

April 17th, 2026

To
The Listing Department,
National Stock Exchange of India,
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
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Subject: Intimation of bring down certificate for Net Asset Value of NDR InvIT Trust

Dear Sir/Madam,

We, NDR InvIT Managers Private Limited, acting in its capacity as the investment manager (“**Investment Manager**”) of NDR InvIT Trust (“**Trust**”), hereby submit the Bring Down Certificate on Net Asset Value of Units of the NDR InvIT Trust dated April 17, 2026 for Statement of Net Assets at Fair Value As at March 31, 2025 and Adjustment of Working Capital after Acquisition of New Assets as of March 19, 2026, as prepared by independent valuer, Joshi Consultants & Valuers, Registered Valuer having IBBI Registration No. IBBI/RV/02/2018/10129, which is enclosed as Annexure.

The Statement of Net Assets Value is as under:

Sr. No.	Particulars	Investment Properties as at March 31, 2025 (INR Million)	Investment Properties as at March 19, 2026 (INR Million)
A	Assets	71,167.10	76,325.82
B	Liabilities	17,612.56	21,712.56
C	Net Assets (A-B)	53,554.54	54,613.26
D	No. of units	396,012,214	402,485,671
E	NAV (C/D)	135.23	135.69

The said information is also being uploaded on the website of the Trust at <https://www.ndrinvit.com>.

You are requested to kindly take the same on record.

Thanking you,

For NDR InvIT Managers Private Limited

(acting as an Investment Manager of NDR InvIT Trust)

Neha 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

Bring Down Certificate on Net Asset Value of the Units of NDR InvIT Trust

Prepared For

NDR InvIT Trust

Prepared By

JOSHI CONSULTANTS & VALUERS

17th April 2026

Statement of Net Assets at Fair Value As at March 31st, 2025 (Refer Valuation Report dated May 29th, 2025), and Adjustment of Working Capital after Acquisition of New Assets as of March 19th, 2026

(All amounts are in ₹ Million, unless otherwise stated)				
S. No.	Particulars		Investment Properties as at 31 st March 2025	Investment Properties as at 19 th March 2026
A	Assets		71,167.10	76,325.82
B	Liabilities		17,612.56	21,712.56
C	Net Assets (A-B)		53,554.54	54,613.26
D	No. of units		396,012,214	402,485,671
E	NAV (C/ D)		135.23	135.69

Investment Properties have been fair valued by Registered Valuer Abhishek Joshi as per SEBI (InvIT) Regulations, 2014, as amended.

Book values of Assets as at March 19, 2026, and Liability Figures read with SEBI master Circular on InvITs dated July 11th, 2025, as amended.

Official Signatory for Valuation Services:

ABHISHEK
SHRIKANT
JOSHI

Digitally signed by
ABHISHEK SHRIKANT
JOSHI
Date: 2026.04.17
11:45:51 +05'30'

Name: Mr. Abhishek Shrikant Joshi
(Valuer Registration Number: IBBI/RV/02/2018/10129)