



March 17, 2026

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

Units: Symbol: NDRINVIT ISIN: INEQ7Q23015	Debt Securities: ISIN: INEQ7Q07018, ISIN: INEQ7Q07026, ISIN: INEQ7Q07034
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Subject: Submission of Press Release – NDR InvIT strengthens Warehousing Portfolio with acquisition of two Grade-A, fully operational warehousing assets in Kochi and Coimbatore

Dear Sir/Ma'am,

We hereby enclose a copy of the Press Release announcing the acquisition of two Grade-A, fully operational warehousing assets in Kochi and Coimbatore for a total consideration of approximately ₹260 crore.

You are requested to take the above information on record.

Thanking you

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

Neha Chovatia
Company Secretary and Compliance Officer
Place: Mumbai

CC: -

Axis Trustee Services Limited ("Trustee of the NDR InvIT Trust") The Ruby, 2nd Floor, SW, 29 Senapati Bapat Marg, Dadar (W), Mumbai - 400 028 MH	Catalyst Trusteeship Limited ("Debenture Trustee") 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai – 400013 MH
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NDR InvIT acquires two Grade-A warehousing assets in Kochi and Coimbatore for ₹260 crore

- Acquisition of ~0.79 million sq. ft. fully operational portfolio
- GAV of ~₹271 crore; assets are 100% occupied with ~5.2-year WALE
- Marks entry into Kochi, presence now spans 18 cities

India, 17 April 2026: NDR InvIT Trust, India's first perpetual warehousing and industrial parks InvIT listed on the National Stock Exchange, has announced the acquisition of two Grade-A, fully operational warehousing assets in Kochi and Coimbatore for a total consideration of approximately ₹260 crore.

The portfolio comprises ~0.79 million sq. ft. of leasable area across strategically located assets in two rapidly growing warehousing hubs in South India. The acquisition has a Gross Asset Value (GAV) of approximately ₹271 crore and will be executed through a mix of cash consideration and unit swap.

The assets are currently 100% occupied, with a weighted average lease expiry (WALE) of approximately 5.2 years, providing strong visibility of stable and predictable cash flows. The portfolio is leased to a diversified base of leading tenants across logistics, industrial, and manufacturing sectors, reinforcing income resilience.

Strategically located in Kochi and Coimbatore-key emerging logistics and industrial hubs the assets benefit from strong end-user demand, robust infrastructure, and proximity to consumption and manufacturing centres. These markets have witnessed increasing traction from third-party logistics (3PL), e-commerce, and industrial occupiers, driven by regional economic growth and supply chain optimisation trends.

Commenting on the acquisition, **Amrutesh Reddy, Managing Director, NDR Warehousing Pvt Ltd**, said: *"This portfolio addition is aligned with our strategy of deepening our presence in emerging, high-growth logistics markets. Going forward, we see significant opportunities to scale our platform across South India and other underpenetrated hubs, backed by strong occupier demand and improving infrastructure. Our focus will be on accelerating growth while maintaining asset quality and delivering sustainable distributions to our investors."*

With this acquisition, NDR InvIT's total operating area will increase to approximately 22.96 million sq. ft. The addition of Kochi marks the InvIT's entry into a new high-growth market, taking its presence to 18 cities across India and further strengthening its pan-India footprint.

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About NDR InvIT Trust

NDR InvIT Trust is India's first perpetual warehousing and industrial parks InvIT, with an AUM of 22.17 million square feet. The Trust's portfolio spans over 75 warehouses and 42 industrial parks across 18 cities in India, leased to more than 100 tenants across sectors such as third-party logistics, e-commerce, technology, engineering, automobiles, white goods, retail, and FMCG. Through its platform, NDR InvIT Trust focuses on enabling sustainable economic and social growth through strategic infrastructure investments.

For more information, visit: www.ndrinvit.com

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