



March 19, 2026

To,
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
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Subject: Submission of Press Release – NDR InvIT strengthens warehousing portfolio with acquisition of Grade-A facility in Chakan-Talegaon Belt Pune.

Dear Sir/Ma'am,

We hereby enclose a copy of the Press Release announcing the Acquisition of 0.7 million sq. ft. Grade-A facility in Chakan–Talegaon Industrial Belt, Pune for a total consideration of approximately ₹203 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") Axis House, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai -400025	Catalyst Trusteeship Limited ("Debenture Trustee") Windsor, 6th floor, Office No.604, C.S.T Road, Kalina, Santacruz (East), Mumbai - 400098
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NDR INVIT MANAGERS PRIVATE LIMITED

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NDR InvIT acquires ₹203 crores Grade-A warehousing asset in Pune

- *Acquisition of ~0.7 million sq. ft. Grade-A facility in Chakan–Talegaon belt*
- *GAV of ~₹208 crore; asset is 100% occupied (incl committed occupancy) with ~8.7-year WALE*

Pune, 19 March 2026: NDR InvIT Trust, India’s first perpetual warehousing and industrial parks InvIT listed on the National Stock Exchange, has announced the acquisition of a Grade-A, fully operational warehousing asset in Pune, Maharashtra, for a total consideration of approximately ₹203 crore.

The asset spans ~0.7 million sq. ft. of leasable area and is located in the Chakan–Talegaon industrial belt—one of Pune’s most prominent warehousing and manufacturing clusters. The acquisition has a Gross Asset Value (GAV) of approximately ₹208 crore and will be executed through a mix of cash consideration and unit swap.

The facility is currently 100% occupied (including committed occupancy), with long-term leases delivering a weighted average lease expiry (WALE) of approximately 8.7 years. The asset is leased to a diversified mix of tenants across e-commerce, third-party logistics (3PL), and industrial sectors, ensuring stable and predictable cash flows.

Strategically located within Pune’s key logistics corridor, the asset benefits from excellent connectivity to major highways including the Mumbai–Pune Highway and Pune–Nashik Highway, enabling efficient access to key industrial and consumption hubs. The region has emerged as a leading warehousing market, driven by strong demand from automotive, manufacturing, e-commerce, and third-party logistics (3PL) sectors.

Commenting on the acquisition, Mr Krishnan Iyer, CEO, NDR InvIT, said, *“The Pune acquisition marks a strategic addition to our portfolio in one of India’s most established industrial and warehousing markets. With strong underlying demand drivers, high-quality tenants, and long-term leases, this asset aligns well with our focus on acquiring income-generating, institutional-grade properties. We continue to build a diversified portfolio across key consumption and manufacturing hubs to drive sustainable value for our stakeholders.”*

Ramachandran Rajaram, Zonal Head, NDR Asset Management said, *“This is a well-leased, operational asset with a strong tenant base, and we look forward to working closely with them to ensure smooth day-to-day operations. Our focus will be on maintaining service quality and gradually improving utilisation across the remaining space.”*

With this acquisition, NDR InvIT’s total operating area will increase to approximately **22.17 million sq. ft.**, further strengthening its pan-India logistics footprint and enhancing portfolio resilience.

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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 67 warehouses and 39 industrial parks across 17 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.



Website: www.ndrinvit.com

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