



May 30, 2026

To  
The Listing Department,  
National Stock Exchange of India Limited  
Exchange Plaza, C-1,  
Block-G Bandra Kurla Complex,  
Bandra (E), Mumbai-400051

<b>Units:</b> <b>Symbol: NDRINVIT</b> <b>ISIN: INE0Q7Q23015</b>	<b>Debt Securities:</b> <b>ISIN: INE0Q7Q07018, ISIN: INE0Q7Q07026</b> <b>ISIN: INE0Q7Q07034</b>
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**Subject: Intimation of Investor Presentation for Q4 FY26 of NDR InvIT Trust**

Dear Sir/Ma'am,

Pursuant to Regulation 23 of SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time read with SEBI Master Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025, we are enclosing herewith Investor Presentation for Q4 FY26.

The Investor Presentation is also uploaded on the website of the NDR InvIT Trust at <https://www.ndrinvit.com>.

You are requested to kindly take the same on record.

Thanking you,

Your Sincerely,

**For NDR Invit Managers Private Limited**  
*(acting as an Investment Manager of NDR InvIT Trust)*

Neha  
Hardik  
Chovatia  
Digitally signed  
by Neha Hardik  
Chovatia  
Date: 2026.05.30  
11:52:26 +05'30'

**Neha Chovatia**  
**Company Secretary and Compliance Officer**  
**Place: Mumbai**

CC:-

<b>Axis Trustee Services Limited</b> ("Trustee of the NDR InvIT Trust") The Ruby, 2nd Floor, SW, 29 Senapati Bapat Marg, Dadar (W), Mumbai - 400 028	<b>Catalyst Trusteeship Limited</b> ("Debenture Trustee") 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 MH
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**NDR INVIT MANAGERS PRIVATE LIMITED**

Regd. Office : CTS No. 54, Village Bamanwada, Vile Parle (East)  
Mumbai, Maharashtra - 400 099. E-Mail : [info@ndrinvit.com](mailto:info@ndrinvit.com)



# INVESTOR PRESENTATION

## Q4 FY 2025-26

NDR InvIT  
**TRUST**

# Safe Harbour

Some of the statements in this communication may be forward looking statements within the meaning of applicable laws and regulations. Actual results might differ substantially from those expressed or implied. Important developments that could affect the Trust's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations.

The information contained herein has been prepared to assist prospective investors in making their own evaluation of the Trust and does not purport to be all-inclusive or to contain all of the information a prospective or existing investor may desire. In all cases, interested parties should conduct their own research/investigation and analysis of the Trust and the data set forth in this information. The Trust makes no representation or warranty as to the accuracy or completeness of this information and shall not have any liability for any representations (expressed or implied) regarding information contained in, or for any omissions from, this information or any other written or oral communications transmitted to the recipient during its evaluation of the Trust.

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All Financial and Business Indicators/KPIs/Ratios are in line with Statutory reporting and industry practices respectively unless otherwise specified.



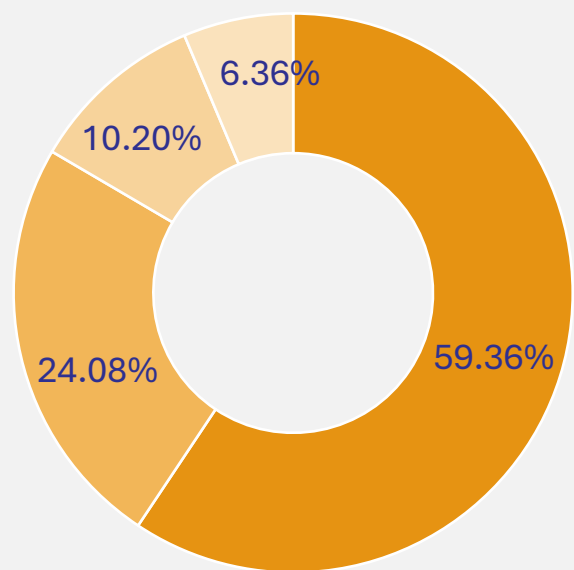
## Q4 FY26 PERFORMANCE



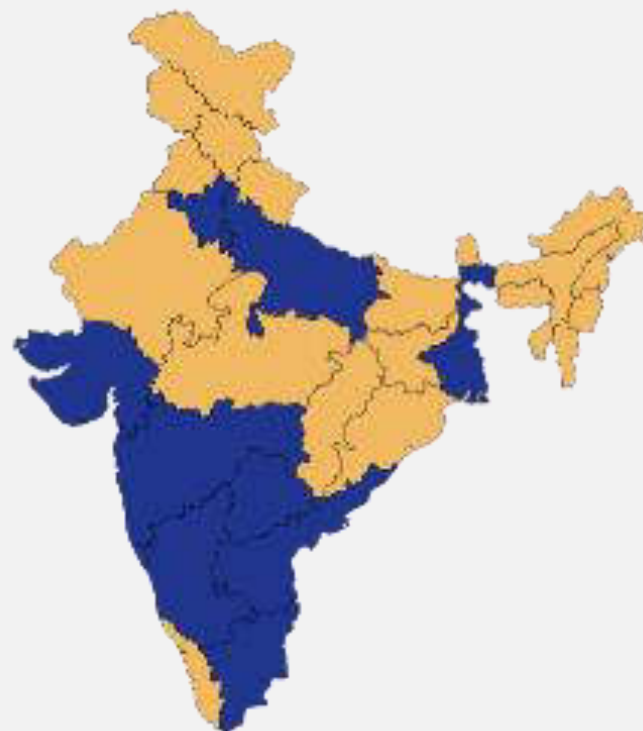
### QUARTERLY UPDATES

- Successfully acquired NDR Unique Space at Hosur and NDR Bigbox at Pune.
- Successful raise of 2<sup>nd</sup> round of bond 4,100 mn from IFC and IIFCL

### AREA CONTRIBUTION



■ South ■ West ■ North ■ East



**Q4 FY26**  
**1,091**  
 Revenue (INR in Mn)  
**964**  
 EBITDA (INR in Mn)  
**1.92**  
 Distribution (Per Unit)

**Q4 FY25**  
**945**  
 Revenue (INR in Mn)  
**925**  
 EBITDA (INR in Mn)  
**1.80**  
 Distribution (Per Unit)

**Q3 FY26**  
**1,059**  
 Revenue (INR in Mn)  
**960**  
 EBITDA (INR in Mn)  
**1.88**  
 Distribution (Per Unit)

**FY26**  
**4,202**  
 Revenue (INR in Mn)  
**3,821**  
 EBITDA (INR in Mn)  
**7.45**  
 Distribution (Per Unit)

**FY25**  
**3,241**  
 Revenue (INR in Mn)  
**2,959**  
 EBITDA (INR in Mn)  
**7.05**  
 Distribution (Per Unit)

**YOY GROWTH**  
**30%**  
 Revenue   
**29%**  
 EBITDA   
**5.60%**  
 Distribution

### CLIENTELE



### OVERVIEW

**22.17 msf.**  
 AUM

**13.0+ msf.**  
 ROFO Projects

**70+**  
 Warehouses

**40**  
 Industrial Parks

**100+**  
 Clientele

Top 10 Clients contribute 30% of Gross Rentals

AAA / Stable Rated InvIT

Locations with access to 80% of India's Consumption Markets

### KEY Q4 FY26 PERFORMANCE METRICS (IN INR)

**82,199#**  
 GAV (INR in Mn)

**430**  
 PBT (INR in Mn)

**964**  
 EBITDA (INR in Mn)

**18.16%**  
 Leverage\*

**142.03/unit**  
 NAV

**1.92**  
 Distribution (INR in Mn)

**~99%**  
 Occupancy Rate

**11.30 years**  
 WALE

# Competitive Edge



## PERPETUAL CASH FLOW

India's first perpetual Warehousing and Industrial Park InvIT

Predictable and consistent revenue stream, ensuring perpetual cash flow for investors, decades of experience spanning three generations in the Logistics Industry



## STRONG RISK MANAGEMENT

Under Construction and Future Development assets are < 5%\* of the overall portfolio

Low Receivables Risk and Healthy WALE reflect portfolio resilience



## CONSISTENTLY HIGH OCCUPANCY RATES

Achieved high occupancy levels at ~99%, the highest amongst peers

Industry leadership and Client Loyalty ensure low vacancy



## PRUDENT FINANCIAL STRUCTURE

Healthy Net Operating Income (NOI) ensures adequate interest coverage in the medium and long term



## MARQUEE & DIVERSIFIED CLIENTELE

Diversified across various Industries and Sectors

Top 10 customers contribute 30% of Gross Rentals



## ESG COMMITMENT

Sustainable practices driving efficiency

Stronger governance and transparency

\* Including Under Construction and Future Development Area

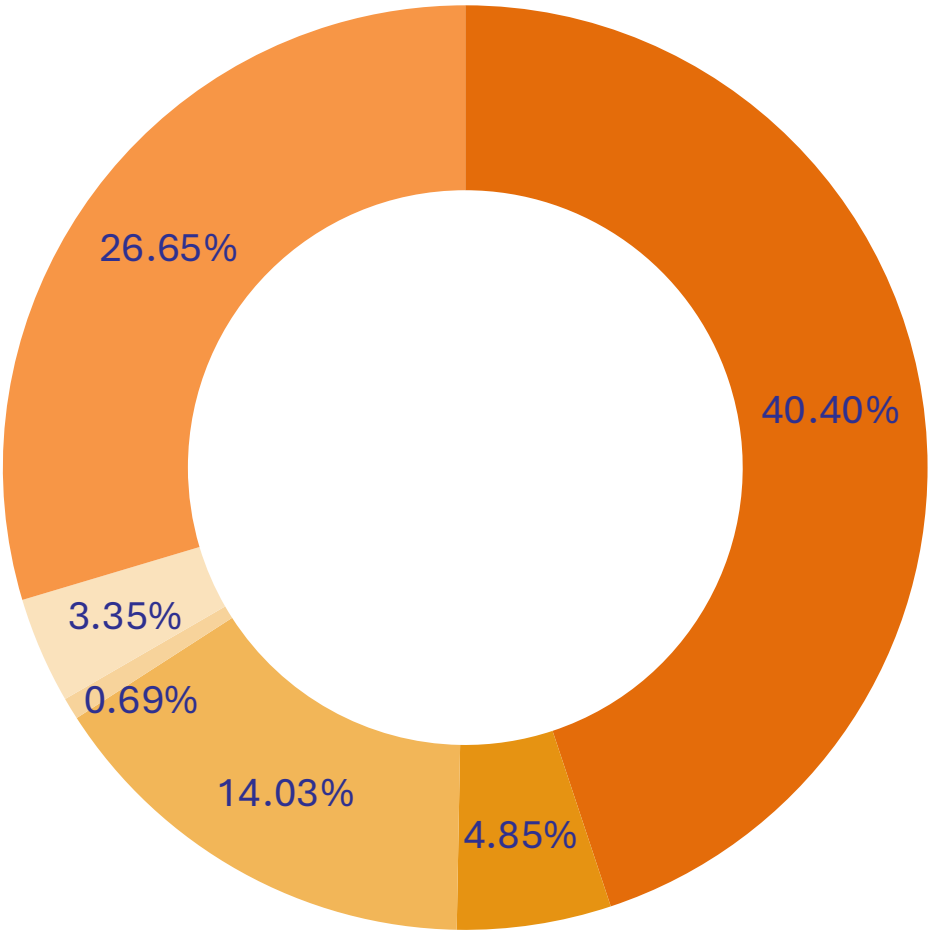
# BUSINESS HIGHLIGHTS

NDR InvIT  
**TRUST**



# Ownership Structure and Bond Holders

Unit Holding\*



- Sponsor group
- Insurance
- Investcorp
- Foreign Portfolio Investors
- Institutional Holding (Other)
- Non-Institutional Holding



## National Bank for Financing Infrastructure and Development (NaBFID)

- Principal Amount – INR 7,450 mn
- Coupon - 8.10%
- Tenure - 15 years
- Purpose - Acquisition and General Corporate



## India Infrastructure Finance Company Limited

- Principal Amount – INR 2050 mn
- Coupon – 7.61%
- Tenure - 5 years
- Purpose - Acquisition and General Corporate



## International Finance Corporation (IFC) Sustainability Linked Bond (SLB) Tranche 1

- Principal Amount – INR 6,300 mn
- Coupon - 8.05%
- Tenure - 8 years
- Purpose - Repayment of Debt and General Corporate



## International Finance Corporation (IFC) Sustainability Linked Bond (SLB) Tranche II

- Principal Amount – INR 2,050 mn
- Coupon – 7.61%
- Tenure – 5 years
- Purpose - Repayment of Debt and General Corporate

# Regional Reach in High-Growth Markets

## Presence in Major Consumption & Production Hubs

### NORTH ZONE

1. Delhi
2. Sohna
3. Bilaspur
4. Lucknow

### EAST ZONE

5. Kolkata

### WEST ZONE

6. Surat
7. Mumbai
8. Pune
9. Chhatrapati Sambhaji Nagar
10. Goa

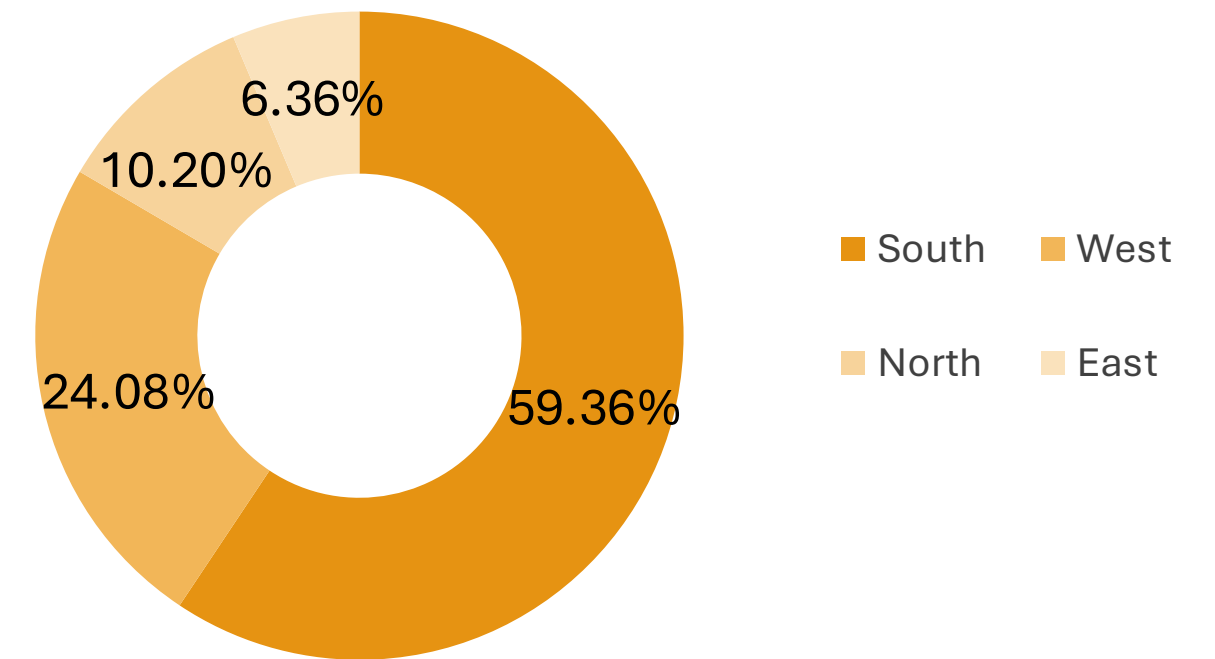
### SOUTH ZONE

11. Hyderabad
12. Bengaluru
13. Sri city
14. Puducherry
15. Chennai
16. Coimbatore
17. Hosur

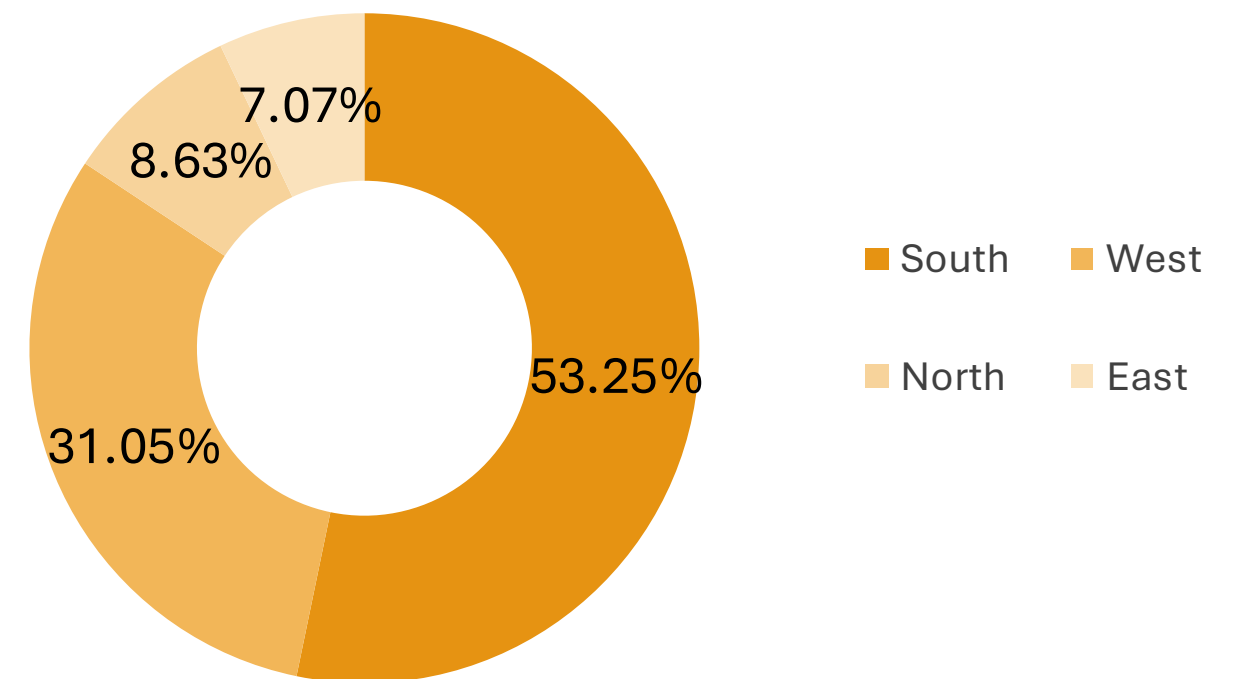


Note: map not to scale

### Area Contribution



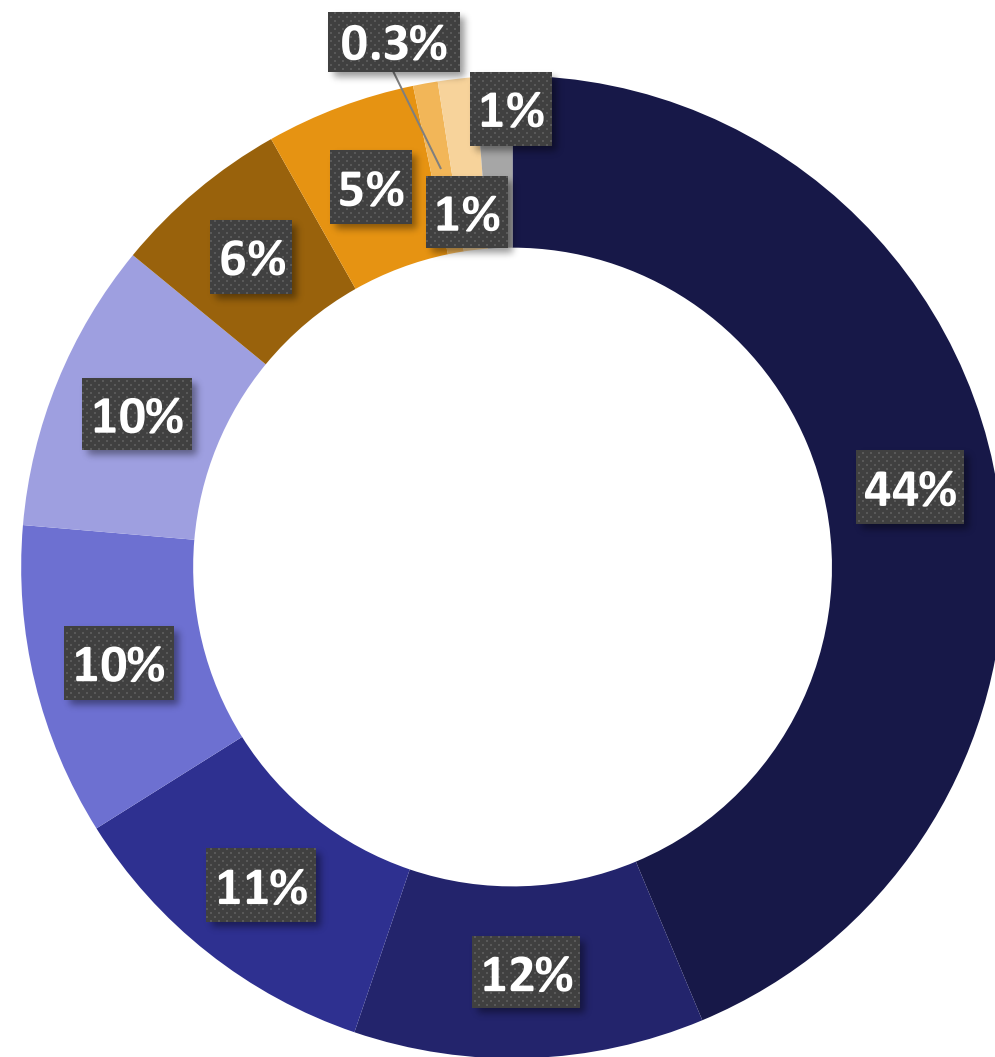
### Rent Contribution



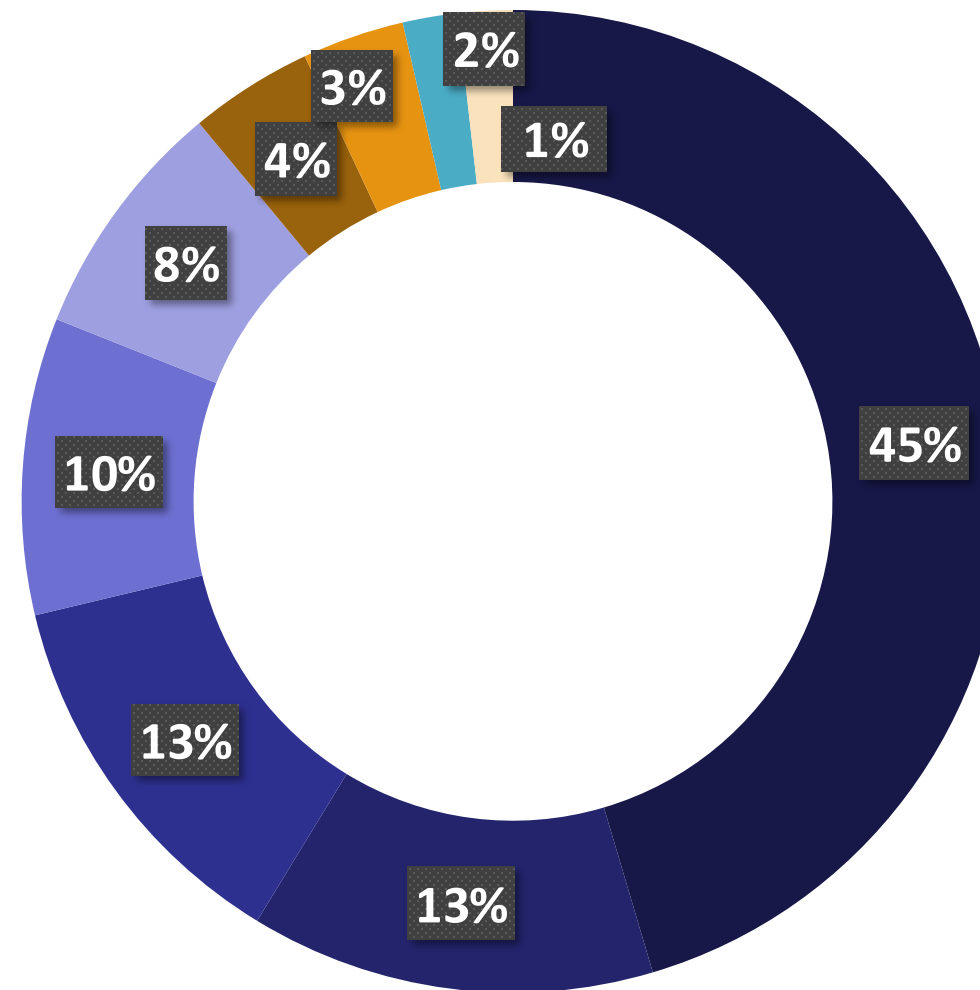
# Diversified and High-Quality Tenant Base

Top 10 customers contribute 30% of Gross Rentals

**Industry Contribution**  
(% of Total Area mn sq.ft.)

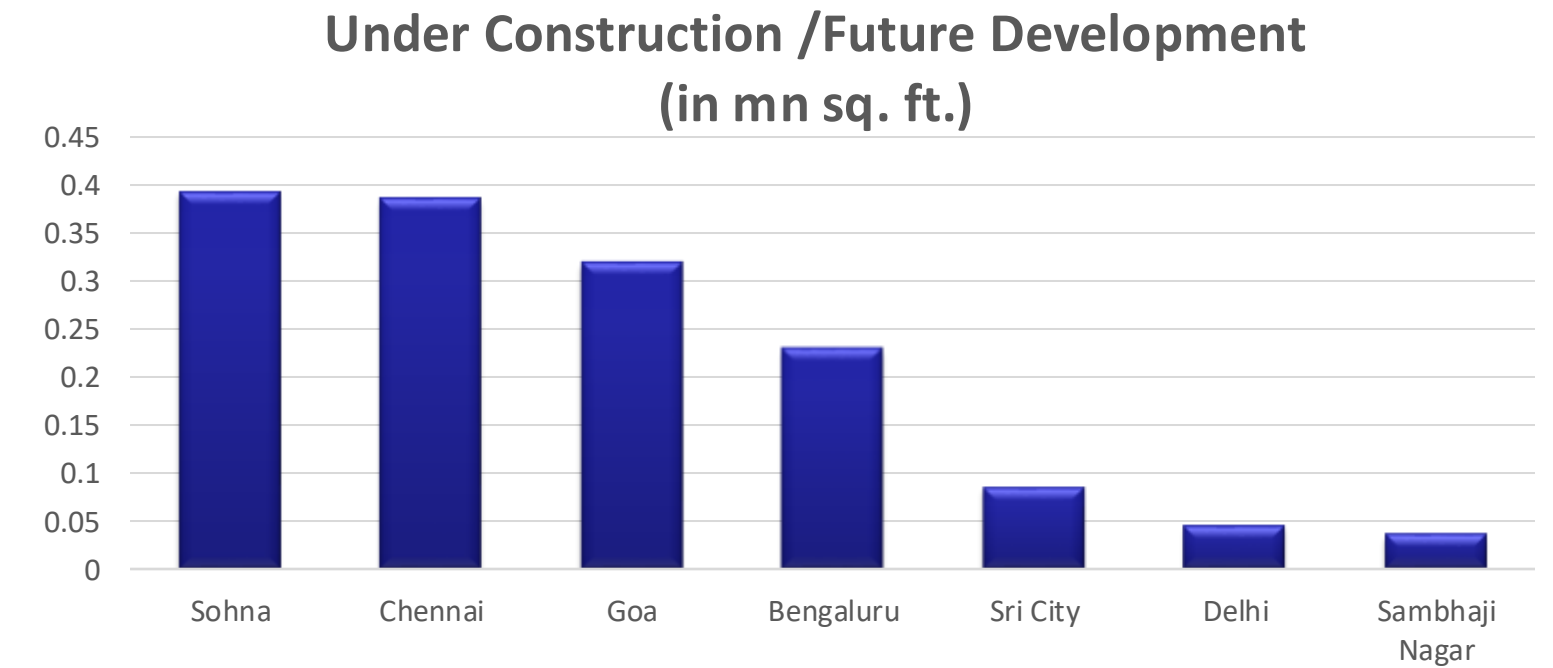
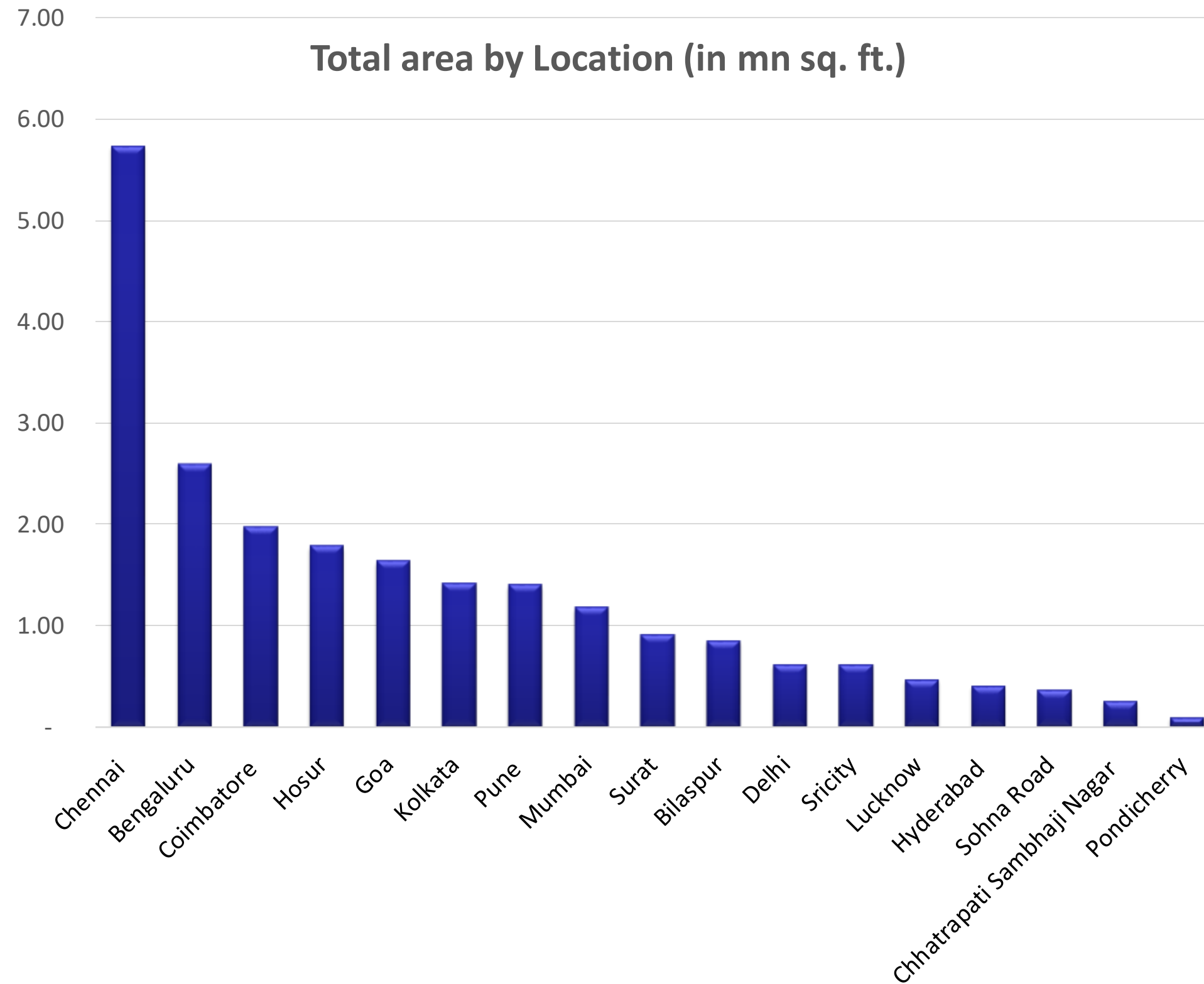


**Revenue Contribution**  
(% of Total Revenue)



Industry	Area %	Revenue %
Logistics and 3 PL	44	45
Others	12	3
Home Appliances	11	10
Auto & Industrial	10	13
Retail	10	13
E-Commerce	6	8
FMCG	5	4
Healthcare & Pharmaceutical	1	2
Telecom	1	2
Vacant	0.3	0

# Portfolio Overview



# FINANCIAL OVERVIEW

NDR InvIT  
**TRUST**



# Q4 FY26 – Q3 FY26 Highlights

## FINANCIAL

Operating Revenue	EBITDA*	NDCF	Distribution	Net Asset Value (NAV) (per unit)
<p>Q4FY26</p> <p><b>INR 1,091mn</b></p> <p>↑ 3.02%</p> <p>Q3FY26</p> <p>INR 1,059 mn</p>	<p>Q4FY26</p> <p><b>INR 964 mn</b></p> <p>↑ 0.4% QOQ</p> <p>Q3FY26</p> <p>INR 960 mn</p>	<p>Q4FY26</p> <p><b>INR 832 mn</b></p> <p>↑ 10.05% QOQ</p> <p>Q3FY26</p> <p>INR 756 mn</p>	<p>Q4FY26</p> <p><b>INR 1.920/Unit</b></p> <p>↑ 2.4%QOQ</p> <p>Q3FY26</p> <p>INR 1.875/Unit</p>	<p>Q4FY26</p> <p><b>INR 142.03</b></p> <p>↑ 7.52% QOQ#</p> <p>Q3FY26</p> <p>INR 135.23</p>

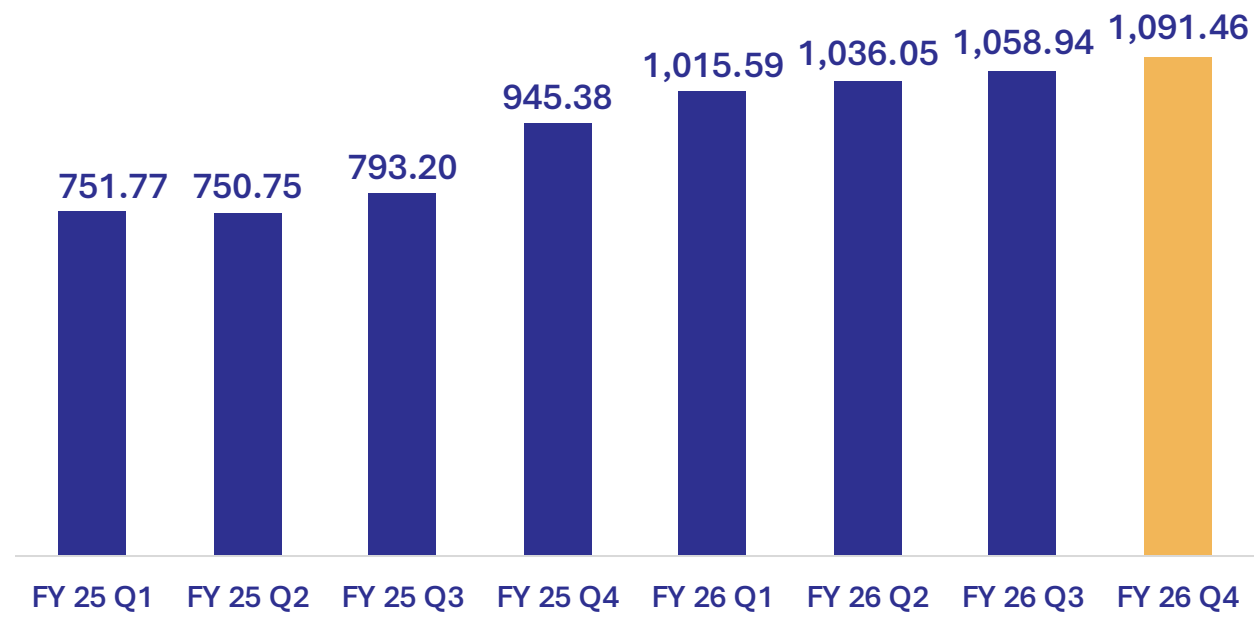
## DISTRIBUTION Q4 FY26

<b>1.92</b> Distribution Per Unit (DPU)	<b>7.68%</b> Distribution Yield**	<b>2<sup>nd</sup> June 2026</b> Distribution Record Date	<b>8<sup>th</sup> June 2026</b> Distribution Payment Date
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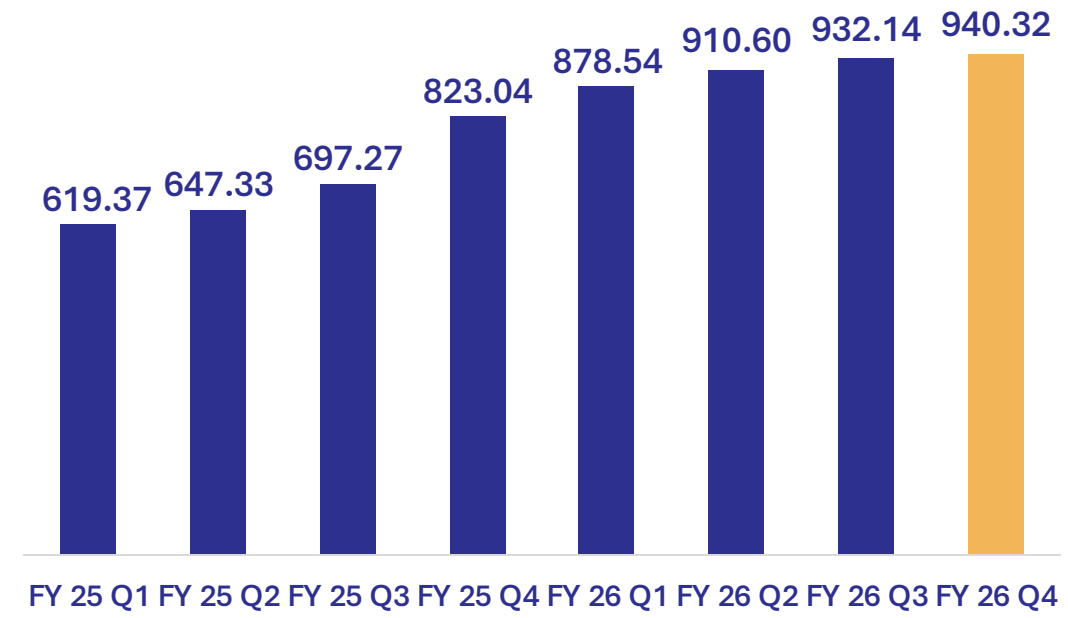
\* EBITDA - Earnings before Interest, Depreciation and Amortization is inclusive of Total Income | \*\* Distribution Yield– Annualized | # Asset Valuation as on March 2026 +/- Working Capital adjustment

# Trend Analysis

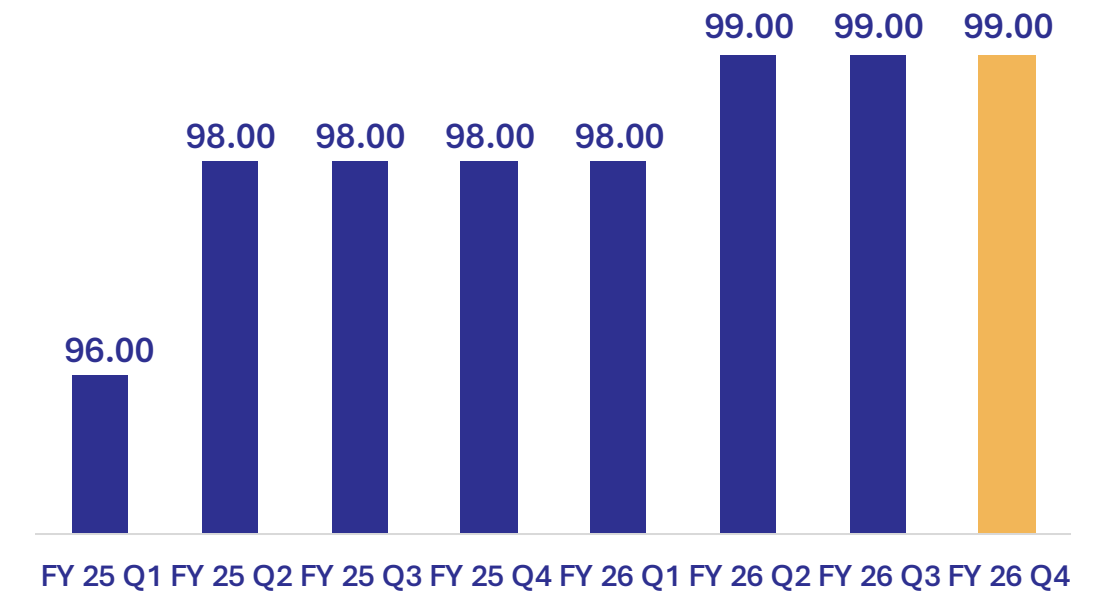
Revenue (INR mn.)



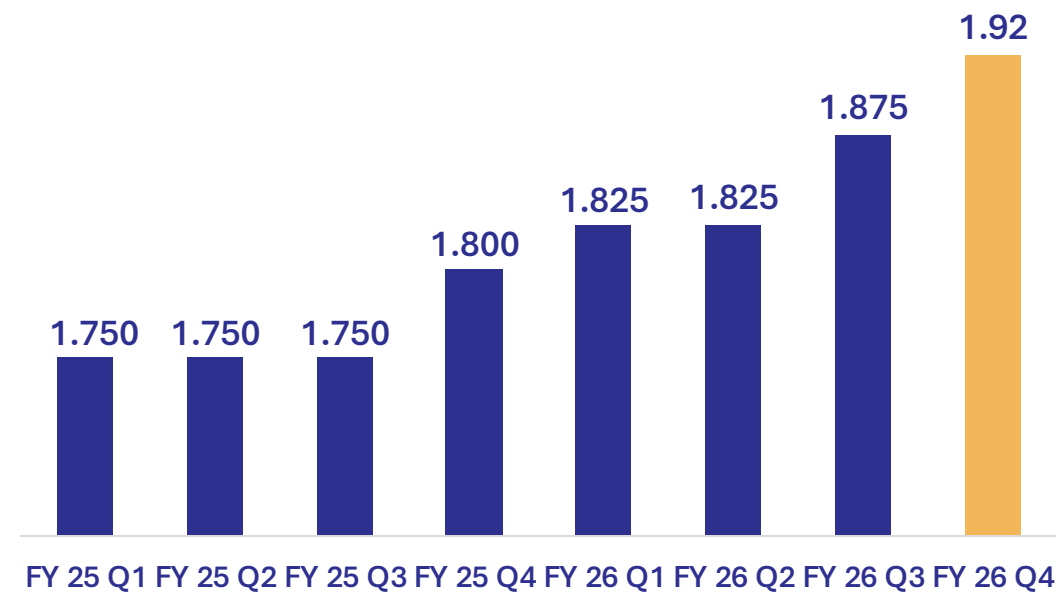
Operating EBITDA (INR mn.)



Occupancy (~%)



Distribution (INR/unit)



# Profit & Loss Statement (in INR mn)

Particulars	QUARTER ENDED			YEAR ENDED	
	Q4 FY26	Q4 FY25	Q3 FY26	MARCH 31 <sup>ST</sup> 2026	MARCH 31 <sup>ST</sup> 2025
Revenue from Operations	1,091.46	945.38	1,058.94	4,202.39	2,241.10
Gain on investments	5.66	68.84	21.11	116.78	76.21
Interest income	16.45	30.45	6.58	36.74	57.16
Other Income	2.03	2.59	0.15	4.94	9.05
<b>Total Income</b>	<b>1,115.60</b>	<b>1,047.26</b>	<b>1,086.78</b>	<b>4,360.85</b>	<b>3,383.52</b>
<b>Expenses and Losses</b>					
Project Manager	21.41	18.65	20.16	82.42	63.78
Investment Manager fees	21.41	18.65	20.16	82.42	63.78
Employee Benefit Expenses	0.09	0.09	0.09	0.36	0.36
Audit Fees	3.16	2.17	2.98	12.05	9.78
Trustee Fees	0.54	0.30	0.54	2.15	1.20
Other Operating Expenses	104.53	82.48	81.97	360.38	285.20
<b>Total Expenses</b>	<b>151.15</b>	<b>122.34</b>	<b>126.80</b>	<b>539.78</b>	<b>424.10</b>
EBITDA	964.45	924.92	959.98	3821.07	2959.42
% of Income	86.37%	88.31%	88.33%	87.62%	87.46%
Depreciation and Amortisation Expense	209.06	332.20	328.28	1302.55	616.95
Finance Costs	325.79	184.00	209.04	810.48	652.55
<b>Profit Before Tax</b>	<b>429.61</b>	<b>408.72</b>	<b>422.66</b>	<b>1,708.04</b>	<b>1,689.92</b>
Current tax and Deferred tax	373.30*	77.41	90.00	573.61	322.62
<b>Total Tax Expense</b>	<b>373.30</b>	<b>77.41</b>	<b>90.00</b>	<b>573.61</b>	<b>322.62</b>
<b>Profit for the quarter / period</b>	<b>56.31</b>	<b>331.31</b>	<b>332.66</b>	<b>1,134.43</b>	<b>1,367.30</b>

# Commenting on the Performance



This year was a testament to resilience, adaptability, and disciplined execution. In an environment marked by evolving market dynamics, we remained focused on strengthening our fundamentals while pursuing opportunities that align with our long-term vision. Through prudent financial management, strategic capital allocation, and operational efficiency, we have reinforced the strength of our portfolio and enhanced stakeholder confidence. More importantly, we have built a stronger foundation for sustainable growth. As we move forward, we remain committed to creating enduring value through agility, innovation, and a clear focus on excellence.

**SANDEEP JAIN** | *Chief Financial Officer*

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# ANNEXURE

NDR InvIT  
**TRUST**



# Key Milestones



○ **1954**

Start of NDR Group operations

○ **1975 – 90**

Start of Pan-India warehousing and temperature-controlled storage

○ **1996**

India's 1st private sector custom bonded warehouse

○ **2005**

Bespoke facility in Puducherry – first warehouse of NDR Ware Housing Pvt. Ltd

○ **2011**

\$100 mn investment by a US-based global private equity firm with \$90+ bn in AUM

○ **2007**

~\$7 mn investment by Kotak Alternatives Investment Fund

○ **2005 – 09**

- Formation of Delex Cargo and its all-India expansion
- ~\$23 mn fundraise to consortium of:
  - (i) US-based Venture Capital
  - (ii) UK-based PE with AUM of ~\$1.3 bn
  - (iii) India-based PE with AUM of ~\$3.5 bn in Continental



○ **2015**

\$60 mn investment by a financial institution engaged in investment, advisory, and asset management services providing ~\$15 bn in financing to its portfolio of ~400 companies

○ **2018**

Global leader in logistics and supply chain solutions acquires a 90% stake in Continental

○ **2021**

\$55 mn led by PE firm Investcorp

○ **2026**

- MLG Lucknow fully operational
- NDR Bigbox Pune (B2) inaugurated – 100% occupancy from Day 1
- NDR Unique Space Hosur Phase II completed – 100% occupancy from Day 1
- ₹410 Cr bond raise closed with IFC & IIFCL

○ **2025**

- NCDs Issuances of INR 6,300 mn and INR 7,450 mn to IFC and NaBFID respectively
- Acquisition of 2.01 mn sq.ft assets, issuance of preferential units at INR 128

○ **2024**

Listing of NDR InvIT Trust on the NSE (INR 8.8 bn IPO)

○ **2023**

\$61 mn follow-on investment by Investcorp

# NDR InvIT Structure

**N D R Ware Housing Pvt. Ltd.**  
(Sponsor)

**Unitholders / Investors**

**AXIS TRUSTEE**  
(Trustee)

**NDR InvIT MANAGERS**  
(Investment Managers)

**NDR**  
(Project Manager)

**27 SPVs**  
(100% Owned)

**1 SPV**  
(74% Owned)

# Strong & Experienced Board



**NAIDU AMRUTESH REDDY**

Director

With over 24 years of experience in end-to-end supply chain logistics, specialising in warehousing, Mr. Reddy joined NDR Group in 1998. He is a Managing Director at NDR Ware Housing Pvt. Ltd. and was a Whole-Time Director at Continental Warehousing Corporation (Nhava Seva) Ltd. He holds a Bachelor's Degree in Commerce from the University of Madras.



**RAMDAS RAMAKRISHNAN IYER**

Director

With over 16 years of experience in logistics and warehousing, Mr. Iyer joined NDR Group in 2006. He is a former Deputy General Manager at the Industrial Development Bank of India Limited, with over 26 years of experience in banking. He holds a BA (Special) from Gujarat University and an MA in Financial Management from the University of Mumbai.



**RITESH VOHRA**

Director

With over 25 years of experience in real assets in India, Mr. Vohra is currently a senior advisor with the India business of global asset manager, Investcorp. He was previously the head of real estate funds at Investcorp India. He holds an MBA from MDI, Gurgaon, and is a member of RICS, UK.



**M.S. SUNDARA RAJAN**

Independent Director

Mr. Rajan is a former Whole-Time Director and Chairman/MD at Indian Bank, and former General Manager at Union Bank of India. He holds BA and MA degrees from the University of Madras and is an associate member of the Institute of Company Secretaries of India and the Indian Institute of Bankers.



**BRINDA JAGIRDAR**

Independent Director

Dr Brinda Jagirdar is a senior economist and former Chief Economist at State Bank of India, with over 36 years of experience in banking and macroeconomic research. She is an Independent Director and a member of RBI's Depositor Education and Awareness Fund Committee and has served on the Raghuram Rajan Committee on Financial Sector Reforms. She holds a PhD in Economics (University of Mumbai) and an MS in Economics (University of California, Davis) and was recognised among India's Top 100 Women in Finance (2019).



**G.K. RAVISHANKAR**

Independent Director

Mr. Ravishankar, formerly Head of PPP at Maytas Properties Ltd., Managing Director of Indian operations at Ashok Leyland Ltd., and has held roles at CCC Builder Merchant Pvt. Ltd., Whinney Murray & Company, and Zubair Corporation. He holds a Bachelor's degree in Science from the University of Madras and is an Associate of the Institute of Chartered Accountants of India.

# Management Team



## **KRISHNAN IYER SUBRAMANIAN**

Chief Executive Officer

Krishnan Iyer Subramanian serves as the Chief Executive Officer of the Investment Manager. He has been part of the senior management of NDR Group since 2015. He is an undergraduate of BITS (Pilani), India, holds a Post-Graduate Diploma (EOPGM) from MIT – Sloan School of Business, Cambridge (MA) and earned a certificate on International Financial Reporting Standards (IFRS) from Ernst & Young, UK.



## **SANDEEP JAIN**

Chief Financial Officer

Sandeep Jain is the Chief Financial Officer of the Investment Manager with over 19 years of experience in finance. Associated with the NDR Group since 2010, he brings 15+ years of logistics sector expertise from DP World Multimodal Logistics (formerly Continental Warehousing Corporation) and prior experience at Lovelock & Lewis (PwC). A commerce graduate from the University of Mumbai, he is a Chartered Accountant and a Company Secretary.



## **DALJIT SINGH**

Marketing Director

Daljit Singh is the Marketing Director of the Investment Manager. He has held leadership roles across leasing, logistics, and marketing with Indospace, Adani Ports and Logistics, Jones Lang LaSalle, DelEx Cargo, and NDR Warehousing. He holds a Bachelor of Commerce from the University of Madras and an MBA in Marketing from Charles Sturt University.



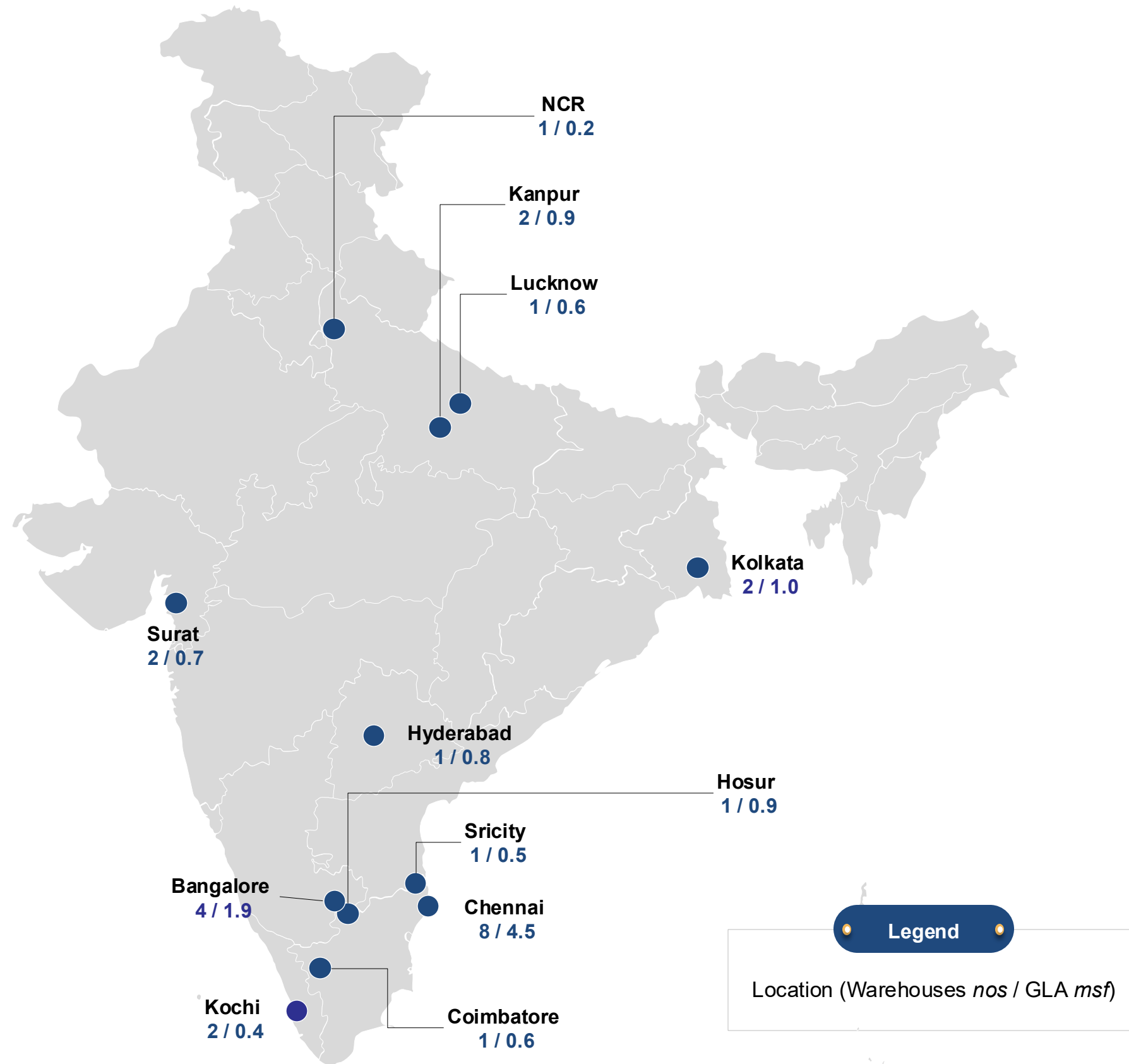
## **NEHA CHOVIATIA**

Company Secretary and Compliance Officer

Neha Chovatia serves as the Company Secretary and Compliance Officer of the Investment Manager. She holds a Bachelor of Commerce degree and a Bachelor degree of Law from the University of Mumbai and is a member of Institute of Company Secretaries of India. Before joining the Investment Manager, she held the position of Company Secretary at Empyrean Cashew Private Limited and Darwin Platform Refineries Limited.

# Sponsor anchored ROFO pipeline of 26 Assets to drive growth

Presence Across 12 Indian Cities With Development Potential Of 13+ msf



(All values in msf)

Region	City	FY27	FY28	FY29	Total	No. of ware-houses
South	Chennai	1.4	1.9	1.3	4.5	8
	Bangalore	-	0.5	1.4	1.9	4
	Hosur	-	-	0.9	0.9	1
	Hyderabad	0.8	-	-	0.8	1
	Coimbatore	0.6	-	-	0.6	1
	Sricity	-	0.5	-	0.5	1
	Kochi	0.4	-	-	0.4	2
	<b>Total</b>		<b>3.2</b>	<b>2.8</b>	<b>3.6</b>	<b>9.6</b>
West	Surat	0.4	0.3	-	0.7	2
	<b>Total</b>	<b>0.4</b>	<b>0.3</b>	<b>-</b>	<b>0.7</b>	<b>2</b>
North	Kanpur	0.3	-	0.6	0.9	2
	Lucknow	-	0.6	-	0.6	1
	NCR	-	0.2	-	0.2	1
	<b>Total</b>	<b>0.3</b>	<b>0.8</b>	<b>0.6</b>	<b>1.7</b>	<b>4</b>
East	Kolkata	-	0.5	0.5	1.0	2
<b>Total</b>		<b>4.0</b>	<b>4.4</b>	<b>4.6</b>	<b>13.0</b>	<b>26</b>

# Assets Under Management

## SOUTH ZONE

### TOTAL AREA

12.77 mn sq.ft.

### PROPERTIES

Include mix of Built-to-Suit, Under-Construction, and ready facilities across key South Zone Consumption and Production markets.

### SECTOR DIVERSIFICATION

Catering diverse sectors including Logistics & 3PL, E-Com, FMCG, Automotive & Industrial, Consumer Durables, Electronics, Assembly Plant



Note: Total area is inclusive of leased, vacant, fit-outs, under-construction and future development area | Actual Photos

# Assets Under Right of First Offer (ROFO)

## SOUTH ZONE

### LOCATION

Coimbatore, Kochi , Chennai  
Hyderabad and Bengaluru

### PROPERTIES

Include mix of Built-to-Suit,  
Under-Construction, and  
ready facilities across key  
South Zone Consumption  
and Production markets.

### SECTOR DIVERSIFICATION

Catering diverse sectors  
including Logistics & 3PL,  
Automotive & Industrial,  
Consumer durables, and  
Electronics.



# Assets Under Management

## WEST ZONE

### TOTAL AREA

5.73 mn sq.ft.

### PROPERTIES

Include mix of Built-to-Suit and ready facilities across key West Zone Consumption and Production markets.

### SECTOR DIVERSIFICATION

Major locations across west zone strategically position us in high-growth industrial and logistics hubs, enhancing connectivity and operational efficiency.



Note: Total area is inclusive of leased, vacant, fit-outs, under-construction and future development area | Actual Photos

# Assets Under Right of First Offer (ROFO)

## WEST ZONE

### LOCATION

Pune , Surat

### PROPERTIES

Include a mix of Built-to-Suit, Under-Construction, and Ready facilities across key West Zone Consumption and Production markets, serve diverse sectors, including Automotive, Agriculture, and Industrial.

### STRATEGIC LOCATIONS

Major locations across west zone strategically position us in high-growth industrial and logistics hubs, enhancing connectivity and operational efficiency.



# Assets Under Management

## NORTH ZONE

### TOTAL AREA

2.26 mn sq.ft.

### Properties

Include mix of Built-to-Suit and ready facilities across key North Zone Consumption markets.

### Sector Diversification

Catering diverse sectors including Logistics & 3PL, FMCG, Automotive & Industrial, Consumer Durables, Electronics and others.



Note: Total area is inclusive of leased, vacant, fit-outs, under-construction and future development area | Actual Photos

# Assets Under Right of First Offer (ROFO)

## NORTH ZONE

### LOCATION

Ghaziabad, Kanpur and Lucknow-2

### Properties

Include mix of Built-to-Suit and ready facilities across key North Zone Consumption markets.

### Sector Diversification

Catering diverse sectors including Logistics & 3PL, FMCG, Automotive & Industrial, Consumer Durables, Electronics and others.



# Assets Under Management

## EAST ZONE

### TOTAL AREA

1.41 mn sq.ft.

### Properties

Fully leased assets located in key Consumption and Production markets.

### Sector Diversification

Catering diverse sectors including Logistics & 3PL, E-Com, FMCG, Automotive & Industrial, Consumer Durables, Electronics and others.



Note: Total area is inclusive of leased, vacant, fit-outs, under-construction and future development area | Actual Photos

# Assets Under Right of First Offer (ROFO)

## EAST ZONE

### Location

Kolkata

### Properties

Include a mix of Under-Construction, and Ready facilities across key East Zone Consumption and Production markets, serve diverse sectors, including Automotive, Agriculture, and Industrial.

### Sector Diversification

Strategically positioned in high-growth industrial hub, enhancing connectivity and operational efficiency.



# Under Construction Assets Under InvIT

## UNDER CONSTRUCTION & FUTURE DEVELOPMENT - ALL ZONES

- Location: Goa, Chennai ,  
Bengaluru, Sohna Road,  
Delhi and Chhatrapati  
Sambhaji Nagar



# Enterprise Risk Management – Monitoring & Q4 Update



## **INDUSTRY, BUSINESS AND CONCENTRATION RISK MITIGATED VIA**

Presence across India's leading Consumption and Production Centers.

Low receivable risk and a long WALE, which improves portfolio resilience.

Geographical, Industry and Client diversification.



## **INVESTMENT RISK AND PROJECT RISK MITIGATED VIA**

Competent personnel, Prudent Management and High Governance Standards.

A hands-on team with industry expertise, operational efficiencies and effective cost management



## **FINANCIAL RISK MITIGATED VIA**

SPV Debt replaced with long term bonds, AAA rated entity, and Comfort from the Sponsor's holding and Warehousing Expertise.

# Sustainability Development Goals - NDR Initiatives



## Environmental Responsibility

### KEY INITIATIVES

- Enhancing efficiency in resource management
- Implementing sustainable operations and maintenance practices
- Promoting sustainable technologies and material recycling
- Driving technological innovation for site monitoring
- Maintaining GHG Inventory – Scope 1 and 2
- Drip irrigation using STP water
- Pursuing EDGE certification, aligning with global green building standards
- Progressing towards Net Zero emissions, with key assets powered by solar energy

### PRIORITIES

- GHG emissions and energy management (data being captured and monitored based on client-specific relevance)
- Resource management
- Biodiversity protection



## Social Responsibility

### KEY INITIATIVES

- Fostering a safe and secure workplace for employees and contractors
- Promoting diversity, inclusivity, and fair workplace practices
- Strengthening work zone and road safety initiatives
- Supporting community development programmes on skill development, education, and sanitation
- Embedding EHS and labour working requirements into key contracts with monitoring mechanisms

### PRIORITIES

- Safety (health)
- Human capital development
- Community welfare
- Responsible procurement



## Governance

### KEY INITIATIVES

- Adoption and implementation of Environmental & Social Management Systems (ESMS) and SOPs aligned with IFC Performance Standards
- Active stakeholder engagement
- Well-defined policies and procedures
- Strong corporate governance framework
- Full compliance with applicable regulations
- Cybersecurity policy and manual with periodic awareness programmes
- Auditor-certified Utilisation Certificates (UC) procured to ensure proper fund utilisation

### PRIORITIES

Corporate governance and business ethics

- Data privacy and cybersecurity
- Regulatory compliance



# Laptop Distribution- Digital Literacy , Nandurbar Maharashtra

## ACTIVITY

As part of NDR's CSR efforts, 20 new laptops were donated to a government English medium school in a remote village of Nandurbar Taluk on 22 January 2026, implemented through UCatapult Foundation. The school serves 484 students from Classes 1–10, with a strong girl student representation of 340 out of 484 students.

## IMMEDIATE OUTCOMES

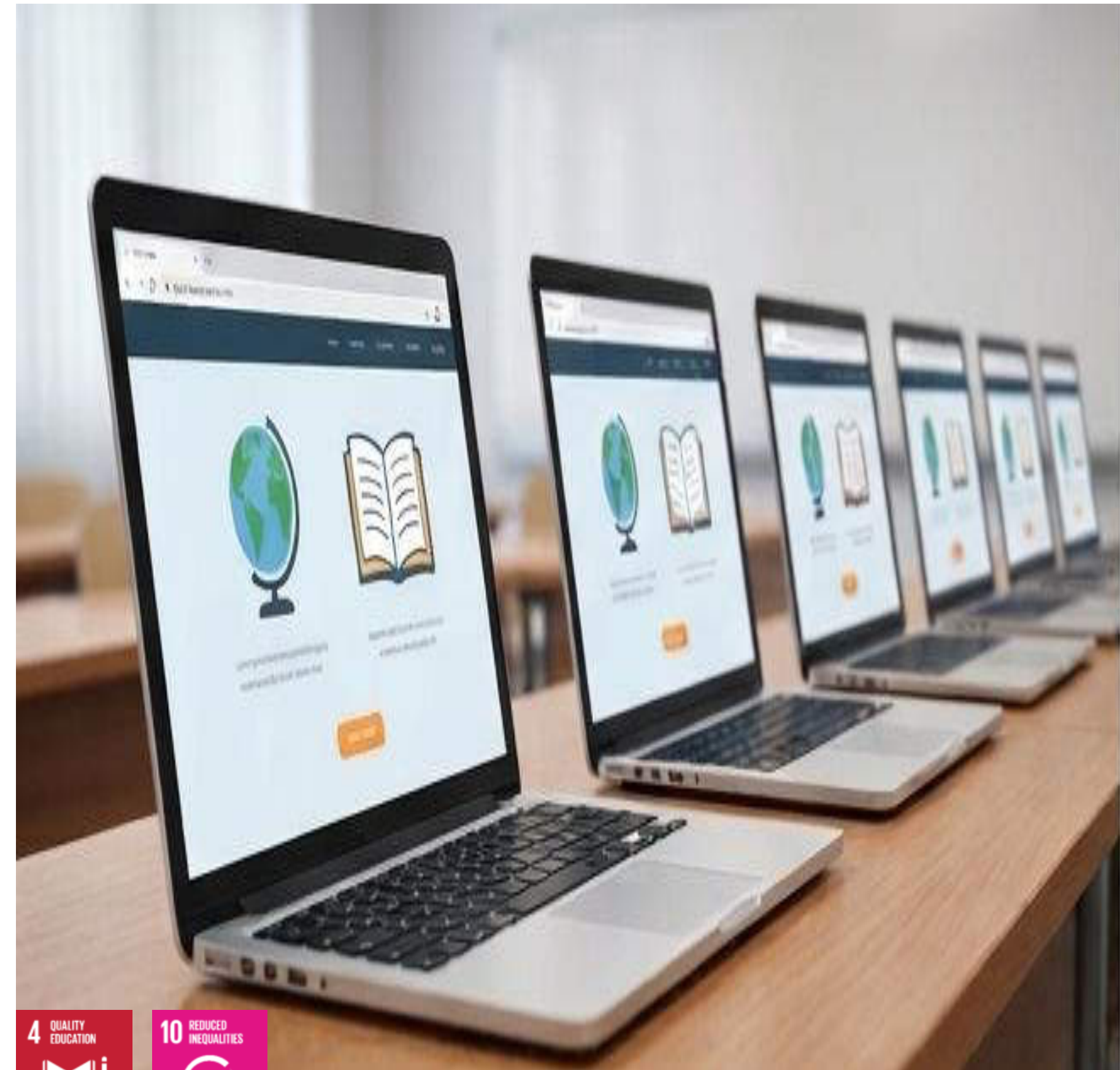
Improved access to digital tools for students. Enhanced learning outcomes and exposure to technology.

## BROADER IMPACT

Strengthened rural education infrastructure; supported gender-inclusive education growth; contributed to digital empowerment in underserved communities.

## SDG 4: Quality Education

**SDG 10:** Reduced Inequalities through continued engagement, NDR aims to create sustainable, people-centered impact in local communities.



# NeuroSculpt Workshop – Suniti Solomon Foundation, Chennai

## ACTIVITY

A two-day NeuroSculpt Workshop was organized at Suniti Solomon Foundation, Chennai in February 2026, aimed at supporting caregivers and parents of children with special needs. The workshop provided practical guidance, awareness sessions, and hands-on training techniques.

## IMMEDIATE OUTCOMES

Caregivers and parents were empowered with practical skills and knowledge to better understand and support the developmental needs of mentally challenged children.

## BROADER IMPACT

Enhanced caregiving skills, emotional and psychological support for families, increased awareness of inclusive care practices. Contributes to community health and social equity.

**SDG 3:** Good Health and well being

**SDG 10:** Reduced Inequalities through continued engagement, NDR aims to create sustainable, people-centered impact in local communities.



# Infrastructure Support – Poochiathipet Government School, Tiruvallur

## ACTIVITY

As part of NDR's CSR efforts in February 2026, an infrastructure development initiative was implemented at Poochiathipet Government School, Tiruvallur District. The project included construction of urinal and toilet facilities and installation of desktop computers, benefiting 259 students.

## IMMEDIATE OUTCOMES

Improved sanitation and hygiene for 259 students. Enhanced digital learning opportunities through access to computers

## BROADER IMPACT

Better school environment drives increased attendance; digital access bridges the education gap; aligns with national Swachh Bharat mission and inclusive education goals.

**SDG 4:** Good Health and well being

**SDG 6 :** Clean Water and Sanitation

**SDG 10:** Reduced Inequalities through continued engagement, NDR aims to create sustainable, people-centered impact in local communities.





# THANK YOU

**NDR InvIT**  
**TRUST**

NDR InvIT Trust, Ground Floor, KHIL House CTS No. 54,  
Village Bamanwada, Vile Parle (East), Mumbai - 400 099,  
Maharashtra, India

T: +91 22 26101040

M: – [compliance@ndrinvit.com](mailto:compliance@ndrinvit.com)

[www.ndrinvit.com](http://www.ndrinvit.com)