NDR InvIT MANAGERS

September 22, 2026

To,
The Listing Department,
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block-G
Bandra-Kurla Complex, Bandra (E)
Mumbai - 400 051

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

Subject: Intimation regarding meeting with investors

Dear Sir/Madam,

Pursuant to the Policy for Determining Materiality of Information for Periodic Disclosures of NDR InvIT Trust dated April 25, 2023, and in our capacity as the investment manager of NDR InvIT Trust, NDR Invit Managers Private Limited hereby intimates that it proposes to meet with certain investors commencing from Tuesday, September 22, 2026, in accordance with the applicable laws. In this regard, the presentation to be shared with such investors is enclosed herewith.

The said presentation is also being made available on the website of NDR InvIT Trust at https://www.ndrinvit.com/investor-centre/announcements/other-announcements.

No unpublished price sensitive information will be shared at the meeting.

We request you to kindly take the same on record.

Thanking you.
For **NDR Invit Managers Private Limited**
(acting in its capacity as Investment Manager to NDR InvIT Trust)

Neha Hardik Chovatia
Digitally signed by Neha Hardik Chovatia
Date: 2026.09.22 09:51:49 +05'30'

Neha Chovatia
Company Secretary and Compliance Officer
Place: Mumbai

CC to:

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

Corporate Presentation

September 2026

NDR InvIT TRUST

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NDR OKM (COIMBATORE)

Presenting Team

NAIDU AMRUTESH REDDY

Managing Director,
NDR Warehousing Private Limited (Sponsor)

KRISHNAN IYER SUBRAMANIAN

Chief Executive Officer,
NDR InvIT Managers Private Limited
(Investment Manager)

SANDEEP JAIN

Chief Financial Officer,
NDR InvIT Managers Private Limited
(Investment Manager)

Section 2

ABOUT NDR INVIT TRUST

NDR InvIT TRUST

NDR SRI AMRUTHALINGESWARA (CHENNAI)

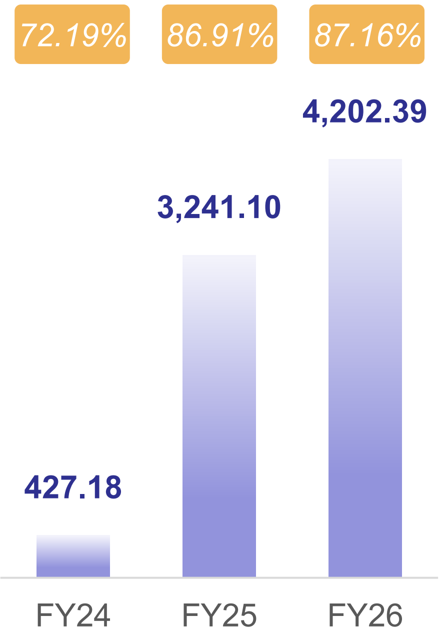
NDR InvIT at a Glance

Key Highlights (as on June 30, 2026)

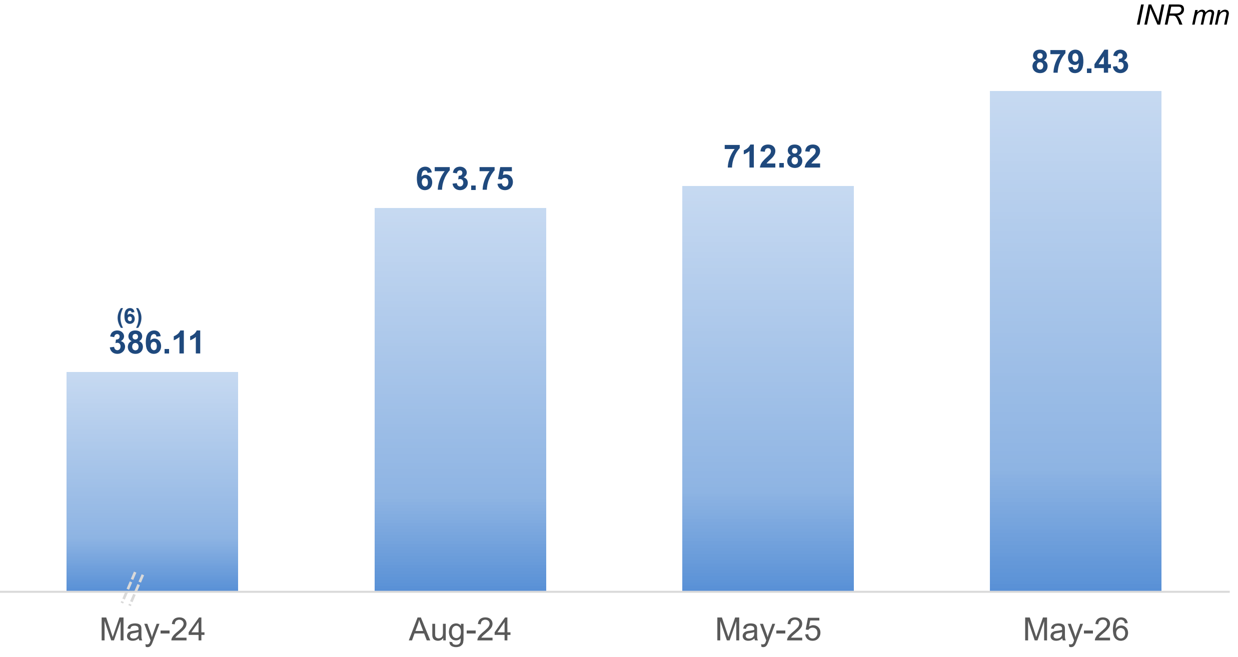
AAA Stable Rated[1] InvIT	**102** Warehouses (#)	**22.97** AUM (msf)	**23** ROFO Assets (#)
10.56 ROFO Assets (msf)	**18** Locations (#)	**880** Aggregated Land (acres)	**20.97** W. Avg. Rent/month (INR/sf)
21.60% Gross Rentals MTM Potential	**99.76%** Occupancy[(2)]	**11.30** WALE[(3)] (years)	**132** Customers (#)
31.09% Rev. from Top 10 customers (FY26)	**INR 75,834 mn** Market Value[(4)]	**INR 19,931.14 mn** Gross Debt[(5)]	**26.28%** (Gross Debt/Market value)[(5)]

InvIT Performance

Revenue (INR mn) & EBITDA margin (%) Growth



Distributions by Trust



Overview

India's first perpetual warehousing and industrial parks **InvIT***

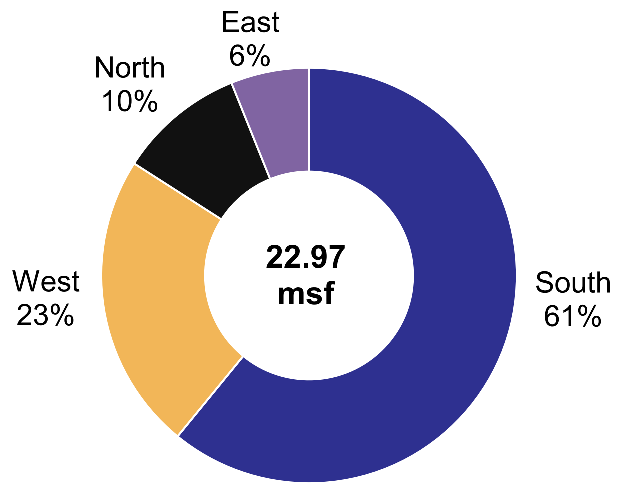
Backed by Sponsor (incorporated in 1986) – NDR Warehousing Pvt. Ltd, recognised as one of India's **pioneering warehousing developers***

First entrant in the general warehousing space to secure **funding from a major global institution – Investcorp***

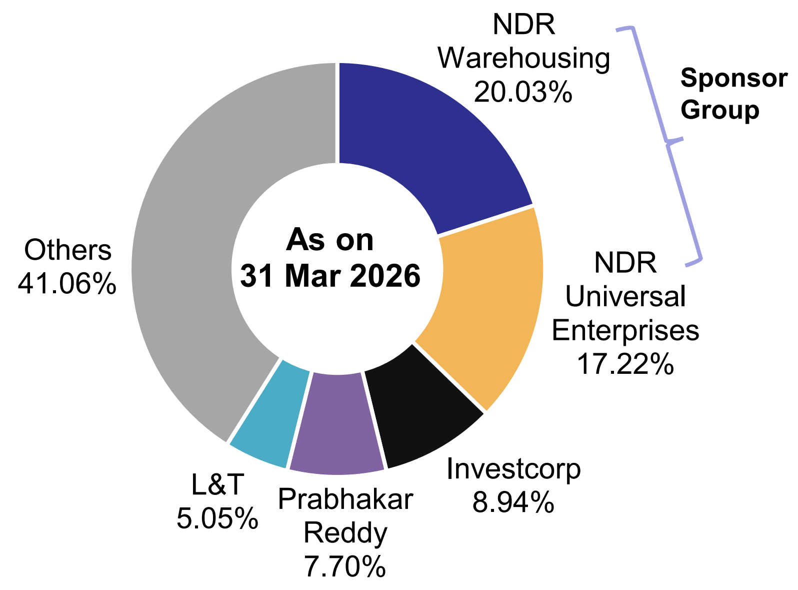
Seasoned Leadership – Mr. N. Amrutesh Reddy with **24+ years** of rich industry expertise in warehousing

* Source: JLL Report

Asset Network Spread

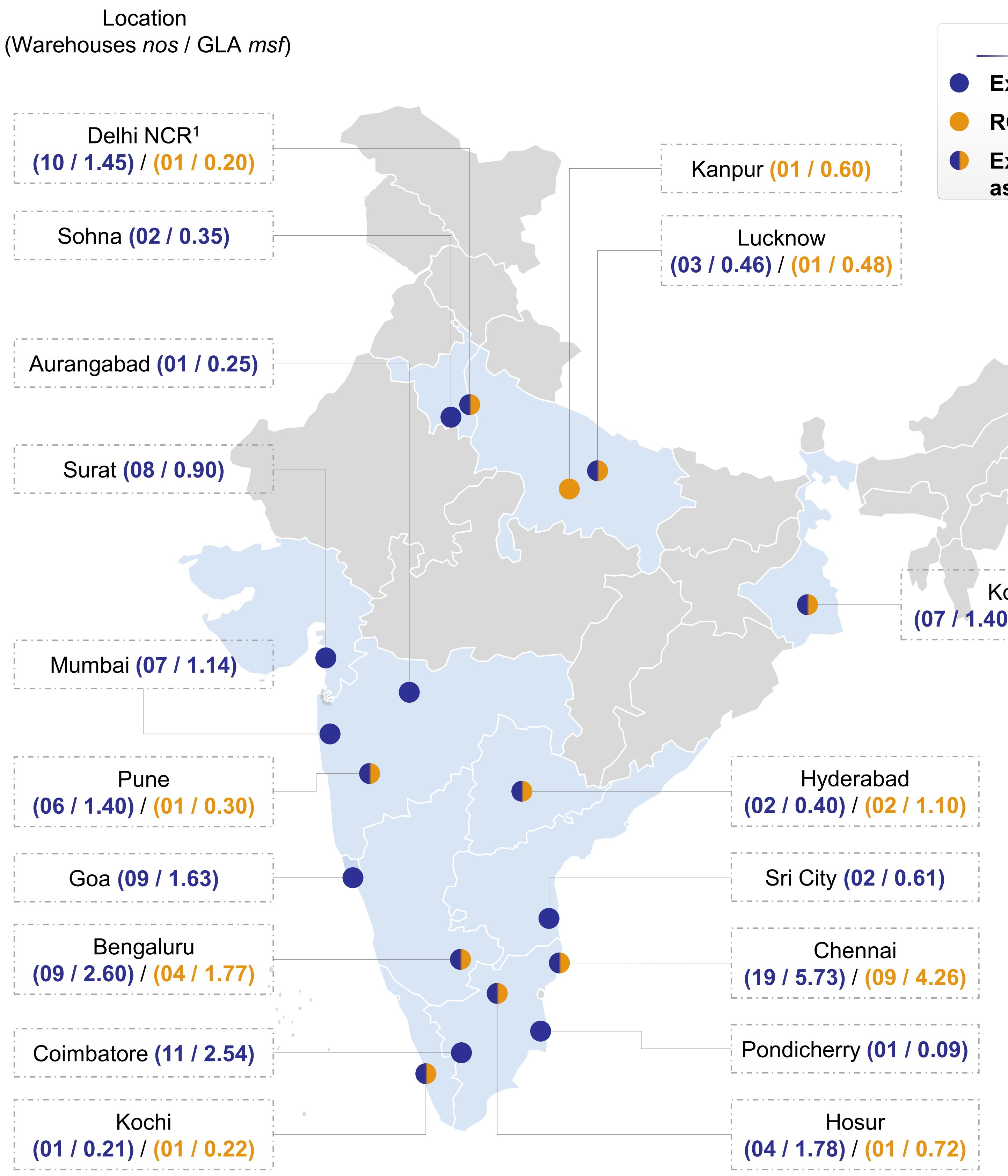


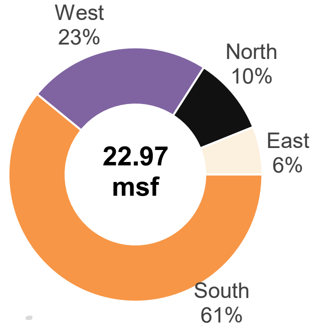
Unitholders Holding > 5%



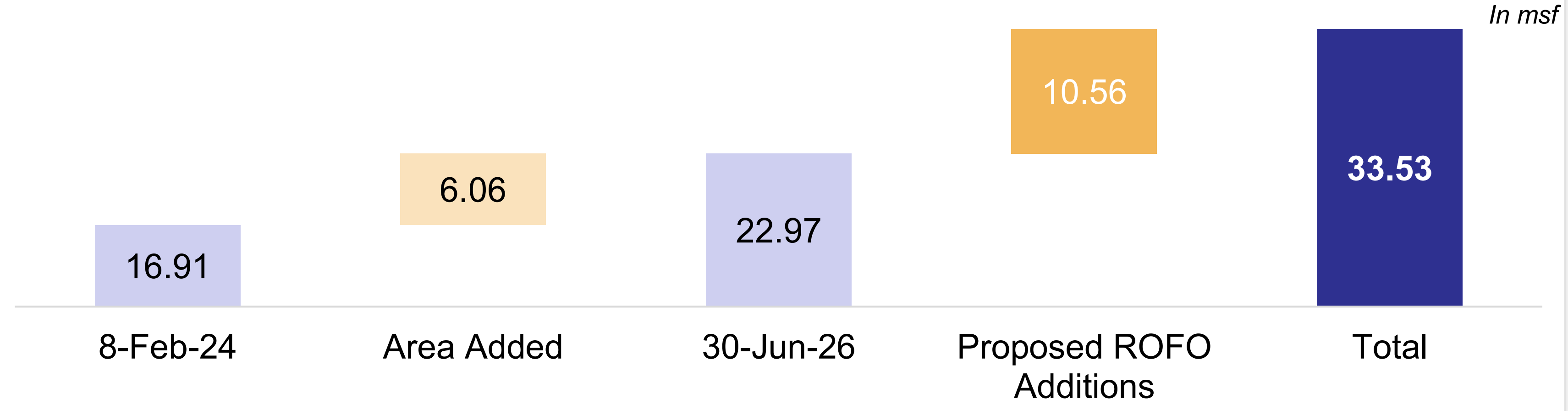
1. Care Edge Ratings and India Ratings & Research
2. As on March 31, 2026 - based on 19.59 msf Completed Area; & includes 1.51% of committed occupancy
3. Weighted according to Gross Rentals assuming tenants exercise their renewal options after the end of their initial commitment period
4. Net of unspent capital expenditure as on March 31, 2026 as per Valuation Report
5. Gross Debt as on Mar 31, 2026 excluding lease liability
6. From Acquisition date – Feb 08, 2024 to Mar 31, 2024 (i.e. 53 days)

Pan-India Portfolio with Potential ROFO Asset Additions





Portfolio Expansion: Historical and Growth Outlook

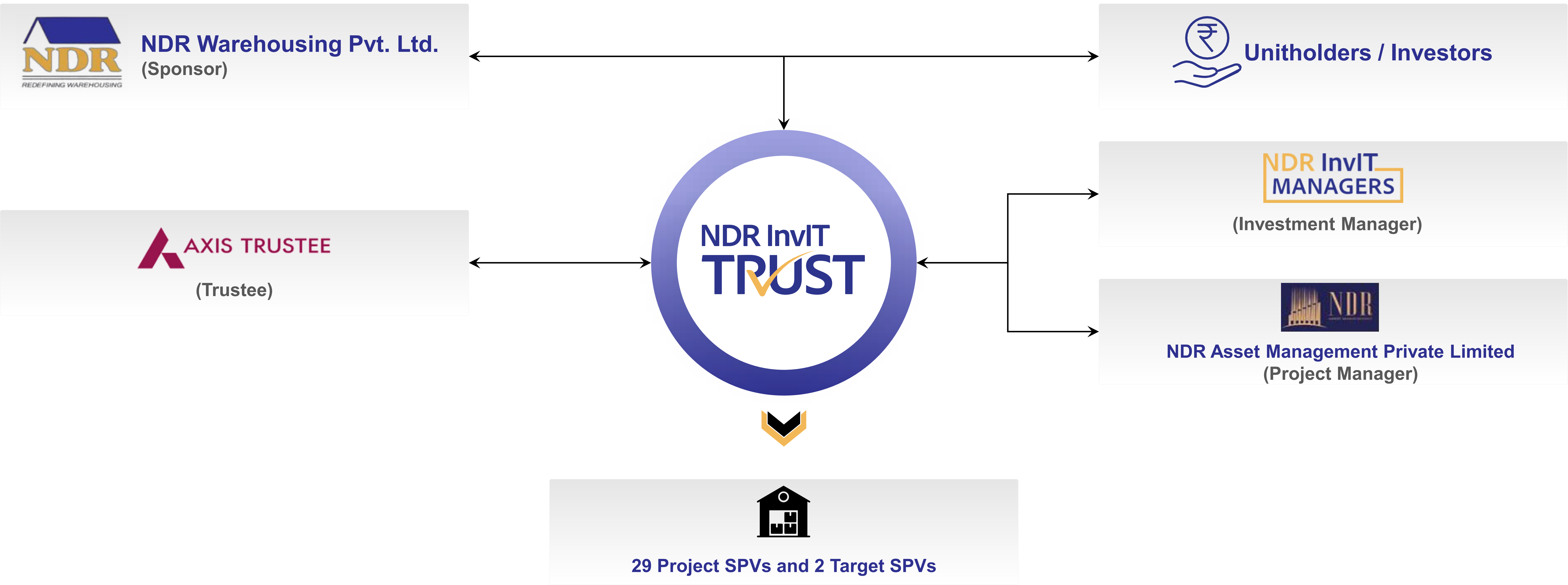


Future ROFO Asset Acquisitions

Region	City	Land area (acres)	Leasable area (msf)	No. of assets
South	Chennai	179.53	4.26	9
	Bengaluru	67.10	1.77	4
	Hyderabad	45.18	1.10	2
	Hosur	38.40	0.72	1
	Kochi	8.00	0.22	1
	Total	**338.21**	**8.07**	**17**
North	Lucknow	25.99	0.48	1
	Kanpur	19.49	0.60	1
	Delhi-NCR	10.77	0.20	1
	Total	**56.25**	**1.28**	**3**
East	Kolkata	42.00	0.91	2
	Total	**42.00**	**0.91**	**2**
West	Pune	3.89	0.30	1
	Total	**3.89**	**0.30**	**1**
	Grand Total	**440.35**	**10.56**	**23**

1. This includes the existing assets in Bilaspur

Current InvIT Structure



Governed by a Strong Board

M.S. SUNDARA RAJAN

Non-Executive Independent Director

- BA and MA (University of Madras), Associate member of Institute of Company Secretaries of India (ICSI) and Indian Institute of Bankers (IIB)
- Former Whole-Time Director and Chairman and MD - Indian Bank
- Former General Manager at Union Bank of India

NAIDU AMRUTESH REDDY

Director

- B.Com (University of Madras)
- Board of Director at NDR Warehousing Pvt Ltd and NDR InvIT Managers Pvt Ltd
- Formerly associated with DP World Multimodal Logistics Pvt Ltd *(formerly, known as Continental Warehousing Corporation (Nhava Seva) Ltd)*
- 24+ years of experience in end-to-end supply chain logistics, specialising in warehousing

BRINDA JAGIRDAR

Non-Executive Independent Director

- PhD in Economics (University of Mumbai), MSc in Agriculture Economics (University of California), BA & MA (University of Poona)
- Director at Rane Brake Lining Ltd, Rane Steering Systems Pvt Ltd and Abakkus Trustee Pvt Ltd
- Formerly associated with State Bank of India for 36+ years

RAMDAS RAMAKRISHNAN IYER

Director

- BA - Special (Gujarat University), MA in Financial Management (University of Mumbai), Associate at the Indian Institute of Bankers (IIB)
- Board of Director at NDR Warehousing Pvt Ltd & NDR Universal Enterprises Pvt Ltd
- Former CFO of DP World Multimodal Logistics Pvt Ltd *(formerly, known as Continental Warehousing Corporation (Nhava Seva) Ltd),* Former Deputy General Manager, Industrial Development Bank of India Ltd
- Experience of 26+ years in banking and 16+ years in Logistics and warehousing

RITESH VOHRA

Director

- PGDM (MDI, Gurgaon), Dip. Hotel Mgmt and Catering Technology (National Council for Hotel Management & catering Technology, Delhi)
- Board of Director at NDR InvIT Managers Pvt Ltd, Managing Partner at Stoicap Ventures LLP
- Former Partner & Real Estate Head at Investcorp India Asset Managers Pvt Ltd, Partner at IDFC, Director – Investments at Saffron Asset Advisors Pvt Ltd, associated with LaSalle Partner's (India) Pvt Ltd (JLL), Chesterton Meghraj Property Consultants Pvt Ltd, First Franchising Pvt Ltd

G.K. RAVISHANKAR

Non-Executive Independent Director

- B.Sc (University of Madras), Associate (ICAI)
- Former Head of PPP at Maytas Properties Ltd, previously associated with Ashok Leyland Ltd., CCC Builder Merchant Pvt. Ltd., Whinney Murray & Company, and Zubair Corporation

Our Story

1986

Incorporation of the Sponsor – NDR Warehousing Pvt. Ltd

2023

NDR InvIT Trust Set-up

2024

Private Listing of the units of the Trust on NSE with INR 6,941.00 mn of fresh issue

2025

Raised INR 13,774.50 mn through NCD issuance

100% acquisition of NDR Trade House adding assets in Bidadi, Bengaluru and Sudhavadi, Pune

100% acquisition of NDR Logix in Hyderabad

Acquired assets in Surat – Kosamba Logistics

Acquired 100% of MLG Warehousing & Industrial Park in Mohanlalganj, Lucknow

2026

Raised INR 4,100 mn through NCD issuance

100% acquisition of NDR Unique Space (Krishnagiri, Hosur) and NDR Big Box (Sudhavadi, Pune)

100% acquisition of NDR Space assets in Kochi and Coimbatore

INR 8,423.24 mn preferential equity fundraise

Proposed INR 7,500 mn IPO

 Photos in order (left to right): 1. NDR ENNORE (CHENNAI), 2. NDR SAFESTORE ORAGADAM (CHENNAI) , 3. NDR PAGALMEDU (CHENNAI, 4. NDR SVAHGRAHA KODUVALI (CHENNAI), 5. NDR BROADVIEW (COIMBATORE)

IPO Fund Raise Summary

NDR InvIT TRUST

Total Offering
INR 7,500 mn

Fresh Offering
INR 4,500 mn

Offer for Sale
INR 3,000 mn

Acquisitions:

#	Name of Asset	% stake	Location	Consideration (INR mn)
1	NDR Advanced Storage Pvt. Ltd.	100%	Chennai, Hyderabad, Pune	2,976
2	NDR Storewell Warehousing LLP	100%	Kochi	842

General Purpose:

- < 10% of net proceeds

Sale by Existing Unit Holder:

#	Seller	Amount (INR mn)
1	Investcorp India Warehousing IFSC Trust	up to 3,000

Section 3

COMPETITIVE STRENGTHS

NDR InvIT TRUST

NDR SRI AMRUTHALINGESWARA (CHENNAI)

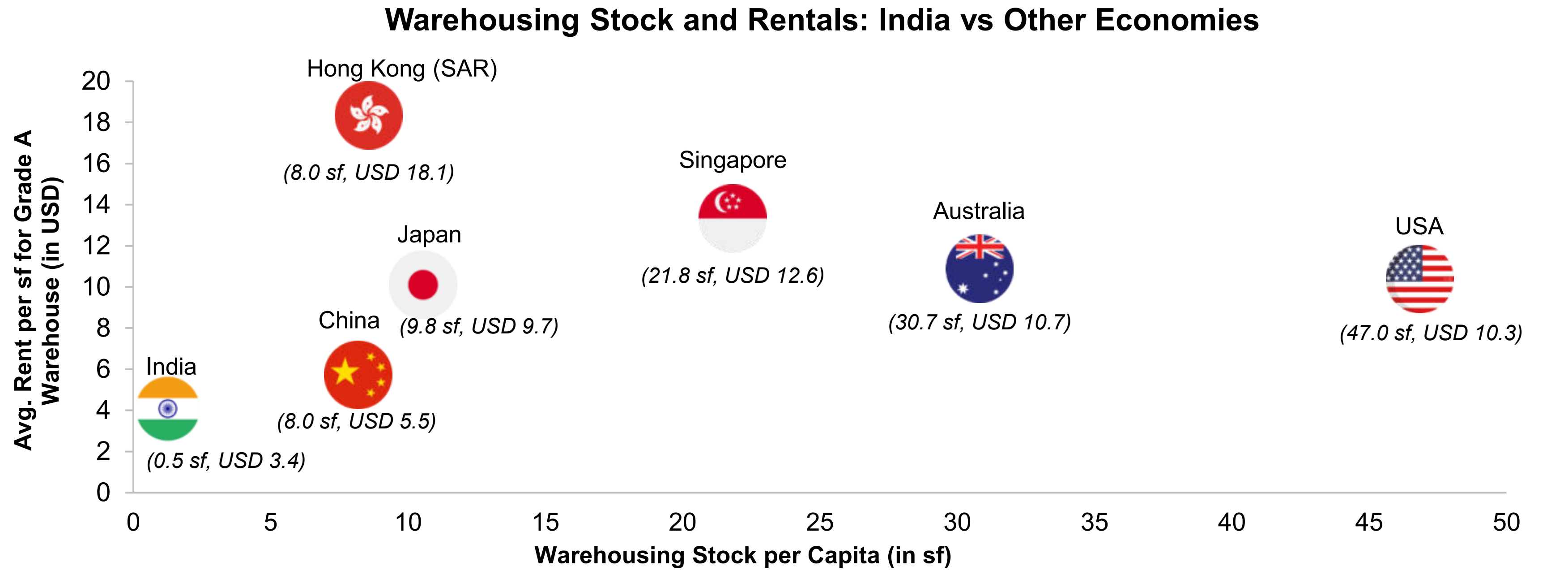
Competitive Strengths

- Located in India – underpenetrated warehousing market, highlighting a large structural headroom for expansion
- India's third-largest player, in terms of potential leasable area (as on June 30, 2026) in warehouse and industrial park platforms with presence in 18 cities
- Diversified tenant base of national and international brands across multiple sectors
- 93.5% Grade-A, Pan-India Diversified Portfolio with Long-term Leases Driving Tenant Stickiness and High Renewal Rates
- Backed by renowned sponsor with in-depth expertise across logistics sector
- Skilled and highly experienced management team with demonstrated execution capabilities

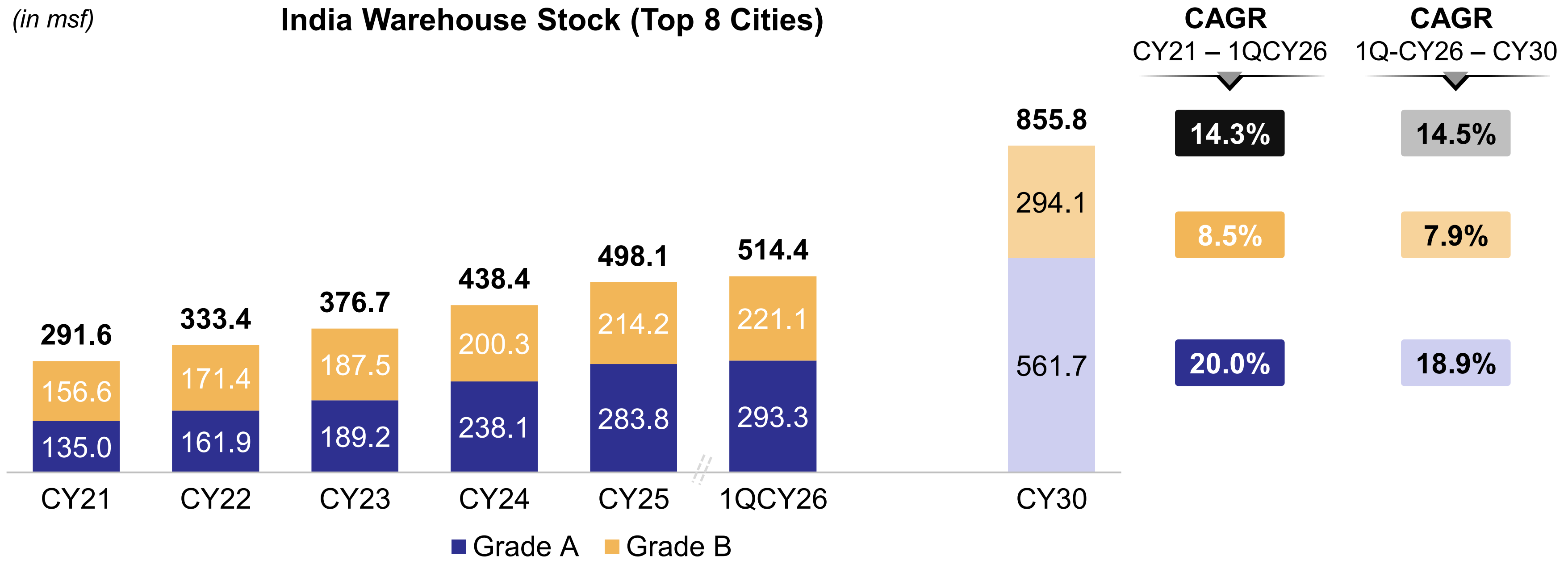
Located in India – Underpenetrated Warehousing Market, Highlighting a Large Structural Headroom for Expansion *(1/3)*

NDR InvIT TRUST

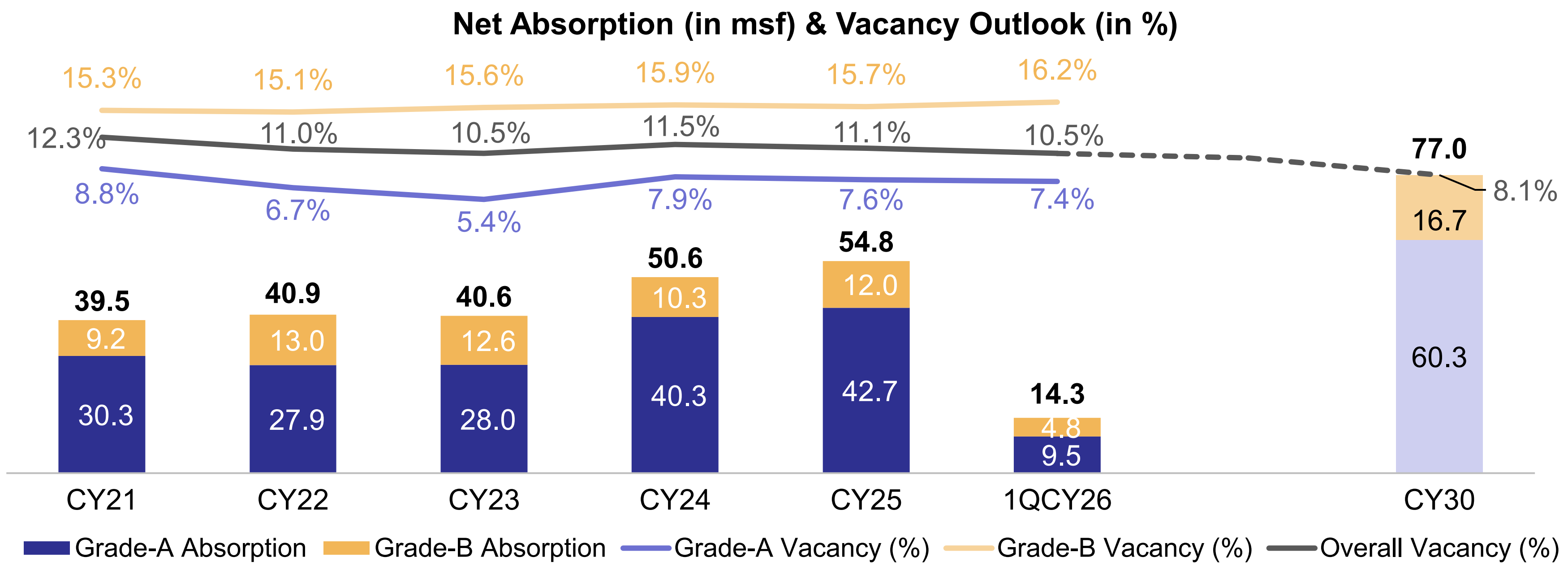
India represents 1% of the US per capita WH stock at 1/3rd average rental cost, offering large structural headroom for expansion



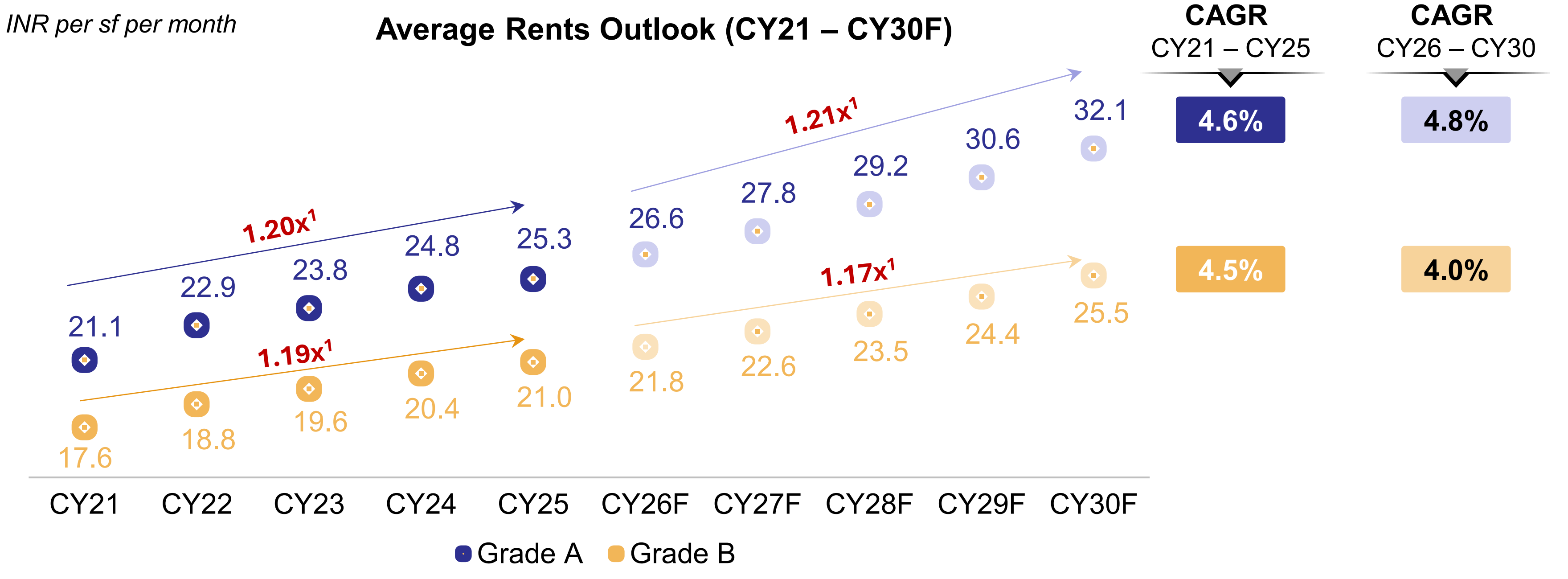
India has experienced a transition from historically Grade-B dominant warehousing to Grade-A dominated facilities in recent years



Increased Grade-A Warehousing assets instrumental in increased absorption and declining vacancy rate



Grade-A rents have demonstrated consistent appreciation and are expected to grow at faster rate than Grade-B rents



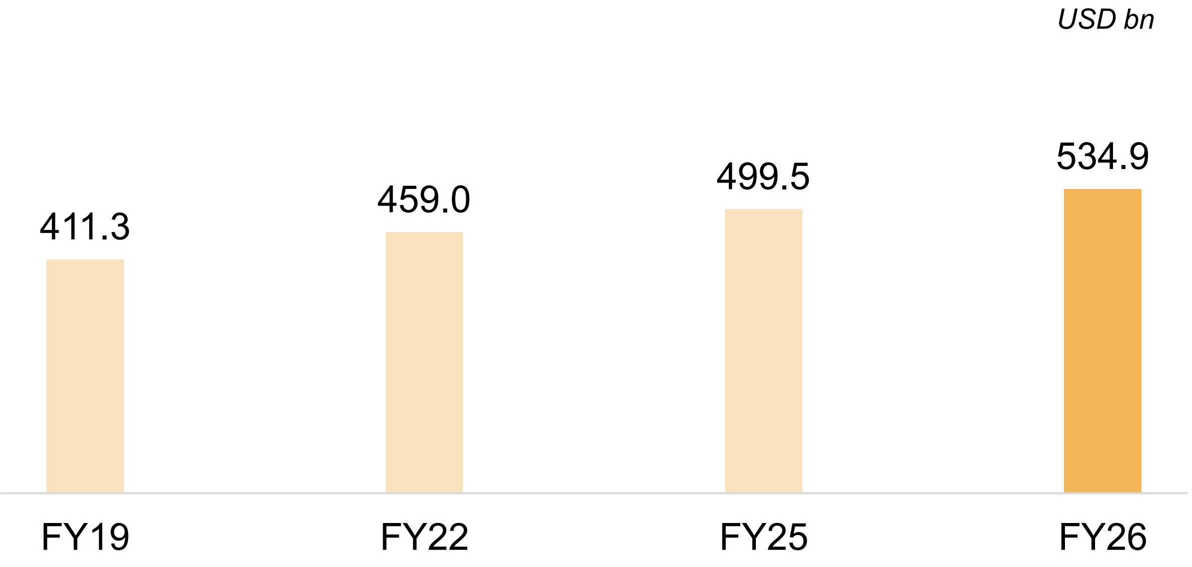
Source: JLL Industry Report, 1 USD = INR 90

1. "x" represents the ratio of average rent at the end of the respective period to the beginning of the period; e.g., 1.20x equals to CY25 Grade-A rent divided by CY21 Grade-A rent

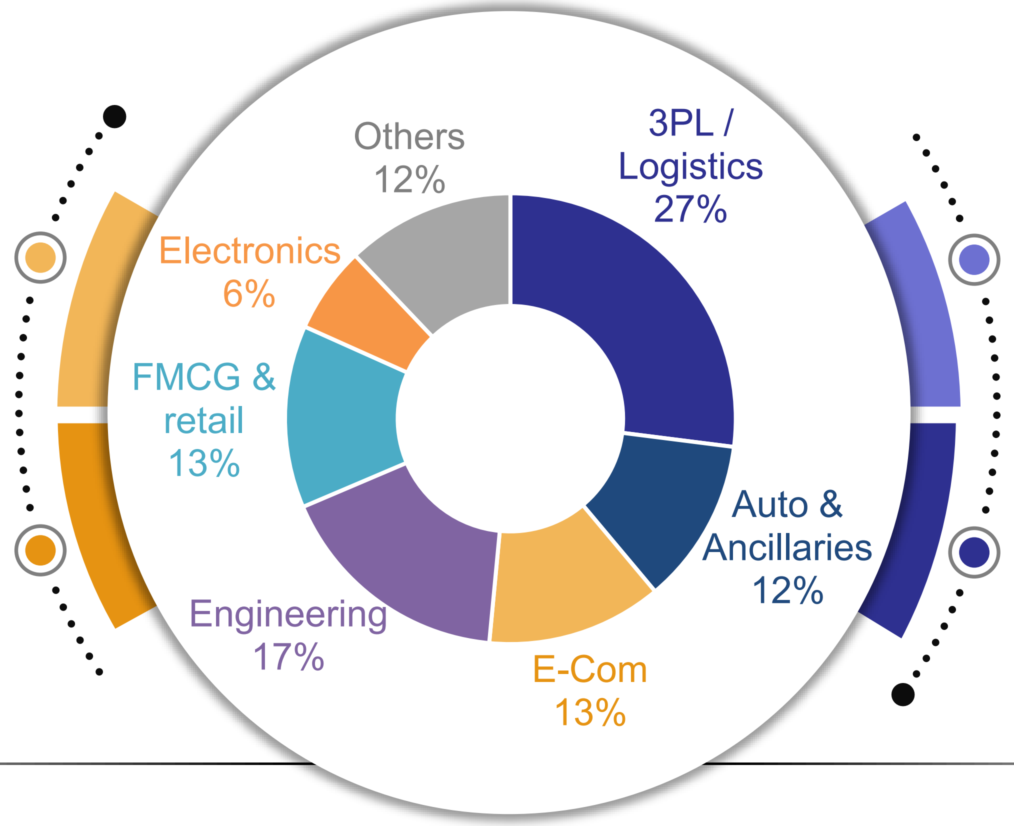
Drivers of India's Warehousing Market Growth *(2/3)*

NDR InvIT TRUST

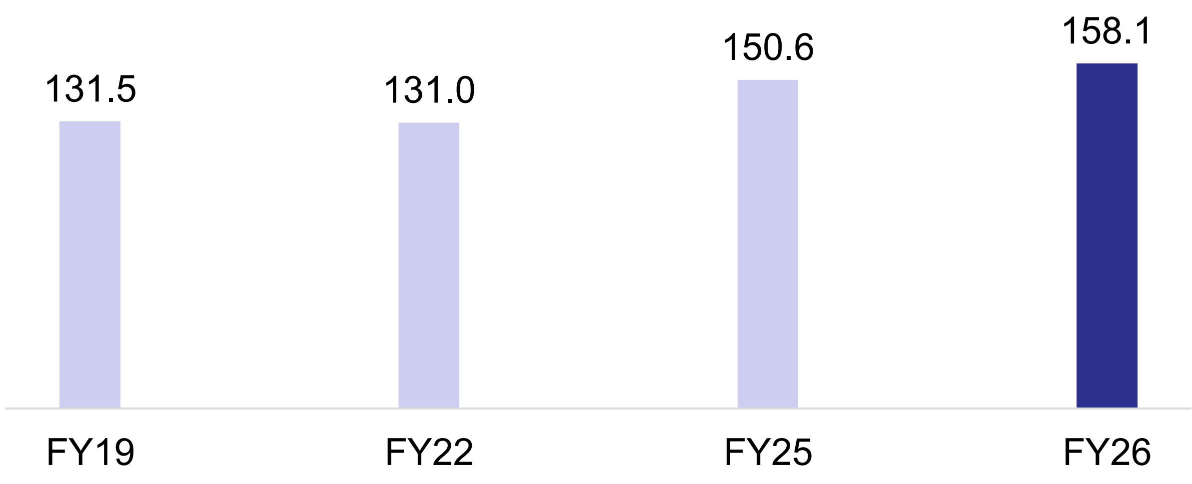
GVA in manufacturing at current prices



Sector-wise split of CY25 Grade A Absorption



Index of Industrial Production (IIP)



MANUFACTURING GROWTH DRIVERS

01. ENCHANCED BUSINESS ENVIRONMENT

Free Trade Agreements (FTAs) and Regional Trade Agreements (RTAs) reduce tariff barriers, strengthening India's integration into low-tariff manufacturing and assembly networks

02. GOVT INITIATIVES & POLICY FRAMEWORKS

- Multi-Modal Logistics Parks
- Bharatmala & Sagarmala Program
- National Infrastructure Pipeline
- Dedicated Freight & Industrial Corridor

03. INFRASTRUCTURE & CAPEX ADVANTAGES

Significant cost advantages across critical operational categories. Lower land acquisition and construction costs compared to regional peers make India highly attractive in terms of capital expenditure for establishing operations.

04. SUPPLY CHAIN DIVERSIFICATION

Offers a cost-competitive labor market, substantial domestic consumer base >1.4 bn people, improving manufacturing infrastructure and government's business-friendly policies

05. HUMAN CAPITAL & COST ADVANTAGE

500 mn
Workers

12 mn
Annual new entrants workers

Average Wages

India - US$ 2-3/hr
China - US$ 5-6/hr
Malaysia - US$ 4-5/hr
Thailand - US$ 3-5/hr

Source: JLL Industry Report

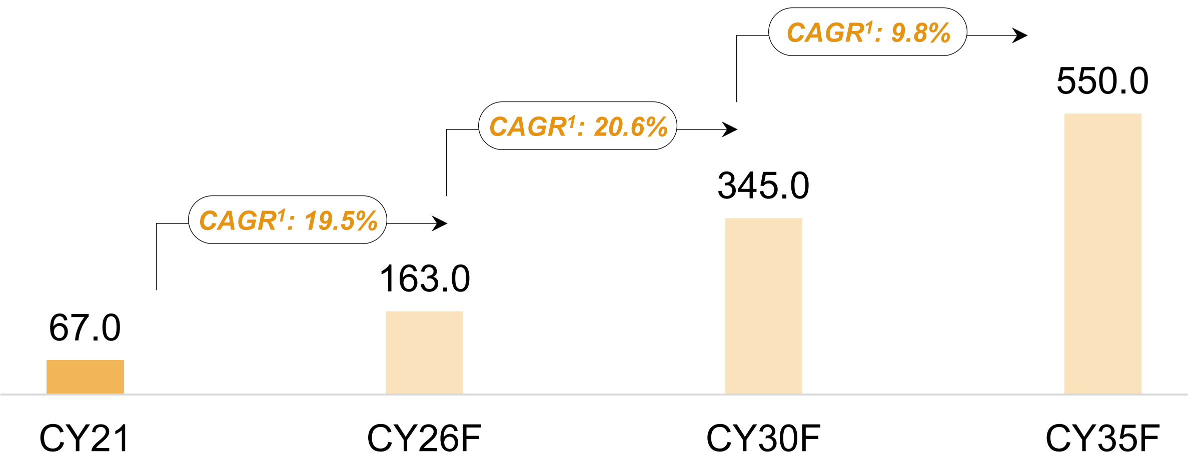
Drivers of India's Warehousing Market Growth *(3/3)*

NDR InvIT TRUST

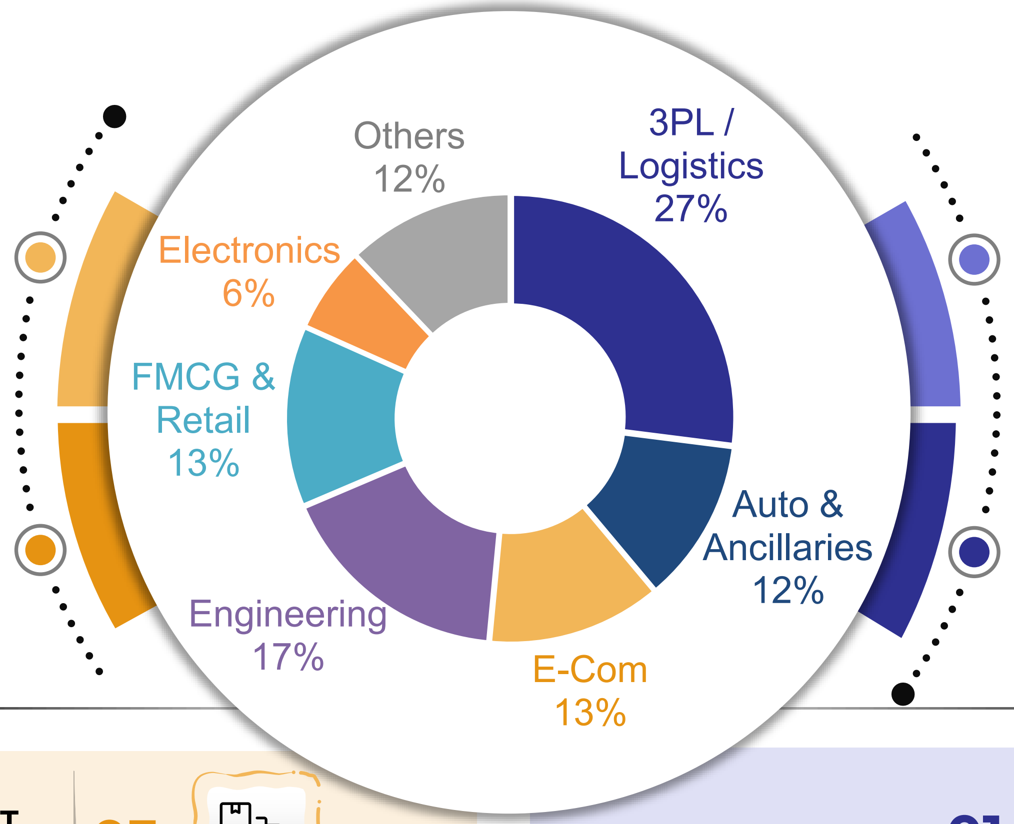
Growth in E-commerce

India E-Com Market

USD bn



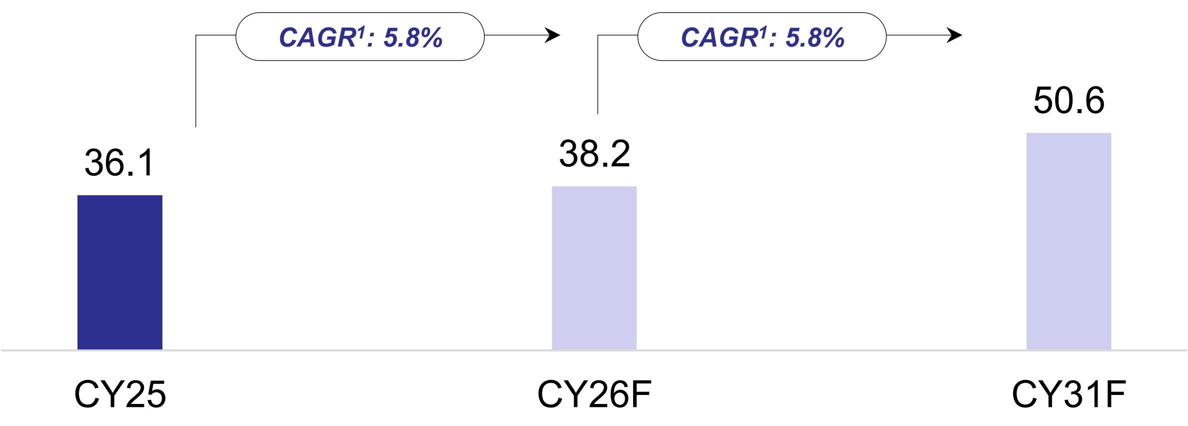
Sector-wise split of CY25 Grade A Absorption



Growth in 3PL

India 3PL Market

USD bn



DRIVERS

01. DIGITAL INFRASTRUCTURE DEVELOPMENT

- **1,035 mn** Internet users by CY2030 (1.1x growth since CY24)
- **980 mn** smartphone users by CY2030 (1.3x growth since CY24)

02. DIGITAL PAYMENT GROWTH

- **5x growth** in UPI transactions (FY21-26)
- Digital payments – **55-60%** of household transactions by 2028 (35-40% in FY25)

03. LOGISTICS INFRASTRUCTURE IMPROVEMENT

10-30 min deliveries boosting quick commerce

04. STRATEGIC INVENTORY MANAGEMENT

- **Traditional Warehouse:** Increased leasing by Ecomm / Qcomm players
- **In City Fulfilment Centers:** Located within 2-3 km of customer concentration

05. FAVORABLE DEMOGRAPHICS

- **28.8 years** India's population median age
- **55%** Gen Z and Millennials

06. GROWING MIDDLE CLASS & CREDIT ACCESS

- **46%** households is middle class
- **6%** Credit card penetration

DRIVERS

01. INFRASTRUCTURE DEVELOPMENT

Dedicated Freight Corridors, SEZs, FTWZs, Multi-Modal Logistics Parks, and Container Freight Stations, along with government initiatives such as National Infrastructure Pipeline, Sagarmala, UDAAN Scheme, and National Monetization Pipeline

02. REGULATORY SUPPORT

GST implementation in 2017

03. E-COMMERCE & CHANGING CONSUMPTION

Accelerated development of organized logistics services on account of e-com growth

04. VALUE-ADDED SERVICES DEMAND

Picking, packaging, kitting, labeling, and analytics services

05. OPERATIONAL EFFICIENCY NEEDS

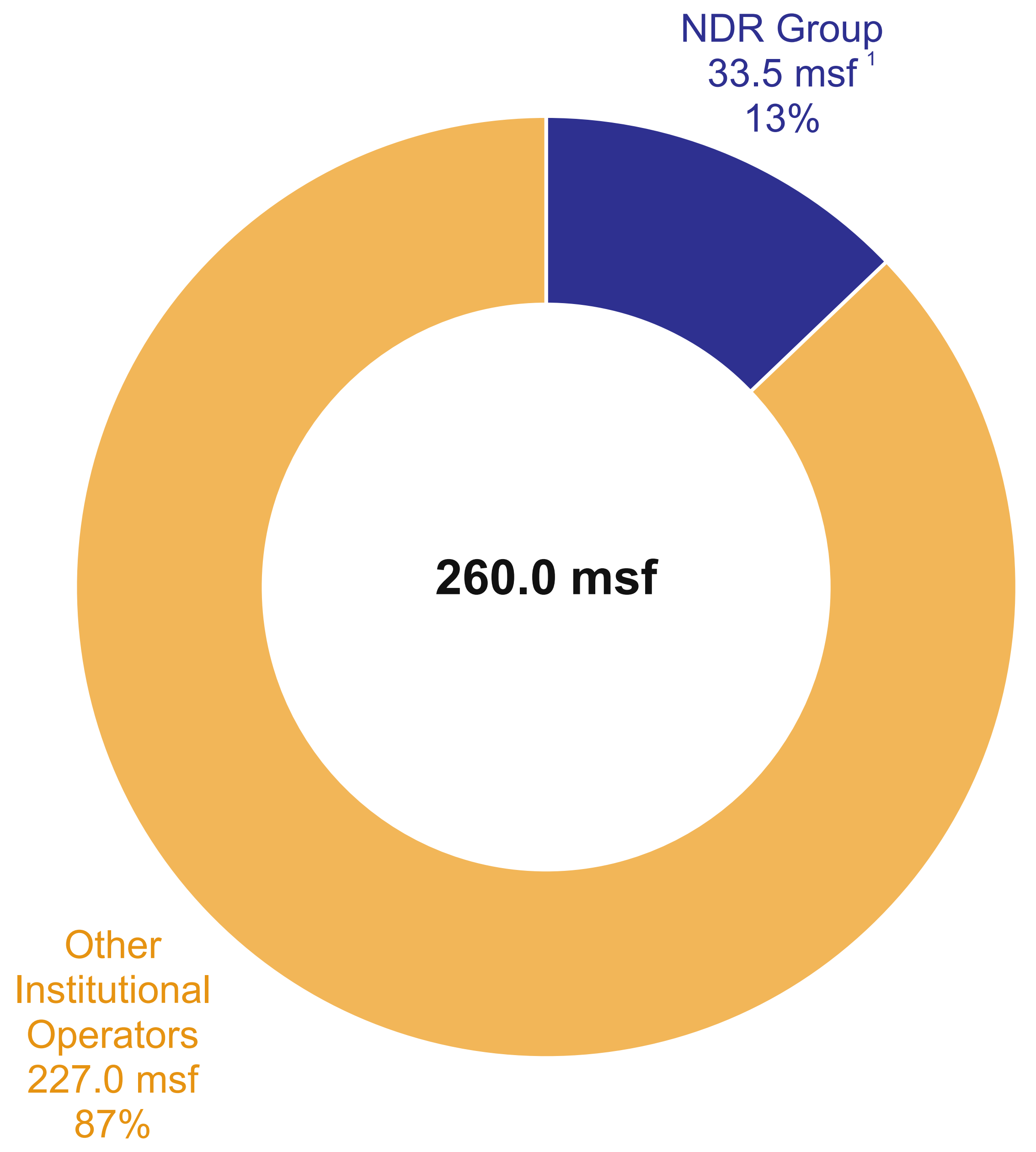
logistics functions outsourcing to 3PL providers to improve distribution networks & standardize operations

Source: JLL Industry Report

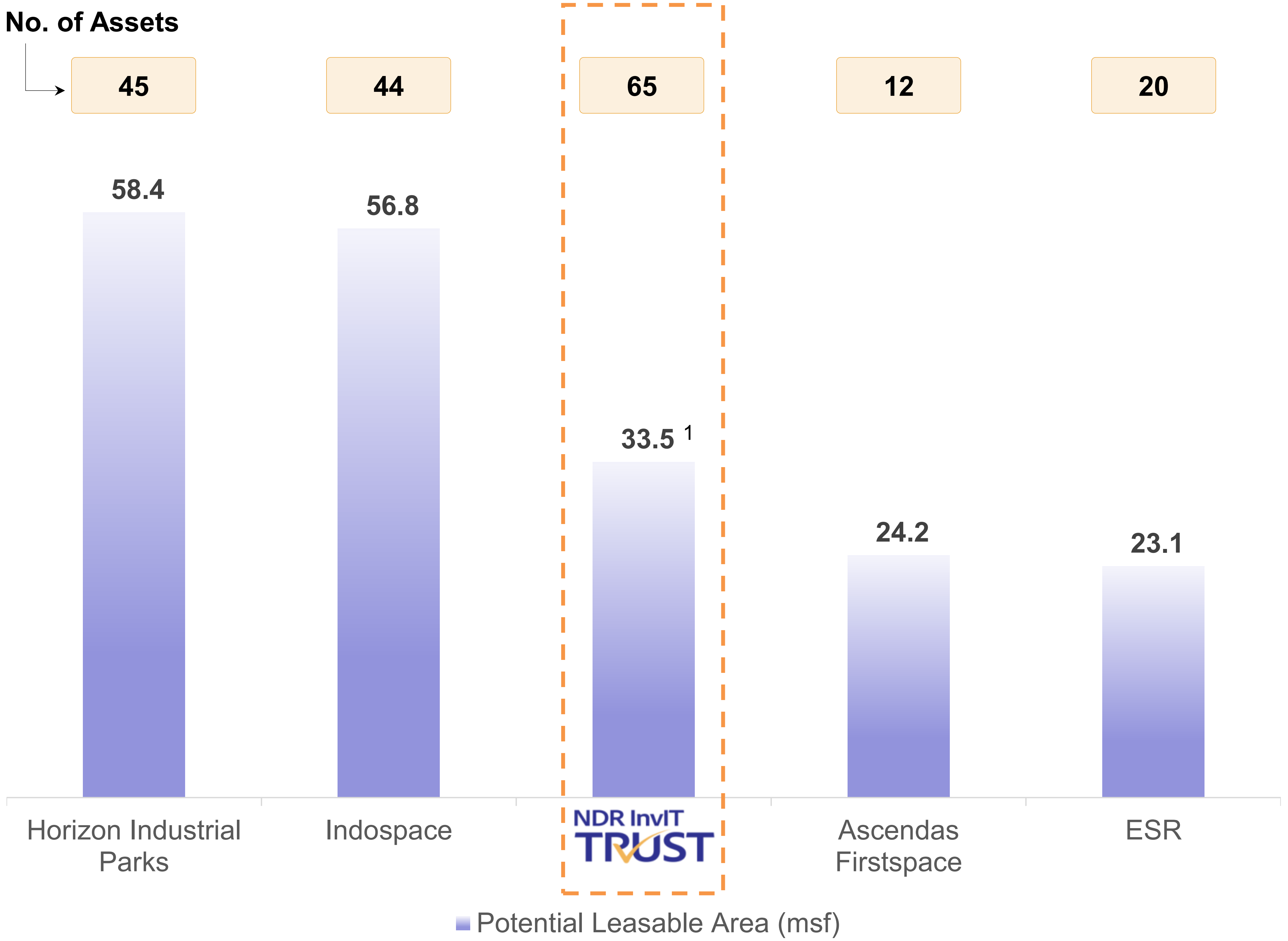
1. CAGR = [(Ending Value / Beginning Value) ^ (1 / No. of Years) – 1]

India's third-largest player, in terms of potential leasable area (as on June 30, 2026) in warehouse and industrial park platforms with presence in 18 cities

Potential Leasable Area of Institutional Operators in India



Key Institutional Operators: Potential Leasable Area (msf) & Number of Assets (Industrial & Logistic Parks)



Source: JLL Industry Report

1. NDR Group's Potential Leasable Area and Number of Assets include complete portfolio (AUM of 22.97 Mn Sq.ft. of leasable area and ROFO Assets of 10.56 Mn Sq.ft. of leasable area)

Diversified tenant base of national and international brands across multiple sectors

132 tenants

(Domestic & International Companies)

< 5% Gross Rental Rev

(Contribution by a single tenant)

31.09% of Gross Rentals

(Contribution by top 10 tenants)

"A" Rating

(Majority tenants)

Diversified mix of tenants from different sectors

FMCG — Automobile — Textile

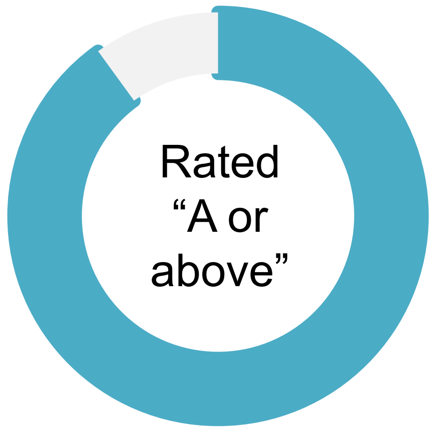
Home Appliances — E-commerce — Retail

Logistics and 3PL

Details on top 10 tenant Profile

Sr. No.	Tenant	Leasable Area (msf)	% of Total Completed Area[1]	% of Gross Rentals	WALE (years)
1	Global 3PL Operator in India	1.14	5.82%	4.44%	1.75
2	Global E-com Co.	0.66	3.37%	4.43%	11.94
3	Global Logistics Player	0.66	3.37%	3.60%	1.34
4	Leading Tyre Manufacturer	0.81	4.13%	3.26%	2.69
5	Domestic Branded Retail Player	0.20	1.02%	3.10%	11.35
6	Cloud and data center services provider	0.52	2.65%	2.83%	18.22
7	Global Logistics and 3PL provider	0.72	3.68%	2.74%	1.26
8	Global Logistics and 3PL provider	0.45	2.30%	2.44%	0.68
9	Industrial House in India	0.62	3.16%	2.39%	2.69
10	3PL Operator in India	0.42	2.14%	1.86%	6.84
	Total	**6.20**	**31.65%**	**31.09%**	

9 of top 10 Customers



6 of top 10 Customers

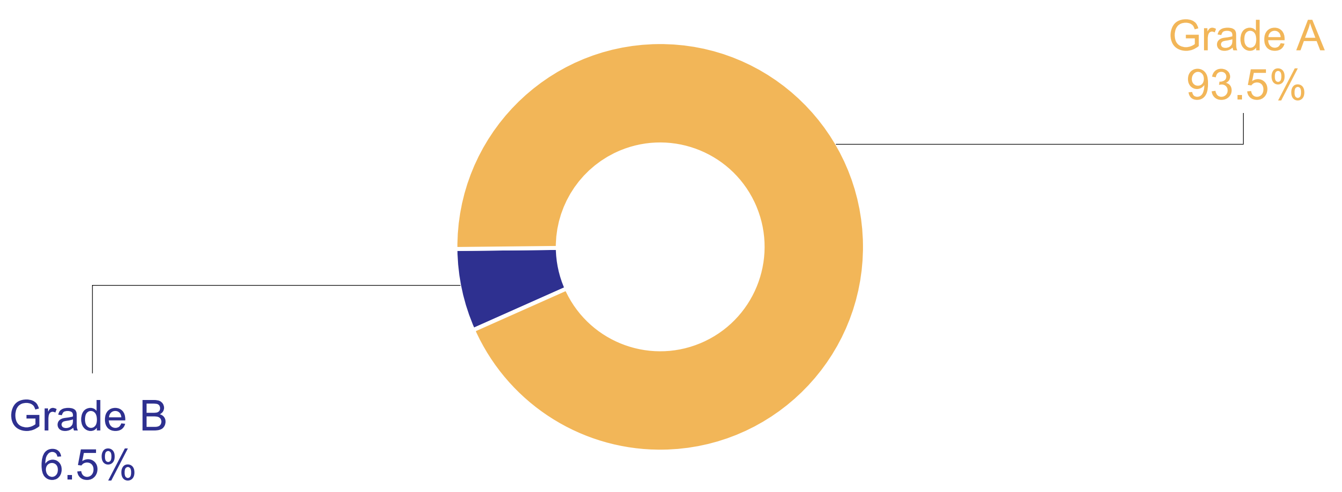
1. % of Total Completed Area equals to Leasable Area divided by Total Completed Area, where Total Completed Area is 19.59 msf

93.5% Grade-A, Pan-India Diversified Portfolio with Long-term Leases Driving Tenant Stickiness and High Renewal Rates

NDR InvIT TRUST

Diversified Portfolio of Grade-A Assets

NDR InvIT Warehouse Portfolio



Services and facilities

- Fire safety protocols
- STP and water treatment plants
- Visitor Parking
- Docking stations
- MHEs / heavy vehicle movement

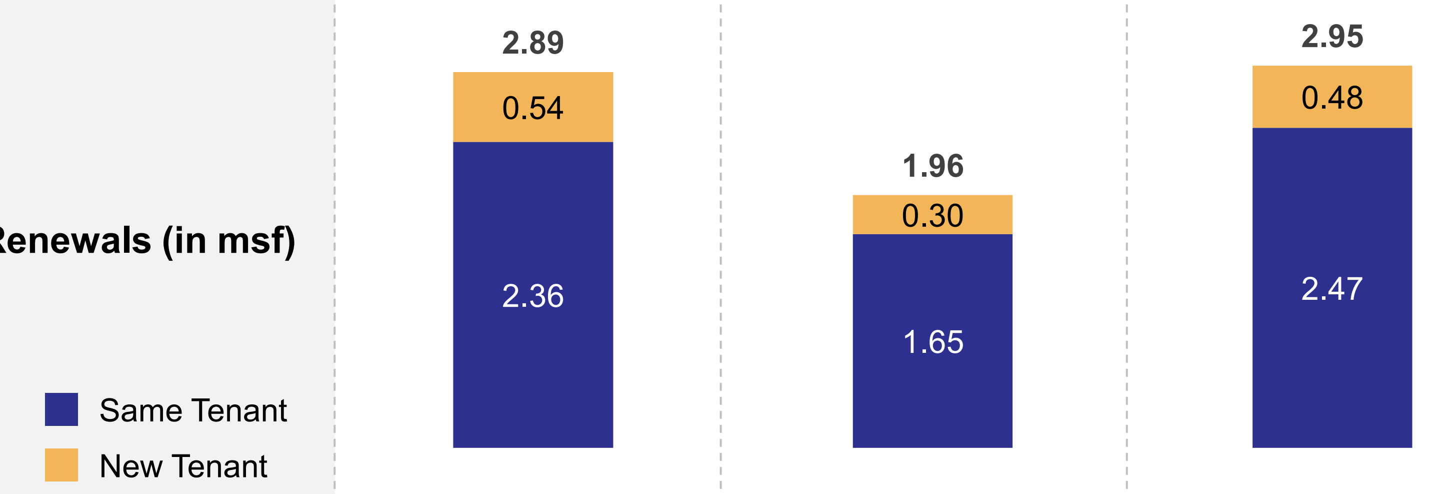
Key Value Proposition and Differentiators

- General purpose warehouses and BTS warehouses – customized for tenants
- Track record of demonstrated cost effective execution
- Long standing presence in the industry
- Ability to attract high quality tenants
- Asset management capabilities

High Quality Tenant Base with Customer Stickiness, Demonstrated By Long-term Lease Tenure and High Retention Rate

99.76%[1] Occupancy	11.30 years WALE	84% Retention Rate
(FY26)	(FY26)	(FY26)

	FY24	FY25	FY26
Leasable Area (msf)	16.96	19.22	22.17
Leases up for renewal (msf)	2.89	1.96	2.95
Leases up for renewal (as % of total area)	17.0%	10.2%	13.3%
Lease Renewals (in msf)			
Retention Rate (as % of lease renewals)	**81%**	**84%**	**84%**



1. Includes a committed occupancy of 1.51% as on March 31, 2026

Backed by renowned sponsor with depth expertise & local knowledge

NDR Warehousing Private Limited

(Sponsor)

- ✓ Incorporated in 1986, NDR Warehousing Private Limited is part of the NDR Group
- ✓ Recognised as one of India's pioneering warehouse developers
- ✓ First entrant in general warehousing sector to secure funding from a major global institution[1]
- ✓ More than two decades of experience in logistics sector with pan India presence
- ✓ Developed and managed 30+ msf of warehouses across 18 cities in India
- ✓ Currently in process of acquiring and developing additional 10.56 msf of warehouses that form part of the NDR InvIT ROFO asset

Naidu Amrutesh Reddy

(Promoter of NDR Warehousing Private Limited)

- ✓ Third generation entrepreneur and a veteran in logistics sector having more than 24 years of experience
- ✓ Has been with the NDR Group since 1998
- ✓ Experience of covering the entire value chain of industrial and logistics industry from warehousing, bonded warehousing, CFS, PFTs, temperature-controlled facilities and 3PL capabilities
- ✓ Instrumental in commissioning rail-linked ICD and private freight terminals in Hyderabad, Ahmedabad, and Panipat, including setting up India's first private freight terminal in Hyderabad

1. Source: JLL Industry Report

Skilled & Highly Experienced Management Team…*(1/2)*

KRISHNAN IYER SUBRAMANIAN

Chief Executive Officer of the Investment Manager

- MMS (BITS), Advanced certificate for executives in management, innovation and technology (Sloan School of Management, Massachusetts Institute of Technology), certificate on International Financial Reporting Standards (IFRS) from Ernst & Young
- Associated with NDR Group since 2015

SANDEEP JAIN

Chief Financial Officer of the Investment Manager

- Chartered Accountant (ICAI), Company Secretary (ICSI), B.Com (University of Mumbai)
- Associated with the NDR Group since 2010
- 12+ years experience in the logistics sector with DP World Multimodal Logistics (formerly Continental Warehousing Corporation) and 3+ years of experience at Lovelock & Lewis (PwC)

DALJIT SINGH

Marketing Director of the Investment Manager

- B.Com (University of Madras), MBA in Marketing (Charles Sturt University)
- VP Leasing – Indospace Development Management Pvt Ltd, AVP Leasing – Adani Ports & Logistics, Associate Director – Jones Lang and LaSalle, Head Air Cargo – DelEx Cargo India Pvt Ltd, VP – NDR Warehousing

NEHA HARDIK CHOVATIA

Company Secretary & Compliance Officer of the Investment Manager

- B. Com & LLB (University of Mumbai), Company Secretary (ICSI)
- 5+ years of experience

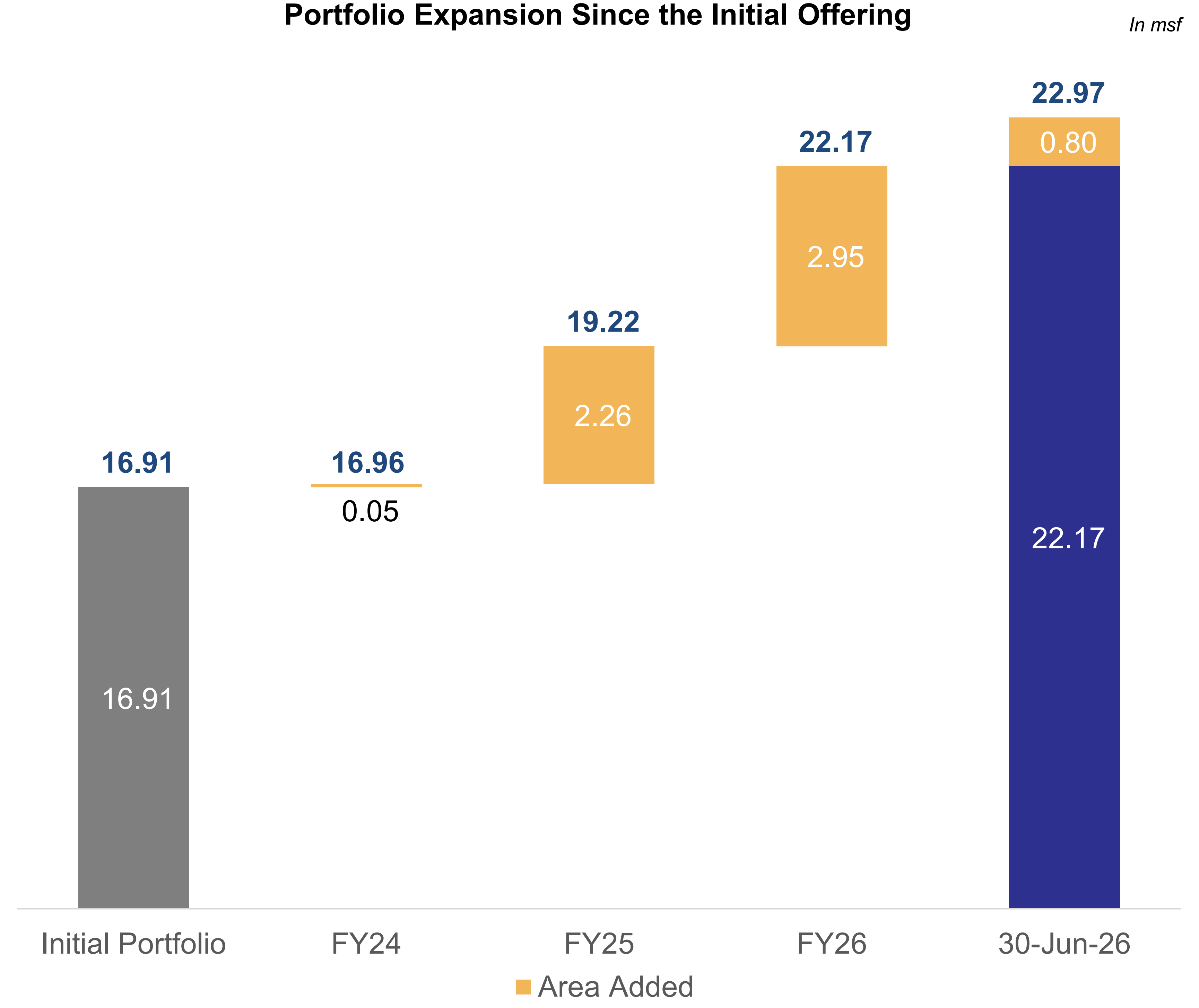
BARNALA RAMAKRISHNA

General Manager (Accounts & Finance) of the Investment Manager

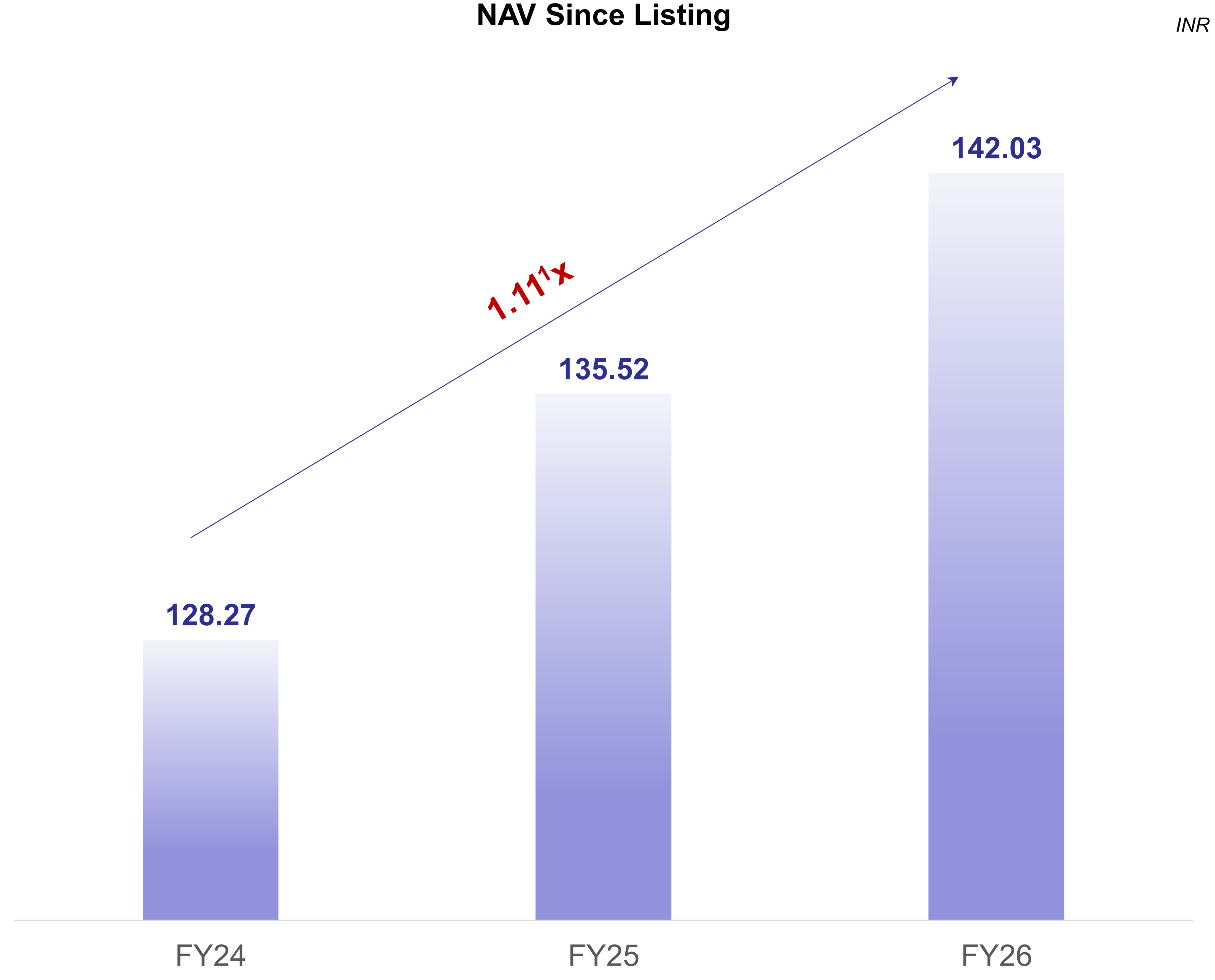
- Chartered Accountant (ICAI)
- Former Manager Finance – NDR Warehousing Pvt Ltd
- 6+ years of experience

… With Demonstrated Execution Capabilities *(2/2)*

Execution capabilities in land acquisition, warehousing development and leasing across key submarkets in India



Reflecting 1.11[1]x growth in NAV from FY24 to FY26



1. FY26 NAV divided by FY24 NAV

Section 4

COMPANY STRATEGY

NDR InvIT TRUST

NDR SRI AMRUTHALINGESWARA (CHENNAI)

Business & Growth Strategy

01.

Embedded Organic Growth

- Combination of contractual rent escalations, potential re-leasing at higher market rents
- Majority rent escalations of 4-5% annually, 12-15% every 3 years; with WALE of 11.30 years (1)
- Focus on maintaining minimal vacancy by proactively engaging with existing & prospective tenants

02.

Growing Scale, Lower Costs and Improved Margin

- Scale resulting in operational leverage, & procurement advantages, thereby resulting in improving margin
- Lower cost of capital combined with improving NOI margins, will enhance risk-adjusted returns and the quality and sustainability of distributions

03.

Proactive Asset Management & Disciplined Acquisition Strategy

- Deep tenant relationships resulting in high retention
- Undertake strategic expansion to enhance portfolio value, thereby leading to tenant retention / expansion and expand PAN-India presence in other locations
- Leverage growth potential from the asset base of the Sponsor

1. WALE as on Mar 31, 2026

Section 5

ANNEXURES

NDR SRI AMRUTHALINGESWARA (CHENNAI)

NDR InvIT TRUST

Select Asset Photos *(1/4)*

NDR Sri Amruthalingeswara (Chennai) | 0.99 msf

NDR Storehouse Talegaon (Pune) | 0.30 msf

NDR Goaspace Verna (Goa) | 0.46 msf

NDR Forefront JNPT (Mumbai) | 0.70 msf

Select Asset Photos *(2/4)*

NDR InvIT TRUST

NDR Valiant Hcross (Bengaluru) | 1.04 msf

NDR Warehousing Solutions (NCR) | 0.35 msf

NDR Varama Sir (Goa) | 1.17 msf

NDR Bilaspur (NCR) | 0.84 msf

Select Asset Photos *(3/4)*

NDR InvIT TRUST

NDR Surat | 0.90 msf

NDR Pagalmedu (Chennai) | 0.86 msf

NDR Tradehouse, Sudhavadi (Pune) | 0.39 msf

NDR Unique Space (Hosur) | 1.78 msf

Select Asset Photos *(4/4)*

NDR InvIT TRUST

NDR Bigbox, Sudhavadi (Pune) | 0.71 msf

NDR Vanshil Uluberia (Kolkata) | 1.13 msf

NDR Space, Thirumalayampalayam (Coimbatore) | 0.57 msf

NDR Lucknow MLG (Lucknow) | 0.46 msf

ROFO In Pipeline - Asset Details

Asset Name	City	State	Land Area (Acres)	Approximate Leasable Area (msf)
NDR Advanced Bangalore	Bangalore	Karnataka	9.51	0.24
NDR Modern Bangalore	Bangalore	Karnataka	13.59	0.48
NDR Storage Hub Bangalore	Bangalore	Karnataka	14	0.35
Eyenine Bangalore	Bangalore	Karnataka	30	0.7
NDR Advanced Chennai[1]	Chennai	Tamil Nadu	19.61	0.5
Chennaipatnam Chennai	Chennai	Tamil Nadu	12.4	0.18
NDR Global Chennai	Chennai	Tamil Nadu	22.86	0.55
NDR Leasegrid Chennai	Chennai	Tamil Nadu	17.77	0.43
NDR Transit Chennai	Chennai	Tamil Nadu	25.4	0.61
NDR Metrorise Chennai	Chennai	Tamil Nadu	18.55	0.48
NDR Flowlink Chennai	Chennai	Tamil Nadu	22.94	0.55
NDR Vertispace Chennai	Chennai	Tamil Nadu	20	0.48
NDR Storage Chennai	Chennai	Tamil Nadu	20	0.48
NDR Urban Hosur	Hosur	Tamil Nadu	38.4	0.72
NDR Advanced Hyderabad[1]	Hyderabad	Telangana	5	0.1
Sai Sankalpa Hyderabad[2]	Hyderabad	Telangana	40.18	1
NDR Store Well Kochi[1]	Kochi	Kerala	8	0.22
NDR Basestone Ghaziabad	Ghaziabad	Uttar Pradesh	10.77	0.2
Meteorware Kanpur	Kanpur	Uttar Pradesh	19.49	0.6
Meteorware Lucknow	Lucknow	Uttar Pradesh	25.99	0.48
NDR Vanshil Kolkata	Kolkata	West Bengal	22	0.48
Northernspan Kolkata	Kolkata	West Bengal	20	0.43
NDR Advanced Pune[1]	Pune	Maharashtra	3.89	0.3
Total			**440.35**	**10.56**

1.Target assets held by Target SPVs which shall be transferred to the Trust pursuant to the Target SPVs SPAs executed in this regard;
2. Asset held by a Committed SPV which shall be transferred to the Trust pursuant to the Committed SPV SPA executed in this regard

Glossary

Acronym / Abbreviation	Full Form
3PL	Third-Party Logistics
AUM	Assets Under Management
BNPL	Buy Now, Pay Later
BTS	Built-To-Suit
CAGR	Compound Annual Growth Rate
CFS	Container Freight Station
CY	Calendar Year
EBITDA	Earnings Before Interest, Taxes, Depreciation, and Amortization
EMI	Equated Monthly Installment
FMCG	Fast-Moving Consumer Goods
FTWZ	Free Trade Warehousing Zone
FY	Financial Year
GAV	Gross Asset Value
GLA	Gross Leasable Area
GST	Goods and Services Tax
ICD	Inland Container Depot
InvIT	Infrastructure Investment Trust
IPO	Initial Public Offering
KPI	Key Performance Indicator
LLP	Limited Liability Partnership
MHE	Material Handling Equipment
MSF / msf	Million Square Feet
MTM	Mark-to-Market
NAV	Net Asset Value
NCD	Non-Convertible Debentures
NOI	Net Operating Income
NSE	National Stock Exchange
PFT	Private Freight Terminal
ROFO	Right of First Offer
SEZ	Special Economic Zone
SF / sf	Square Feet
SPV	Special Purpose Vehicle
STP	Sewage Treatment Plant
UDAAN	Ude Desh Ka Aam Naagrik (Regional Connectivity Scheme)
UPI	Unified Payments Interface
USD	United States Dollar
WALE	Weighted Average Lease Expiry
WH	Warehouse / Warehousing

Thank You

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