NDR InvIT MANAGERS

August 18, 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:** INE0Q7Q23015	**Debt Securities:** **ISIN:** INE0Q7Q07018**, ISIN:** INE0Q7Q07026**,** **ISIN:** INE0Q7Q07034

Subject: Press Release of NDR InvIT Trust

Dear Sir/Ma'am,

Please find enclosed herewith copy of Press Release of NDR InvIT Trust (the "**Trust**") for the quarter ended 30th June 2026.

The same is also available on the website of the Trust at https://www.ndrinvit.com

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 Hardik Chovatia Digitally signed by Neha Hardik Chovatia Date: 2026.08.18 16:13:35 +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 MH	**Catalyst Trusteeship Limited** ("Debenture Trustee") 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai – 400013 MH

Press Release

NDR InvIT Trust reports strong Q1 FY27 performance; revenue rises 19% QoQ and EBITDA grows 23% QoQ

- *Revenue rose to INR 1,321 Mn in Q1 FY27, up 18.41% QoQ from INR 1,116 Mn in Q4 FY26*
- *EBITDA increased to INR 1,189 Mn in Q1 FY27, up 23% QoQ from INR 964 Mn in Q4 FY26*
- *Distribution stood at INR 888.60 Mn, or INR 1.94 per unit, up 4.16% Annualised YoY*
- *Occupancy, including committed area, stood at 99.76%, with WALE at 11.85 years*

Mumbai, 18th August 2026: NDR InvIT Trust, India's first perpetual warehousing and industrial parks InvIT Trust listed on the National Stock Exchange, today announced its financial results for the quarter ended June 2026. The Trust reported a strong start to FY27, building on the robust operating and financial performance delivered in FY26.

The Trust's Assets Under Management stood at 22.97 million square feet. Revenue rose to INR 1,321 Mn in Q1 FY27 from INR 1,116 Mn in Q4 FY26, representing a 18.41% quarter-on-quarter increase. EBITDA increased to INR 1,189 Mn from INR 964 Mn in the preceding quarter, a 23% quarter-on-quarter increase.

The Trust continues to maintain a diversified portfolio comprising 100 warehouses and 40+ industrial parks, with 100+ clients. Its top 10 clients contribute 32.19% of gross rentals. The portfolio has a WALE of 11.85 years and occupancy, including committed area, stood at 99.76% as of June 30, 2026.

"FY26 was a defining year for NDR InvIT Trust, marked by strong growth in revenue and EBITDA, sustained occupancy, disciplined financial management and consistent distributions to our unitholders. The strong start to FY27 reflects continued demand for organized warehousing and industrial infrastructure, supported by the ongoing shift towards organized supply chains and increasing adoption of modern logistics infrastructure. With our diversified asset base, strong tenant profile and prudent balance sheet management, we remain focused on scaling the portfolio sustainably, driving operational efficiencies and creating long-term value for our investors and stakeholders," said **Sandeep Jain, Chief Financial Officer, NDR InvIT Trust.**

The Board declared a distribution of INR 1.94 per unit for Q1 FY27, amounting to INR 888.60 Mn. Net Asset Value (NAV) stood at INR 140.68 per unit, while Gross Asset Value (GAV) stood at INR 84,753 Mn. Leverage stood at 19.11%, reflecting the Trust's balance sheet position.

	Quarter ended			Year ended March 31, 2026
	June 30, 2026	March 31, 2026	June 30, 2025	
INCOME				
Revenue from operations	1,240.21	1,091.46	1,015.59	4202.39
Gain on investments (net)	53.39	5.66	60.46	116.78
Interest income	22.15	16.45	5.97	36.74
Other income	80.75	24.14	1.15	158.46
Total	**1320.97**	**1115.59**	**1,083.18**	**4360.85**
EBIDTA	1,189	964	946.12	3,099.12
PBT	518.40	429.59	430.65	1708.04

Financial Highlights:

- Revenue stood at INR 1,321 Mn in Q1 FY27, up 18.41% QoQ
- EBITDA stood at INR 1,189 Mn in Q1 FY27, up 23% QoQ
- PBT stood at INR 518.40 Mn; leverage stood at 20.67%

Annual FY26 performance:

- Revenue stood at INR 4,361 Mn and EBITDA at INR 3,821 Mn in FY26
- Annual distribution for FY26 stood at INR 7.45 per unit
- Q1 FY27 distribution stood at INR 1.94 per unit, amounting to INR 888.60 Mn
- Occupancy, including committed area, stood at 99.76%, with WALE at 11.85 years
- Q1 FY27 distribution increased 4.16% Annualised YOY

Key Q1 FY27 developments: Successful completion of preferential allotment of INR 8,423 Mn; successful acquisition 0.7 msf of NDR Space Pvt ltd assets in Coimbatore and Kochi.

About NDR InvIT Trust:

NDR InvIT Trust is the first perpetual warehousing and industrial parks InvIT in India. The Trust has an AUM of 22.97 msf, with a portfolio comprising 100 warehouses and 40+ industrial parks. It has 10.56 msf of ROFO projects and 100+ clients. The top 10 clients contribute 32.19% of gross rentals. The portfolio includes locations with access to 80% of India's consumption markets and the Trust is AAA / Stable rated. Its diversified clientele spans third-party logistics service providers, e-commerce, information technology and technology, engineering, automobiles and auto ancillaries, white goods manufacturers, retail and fast-moving consumer goods.

Disclaimer

This press release is prepared for general information purposes only. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. NDR Asset Management private limited ("the Manager") in its capacity as the Manager of NDR InvIT, and NDR InvIT make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof. Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of NDR InvIT. NDR InvIT does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of NDR InvIT or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

This press release also contains certain financial measures (including guidance and proforma information) which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of NDR InvIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other InvIT due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess NDR InvIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation

or as substitutes for analysis of NDR InvIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Actual legal entity name of occupiers may differ.

For more information, please contact:

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