



March 25, 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 successfully raises INR 410 crore through bond issuance

Dear Sir/Ma'am,

We hereby enclose a copy of the Press Release announcing successful closure of its INR 410 crore bond issuance.

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: 2026.03.25
12:30:33 +05'30'

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 successfully raises INR 410 crore through bond issuance

Mumbai, 25 March 2026: NDR InvIT Trust today announced the successful closure of its INR 410 crore bond issuance, which was fully subscribed, reflecting strong investor demand for high-quality infrastructure-backed assets.

The issuance was anchored by the International Finance Corporation (IFC), with participation from India Infrastructure Finance Company Limited (IIFCL), which subscribed to INR 205 crore of the total issue. The strong participation from marquee institutional investors underscores continued confidence in NDR InvIT's business model, asset quality, and growth strategy.

The bonds are secured, rated, listed, redeemable non-convertible debentures with a tenor of 5 years and carry a coupon of 7.61%. The issuance is rated AAA (Stable) by leading rating agencies, indicating a high degree of safety regarding timely servicing of financial obligations.

The proceeds from the issuance will be primarily utilized towards the acquisition of warehousing assets, in line with the Trust's strategy to expand its high-quality logistics and warehousing portfolio across key markets in India. This capital raise will further strengthen NDR InvIT's platform and support its long-term growth plans in the infrastructure sector.

Mr. Sandeep Jain, CFO, NDR InvIT, said: *"This successful fundraise is a testament to the institutional confidence reposed in us and the quality of our assets. The participation of marquee investors is a validation of our long-term strategy of creating a diversified portfolio of high-quality infrastructure assets. We are committed to disciplined growth and delivering consistent and predictable returns to our investors."*

NDR InvIT continues to strengthen its position as a credible platform for infrastructure investment, with a focus on scaling its portfolio across logistics and warehousing assets. The Trust remains well-positioned to capitalize on India's growing infrastructure and supply chain opportunities, supported by long-term capital and a robust operating framework.

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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.

For more information, visit: www.ndrinvit.com

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