account and other relevant records and documents maintained by the Trust and produced to us for our review for the quarter ended June 30, 2026. For the purpose of this certificate, our responsibility does not include evaluation of adherence by the Trust with all the applicable terms of the Key Information Document, the SEBI Regulations and other laws and regulations in connection with the Statement.

6. The engagement involves performing procedures to obtain sufficient and appropriate evidence to provide limited assurance on the Statement. The procedures performed for limited assurance vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to the Statement:

a) Obtained the Statement and Key Information Documents for the NCDs issued.

b) Reviewed the "Utilization of the Issue Proceeds" clause of the Key Information Document for the NCDs.

c) In view of the fungible nature of monetary resources whereby it is not practical to establish a direct co-relation between the receipt of the funds from issue of NCDs and utilisation thereof, we obtained a specific representation from the Trust management as to whether the proceeds from the issue were utilised for extending funding requirements in the ordinary course of business of the Trust, general corporate purpose, investment including refinancing of existing indebtedness as envisaged in the "Utilization of the Issue Proceeds" clause of the Key Information Document and mentioned in the Statement.
Based on such representations by the management and review of the unaudited books of account and relevant records maintained by the Trust, we traced the utilisation proceeds from the issue on a test check basis and noted that the proceeds from the issue were utilised for the purposes as mentioned in the Statement.

d) Made necessary inquiries with the management and obtained relevant representations in respect of matters relating to the Statement.

7. We conducted our review and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI). This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information and explanations and representations provided to us by the Management of the Trust, read with and subject to notes stated in the Statement, nothing has come to our attention that causes us to believe that the accompanying Statement is not in agreement with the unaudited books of account as at and for the quarter ended June 30, 2026, other relevant records and documents maintained by the Trust and produced to us for our review.

Restriction on Use

10. This certificate is addressed to and provided to the Board of Directors of the Trust solely for the purpose of onward submission to the Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

SAGAR ASHOK LELE
Digitally signed by SAGAR ASHOK LELE
Date: 2026.08.14 18:46:29 +05'30'

Sagar A. Lele
Partner
Membership No. 126729
UDIN: 26126729NUOJC7870

Place: Mumbai
Date: August 14, 2026

NDR InvIT TRUST

Statement of utilisation of proceeds from Secured Listed Non-Convertible Debentures (the "NCDs") for the quarter ended June 30, 2026

Sr No	ISIN	Amount received (₹)	Issue Date	Extract of relevant clause from Key Information Document (KID)
1	INE0Q7Q07026	630,00,00,000	24-Dec-24	Pt. 23 "Objects of the Issue / Purpose for which there is requirement of funds." as mentioned on Page 28 of the KID dated 13-Dec-2024: The Issuer shall use the proceeds from the issue of the Debt Securities for: a) extending loans to any of the Project SPVs which are exclusively developing warehousing projects, which amounts shall be applied by such Project SPVs for the prepayment of their Existing Project SPVs Debt, financing the acquisition of warehousing Projects and capital expenditure for their warehousing Projects; b) purchasing the equity shares of special purpose vehicles which are exclusively developing warehousing projects; c) the refinancing of existing Financial Debt availed by the Project SPVs for identified warehousing Projects; d) (in an amount not exceeding 6% (six per cent.) of the Debt Security Amounts), the payment of expenses relating to the issue of the Debt Securities, the creation of reserves relating to identified warehousing Projects and/or general corporate purposes, if any, relating to identified warehousing Projects, (together, the "Transaction"), in each case, in compliance with the provisions of applicable Law, including but not limited to, the Act and any rules and regulations stipulated by any Authority.
2	INE0Q7Q07018	745,00,00,000	02-Jan-25	Pt. 19 "Objects of the Issue / Purpose for which there is requirement of funds." as mentioned on Page 22 of the KID dated 27-Dec-2024: 1. for on lending an amount up to INR 478,00,00,000 (Indian Rupees Four Hundred and Seventy-Eight Crores Only) to any of the Project SPVs which are exclusively developing warehousing projects, which amounts shall be applied by such Project SPVs for the repayment of their Existing Debt - Project SPVs;

Sr No	ISIN	Amount received (₹)	Issue Date	Extract of relevant clause from Key Information Document (KID)
				2. an amount up to INR 210,00,00,000 (Indian Rupees Two Hundred and Ten Crores Only) to be utlised for the purposes of purchasing the equity shares of special purpose vehicles which are exclusively developing warehousing projects and on lending to the Other Project SPVs for repaying / refinancing their existing debt; 3. for miscellaneous capital expenditure to the extent of INR 57,00,00,000 (Indian Rupees Fifty Seven Crores Only) incurred / to be incurred the Project SPVs.
3	INE0Q7Q07034	410,00,00,000	30-Mar-26	Pt. 22 "Objects of the Issue / Purpose for which there is requirement of funds." as mentioned on Page 35 of the KID dated 23-March-2026: 1.An amount not exceeding INR 205,00,00,000 (Indian Rupees Two Hundred and Five Crores only), for: (i) extending loans to: (A) any New Project SPV; and (B) any Initial Project SPVs or Other Project SPVs (which Initial Project SPVs or Other Project SPVs complies with the E&S Requirements (including in a manner acceptable to the Anchor Investor)) which are exclusively developing warehousing projects, which amounts shall be applied by such: (A) New Project SPVs; and (B) Initial Project SPVs or Other Project SPVs (which Initial Project SPVs or Other Project SPVs complies with the E&S Requirements (including in a manner acceptable to the Anchor Investor)) for the prepayment of their Existing Project SPVs Debt, financing the acquisition of warehousing Projects and capital expenditure for their warehousing Projects; and (ii) the refinancing of existing Financial Debt availed by the New Project SPVs for identified warehousing Projects; 2. An amount not exceeding INR 205,00,00,000 (Indian Rupees Two Hundred and Five Crores only), for purchasing the equity shares of: (A) any New Project SPV; and (B) any Initial Project SPVs or Other Project SPVs (which Initial Project SPVs or Other Project SPVs complies with the E&S Requirements (including in a manner acceptable to the Anchor Investor)) which are exclusively developing warehousing projects; and

NDR InvIT TRUST

Sr No	ISIN	Amount received (₹)	Issue Date	Extract of relevant clause from Key Information Document (KID)
				3. An amount not exceeding 6% (six per cent) of the Debt Security Amounts, for, the payment of expenses relating to the issue of the Debt Securities, the creation of reserves relating to identified warehousing Projects and/or general corporate purposes, if any, relating to identified warehousing Projects. The Issuer shall not use the proceed of the Debt Securities, whether directly or indirectly, in any manner for investment in real estate business, capital markets or purchase of land or for any purpose which is prohibited by the SEBI InvIT Regulations

Note 1: W.r.t. NCD proceeds amounts utilized during the quarter, we confirm that we are in compliance with the 'Objects of the Issue' clause of the KID referred in table above for each of the debentures issued during the year.

Note 2: Utilization of funds for the purpose vendor payments, employee reimbursements and other business operations is considered by the management as "General Corporate Purposes".

Note 3: Funds temporarily invested pending deployment are not considered as utilization for the purposes of above reporting.

Note 4: The management of NDR InvIT Trust is responsible for proper identification, tracking and monitoring the utilization of proceeds raised in line with the 'Objects of the Issue" clause of the KID documents referred above.

For NDR InvIT Trust

Ramdas Ramakrishnan Iyer

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Date: 2026.08.14 18:35:29 +05'30'

Authorized Signatory

NDR InvIT MANAGERS

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (in Crores)	Funds utilized (In Crore)	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
NDR InvIT Trust	INE0Q7Q07026	Private Placement	Non-Convertible Debentures	24-12-2024	745	745	No	-	-
NDR InvIT Trust	INE0Q7Q07018	Private Placement	Non-Convertible Debentures	02-01-2025	630	630	No	-	-
NDR InvIT Trust	INE0Q7Q07034	Private Placement	Non-Convertible Debentures	30-03-2026	410	410	No	-	-

B. Statement of deviation/ variation in use of Issue proceeds:

Name of listed entity	NDR InvIT Trust
Mode of Fund Raising	Private Placement
Type of instrument	Non-convertible Debentures
Date of Raising Funds	December 24, 2024 – 630 crores January 02, 2025 - 745 crores March 30, 2026 - 410 Crores
Amount Raised	1,785 Crores
Report filed for Quarter ended	June 30, 2026
Monitoring Agency	Not applicable
Monitoring Agency Name, if applicable	Not applicable
Is there a Deviation / Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the Unitholders	Not Applicable
If Yes, Date of Unitholders Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	None
Comments of the auditors, if any	None
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:	

Original Object	Modified Object, if any	Original Allocation (In Millions)	Modified Allocation, if any	Funds Utilised till September 30, 2025 (In Millions)	Amount of Deviation/Variation for Quarter according to applicable object	Balance amount	Remarks if any
Not Applicable							
Deviation could mean: a. Deviation in the objects or purposes for which the funds have been raised. b. Deviation in the amount of funds actually utilized as against what was originally disclosed.							

For NDR Invit Managers Private Limited
(acting as an Investment Manager of NDR InvIT Trust)

Sandeep Jain Digitally signed by Sandeep Jain Date: 2026.08.14 17:24:06 +05'30'

Sandeep Jain
Chief Financial Officer
Place: Mumbai

Deloitte Haskins & Sells LLP

Chartered Accountants
One International Center,
Tower 3, 31st Floor,
Senapati Bapat Marg
Elphinstone Road (West)
Mumbai– 400 013
Maharashtra, India.

Tel: +91 22 6185 6000
Fax: +91 22 6185 4101

Independent Auditors' Certificate on Book Value of Assets of the Trust contained in Columns A to J of Statement of Security Cover and Status of Compliance of Financial Covenants in respect of Listed Non-Convertible Debentures of the Trust as at and for the quarter ended June 30, 2026.

To
The Board of Directors
NDR InvIT Managers Private Limited
(The Investment Manager of NDR InvIT Trust (the "Investment Manager"))

1. This certificate is issued in accordance with the terms of our engagement letter dated July 29, 2026.

2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, Statutory Auditors of NDR InvIT Trust (the "Trust"), have been requested by the Management of the Investment Manager ("the Management") to express a conclusion on the particulars of the "Statement on Security Cover and Status of Compliance with Covenants in respect of Listed Non-Convertible Debentures of the Trust as at and for the quarter ended June 30, 2026" (the "Statement").

   The Statement is prepared by the Management from the unaudited books of account and other relevant records and documents maintained by the Trust as at and for the quarter ended June 30, 2026 pursuant to requirements of Master Circular No. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025 issued by the Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993, as amended (hereinafter referred together as the "SEBI Regulations"), for the purpose of submission to Catalyst Trusteeship Limited, Debenture Trustee of the above mentioned Listed Non-Convertible Debentures (the "Debenture Trustee").

   The responsibility for compiling the information contained in the Statement is of the Management.

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The Management is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and for providing all relevant information to the Debenture Trustee and for identification and complying with all the covenants as prescribed in the Debenture Trust Deed.

Auditor's Responsibility

5. Pursuant to the requirements of the SEBI Regulations, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the Book Value of Assets of the Trust contained in Columns A to J of 'Part 1' of the Statement and Status of Compliance with applicable Covenants as contained in 'Part 2' of the Statement, in respect of Listed Non-Convertible Debentures of the Trust as at and for the quarter ended June 30, 2026 are in agreement with the unaudited books of account and other relevant records and documents maintained by the Trust as at and for the quarter ended June 30, 2026. This did not include the evaluation of adherence by the Trust with all the applicable guidelines of the SEBI Regulations.

6. The engagement involves performing procedures to obtain sufficient and appropriate evidence to provide limited assurance on the Statement. The procedures performed for limited assurance vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

   Accordingly, we have performed the following procedures in relation to the Statement:

   a) Obtained the Statement from the management.

   b) Reviewed that the information contained in the Statement is in agreement with the unaudited books of account and other relevant records and documents maintained by the Trust as at and for the quarter ended June 30, 2026;

   c) Reviewed the arithmetical accuracy of the information included in the Statement.

   d) Reviewed the terms of the Debenture Trust Deed;

   e) Reviewed the list of covenants identified by management and management's compliance / communications to the Debenture Trustee and Debenture Holders.

   f) Made necessary inquiries with the Management and obtained relevant representations in respect of matters relating to the Statement.

7. We conducted our review and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information and explanations and representation provided to us by the Management, read with the notes to the Statement, nothing has come to our attention that causes us to believe that the Book Value of Assets of the Trust contained in Columns A to J of 'Part 1' of the Statement and Status of Compliance with applicable Covenants as reported in 'Part 2' of the attached Statement are not in agreement with the unaudited books of account and other relevant records and documents maintained by the Trust as at and for the quarter ended June 30, 2026.

Restriction on Use

10. This certificate is addressed to and provided to the Board of Directors of the Investment Manager solely for the purpose of onward submission to the Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For Deloitte Haskins & Sells LLP
Chartered Accountants
Firm's Registration No. 117366W/W-100018

SAGAR ASHOK LELE Digitally signed by SAGAR ASHOK LELE
Date: 2026.08.14 18:47:40 +05'30'

Sagar A. Lele
Partner
Membership No. 126729
UDIN: 26126729EOMFAW6765

Place: Mumbai
Date: August 14, 2026

NDR InvIT TRUST

Statement on Security Cover and Status of Compliance with Financial Covenants in respect of Listed Non-Convertible Debentures of the Trust as at for the quarter ended June 30, 2026

Statement of Security cover as per the terms of Information Memorandum and Debenture Trust Deed as at June 30, 2026

(in Millions)

Column A	*Column B*	*Column C*	*Column D*	*Column E*	*Column F*	*Column G*	*Column H*	*Column I*	*Colum n J*	*Column K*	*Column L*	*Column M*	*Column N*	*Column O*
Particulars	**Description of asset for which this certificate relate**	**Exclusive Charge**	**Exclusive Charge**	**Pari-Passu Charge**	**Pari-Passu Charge**	**Pari-Passu Charge**	**Assets not offered as Security**	**Elimination (amount in negative)**	**(Total C to H) #**	**Related to only those items covered by this certificate**				
		Debt for which this certificate being issued	**Other Secured Debt**	**Debt for which this certificate being issued**	**Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)**	**Other assets on which there is pari-Passu charge (excluding items covered in column F)**		**Debt amount considered more than once (due to exclusive plus pari passu charge)**		**Market Value for Assets charged on Exclusive basis (#)**	**Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)**	**Market Value for Pari passu charge Assets viii (#)**	**Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)**	**Total Value (=K+L+M+ N)**
		Book Value	**Book Value**	**Yes/No**	**Book Value**	**Book Value**						**Relating to Column F**		
ASSETS														
Property, Plant and Equipment		-	-	No	-	-	-		-		-	-	-	-
Investment Property				No	-	-	-						-	-
Capital Work-in- Progress		-	-	No	-	-	-		-	-	-	-	-	-
Right of Use Assets		-	-	No	-	-	-		-	-	-	-	-	-
Goodwill		-	-	No	-	-	-		-	-	-	-	-	-
Intangible Assets		-	-	No	-	-	-		-	-	-	-	-	-
Intangible Assets under Development		-	-	No	-	-	-		-	-	-	-	-	-
Investments		-	-	No	26,811.00	-	15,280.81		42,091.81		-	-	26,811.00	26,811.00
Loans	Loans to related parties	-	-	No	20,234.33	-	-		20,234.33	-	-	-	20,234.33	20,234.33
Inventories		-	-	No	-	-	-		-	-	-	-	-	-
Trade Receivables		-	-	No	-	-	-		-	-	-	-	-	-
Cash and Cash Equivalents		-	-	No	51.59	-	-		51.59	-	-	-	51.59	51.59
Bank Balances other than Cash and Cash Equivalents	Lien Marked FD	-	-	No	375.93	-	-		375.93	-	-	-	375.93	375.93
Others	Interest on accrued on debentures & fixed deposits	-	-	No	88.41	-	3.97		92.38	-	-	-	88.41	88.41
Total		**-**	**-**		**47,561.26**	**-**	**15,284.78**	**-**	**62,846.04**	**-**	**-**	**-**	**47,561.26**	**47,561.26**
LIABILITIES														
Debt securities to which this certificate pertains	Secured Non-Convertible Debentures	-	-	Yes	17,850.00	-	-		17,850.00		-	-	17,850.00	17,850.00
Other debt sharing pari-passu charge with above debt		-	-	No	-	-	-		-	-	-	-	-	-
Other Debt		-	-	No	-	-	-		-	-	-	-	-	-
Subordinated debt		-	-	No	-	-	-		-	-	-	-	-	-
Borrowings		-	-	No	-	-	-		-	-	-	-	-	-
Bank		-	-	No	-	-	-		-	-	-	-	-	-
Debt Securities		-	-	No	-	-	-		-	-	-	-	-	-
Others		-	-	No	-	-	-		-	-	-	-	-	-
Trade payables		-	-	No	-	-	70.18		70.18	-	-	-	-	-
Lease Liabilities		-	-	No	-	-	-		-	-	-	-	-	-
Provisions		-	-	No	-	-	-		-			-	-	-
Others	Interest Accrued but not due on debentures & Income Tax	-	-	No	36.87		374.47		411.34	-	-	-	36.87	36.87
Total		**-**	**-**		**17,886.87**	**-**	**444.65**		**18,331.52**	**-**	**-**	**-**	**17,886.87**	**17,886.87**
Cover on Book Value *		**Exclusive Security Cover Ratio**	**0.00**		**Pari-Passu Security Cover Ratio**	**2.66**					**0.00**			**2.66**
Cover on Market Value														

* The Security Cover Ratio pertains listed secured debentures. There are no other debts outstanding in the books of the Trust.
# Market value of the individual items of assets and liabilities are not ascertainable and hence book value of assets and liabilities has been considered for computation of security cover.

For **NDR InvIT Trust**

Ramdas Ramakrishnan Iyer
Digitally signed by Ramdas Ramakrishnan Iyer
Date: 2026.08.14 18:39:28 +05'30'

Place: Mumbai
Date: August 14, 2026