November 06, 2026

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

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

Subject: Intimation of Investor Presentation for Q2 FY27 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 Q2 FY27.

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)

NDR INVIT MANAGERS PRIVATE LIMITED ★ MUMBAI

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	**Catalyst Trusteeship Limited** ("Debenture Trustee") 901, 9th Floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai – 400013 MH





INVESTOR PRESENTATION

Q2 FY 2026-27

NDR InvIT TRUST

www.ndrinvit.com

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.



Q2 FY26 PERFORMANCE



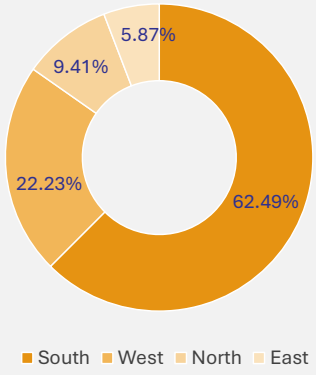
- Successfully acquired NDR Sai Sankalpa in Hyderabad
- Completed a 0.39 msf project in Chennai and successfully leased to a leading Corporate

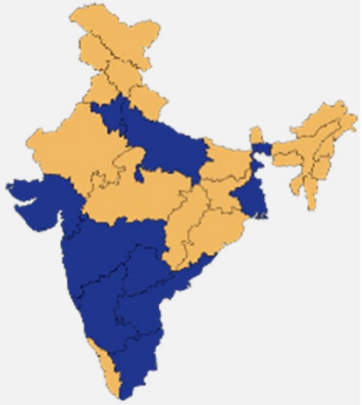
Q2 FY27	Q2 FY26	Q1 FY27	FY26	YOY GROWTH %
1,389.22 Revenue (INR in Mn)	1,076.62 Revenue (INR in Mn)	1,321 Revenue (INR in Mn)	4,361 Revenue (INR in Mn)	**29.16%** Revenue (INR in Mn)
1,210.67 EBITDA (INR in Mn)	950.17 EBITDA (INR in Mn)	1,189 EBITDA (INR in Mn)	3,821 EBITDA (INR in Mn)	27.42% EBITDA (INR in Mn)
2.00 Distribution (Per Unit)	1.83 Distribution (Per Unit)	1.94 Distribution (Per Unit)	7.45 Distribution (Per Unit)	9.59% Distribution (Per Unit)

CLIENTELE

GOODYEAR · BLUE STAR · NIPPON PAINT · Hindustan Unilever Limited · HAVELLS · amazon · Nestlé · Yusen Logistics · SAMSUNG · Cipla · DHL · MRF · KOHLER

AREA CONTRIBUTION





OVERVIEW

~24 msf.	10+ msf.	100	40+	100+
AUM	ROFO Projects	Warehouses	Industrial Parks	Clientele

Top 10 Clients contribute 34% of Gross Rentals

AAA / Stable Rated InvIT

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

KEY Q2 FY27 PERFORMANCE METRICS (IN INR)

86,538.00# GAV (INR in Mn)	916.08 Distribution in Million	1,210.69 EBITDA (INR in Mn)	20.63% Leverage*
		~99% Occupancy (including committed) Rate	11.15 years WALE

Note: map not to scale | WALE - Weighted Average Lease Expiry | EBITDA - Earnings before Interest Depreciation and Amortization | *Leverage = Net Debt to GAV | #Valuation+/- Working capital adjustment

Competitive Edge

NDR InvIT TRUST

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 34 % of Gross Rentals

ESG COMMITMENT

Sustainable practices driving efficiency

Stronger governance and transparency

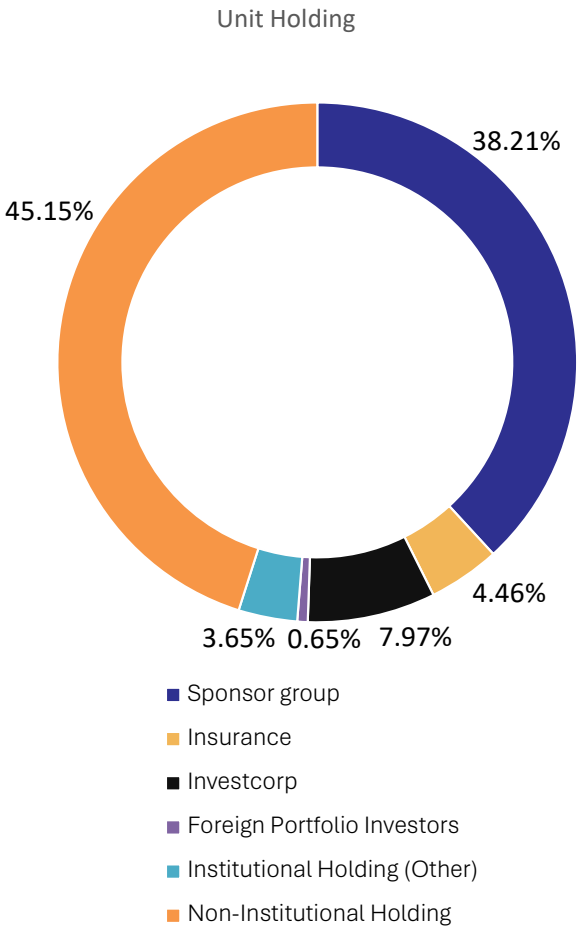
* Including Under Construction and Future Development Area

BUSINESS HIGHLIGHTS

NDR InvIT TRUST



Ownership Structure and Bond Holders



Particulars	IFC T -1	NABFID	IFC T-2	IIFCL	Total
Amount	6,300	7,450	2,050	2,050	17,850
Coupon(%)	8.05	8.10	7.61	7.61	-
Tenure (years)	8	15	5	5	-

Repayment Schedule

Bank	Amount	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032 Onwards
NABFID	7,450	75	75	224	224	298	6,554
IFC 1	6,300	-	-	-	-	2,080	4,220
IFC 2	2,050	-	-	-	-	2,050	-
IIFCL	2,050	-	-	-	-	2,050	-
Total	17,850	75	75	224	224	6,478	10,774
%	-	0.42%	0.42%	1.25%	1.25%	36.29%	60.35%

Note: All numbers in the table are in million

Regional Reach in High-Growth Markets

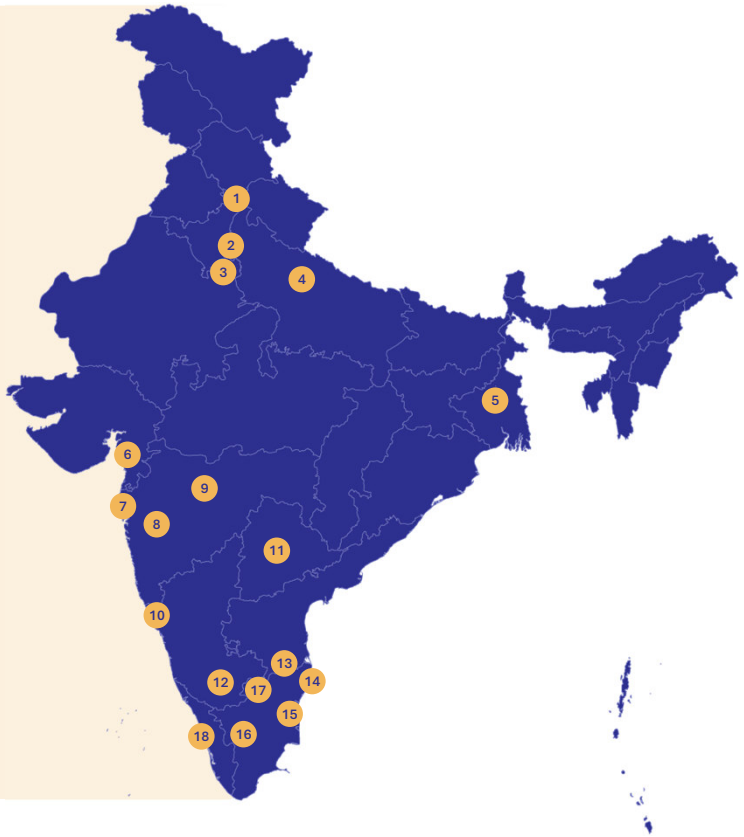
Presence in Major Consumption & Production Hubs

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

EAST ZONE
5. Kolkata

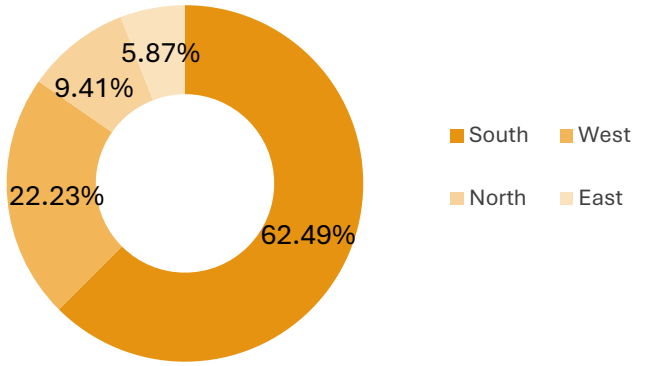
WEST ZONE
6. Surat
7. Mumbai
8. Pune
9. Chhatrapati Sambhaji Nagar
10. Goa

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

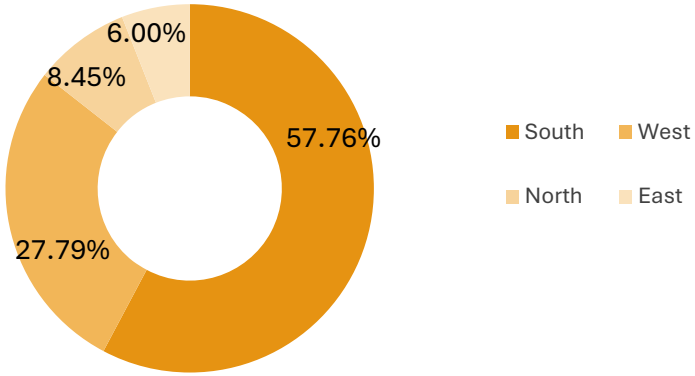


Note: map not to scale

Area Contribution



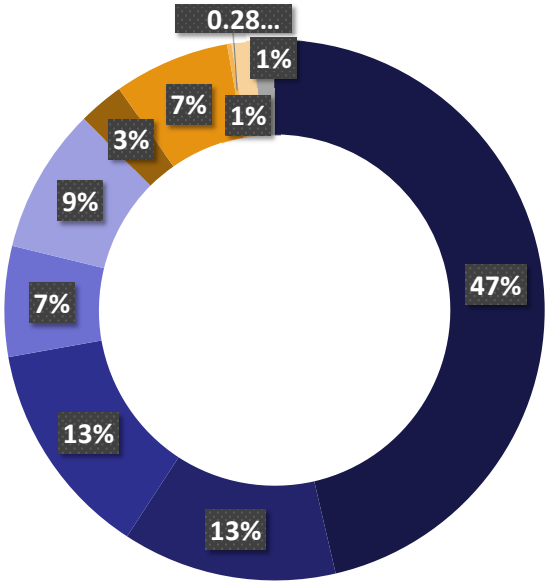
Revenue Contribution



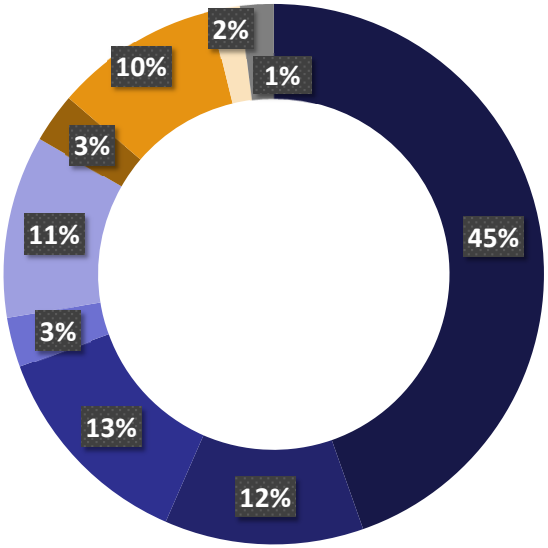
Diversified and High-Quality Tenant Base

Top 10 customers contribute 34% of Gross Rentals

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



Revenue Contribution
(% of Total Revenue)



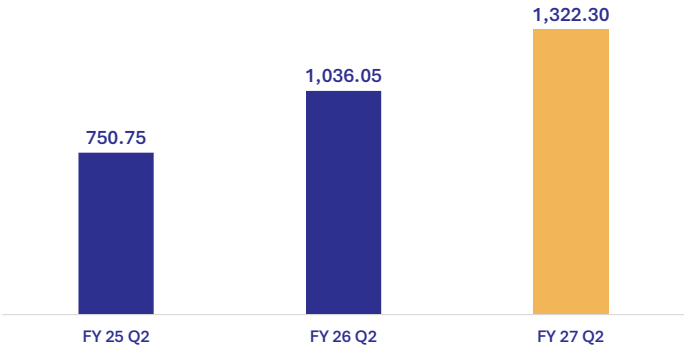
Industry	Area %	Revenue %
Logistics and 3 PL	47	45
Home Appliances	13	12
Auto & Industrial	13	13
Others	7	3
Retail	9	11
FMCG	3	3
E-Commerce	7	10
Telecom	1	2
Healthcare & Pharmaceutical	1	1
Vacant	0.28	-

FINANCIAL OVERVIEW

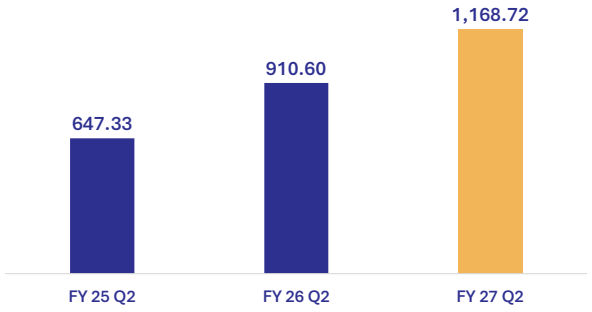


Trend Analysis

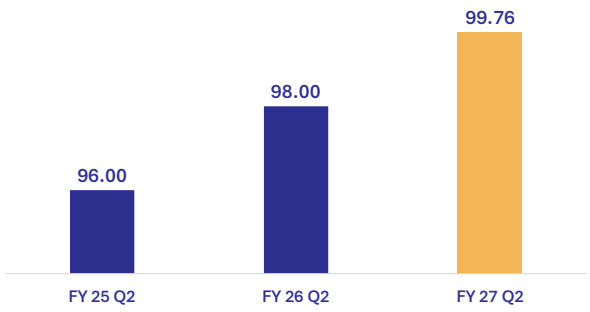
Revenue (INR mn.)



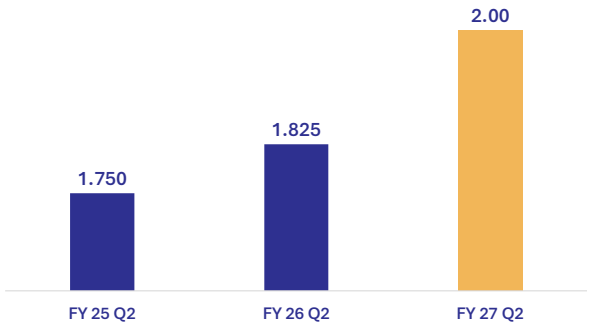
Operating EBITDA (INR mn.)



Occupancy (~%)



Distribution (INR/unit)



Profit & Loss Statement (in INR mn)

Particulars	QUARTER ENDED			YEAR ENDED
	Q2 FY27	Q2 FY26	Q1 FY26	MARCH 31ST 2026
Revenue from Operations	1,322.30	1,036.05	1,240.21	4,202.39
Gain on investments	53.69	29.53	53.39	116.78
Interest income	9.53	7.74	22.15	36.74
Other Income	3.70	2.30	5.21	4.94
Total Income	**1389.22**	**1.075.62**	**1,320.96**	**4,360.85**
Expenses and Losses				
Project Manager Fees	26.34	20.36	23.81	82.42
Investment Manager fees	26.34	20.36	23.81	82.42
Employee Benefit Expenses	0.09	0.09	0.09	0.36
Audit Fees	3.34	2.95	3.29	12.05
Trustee Fees	0.54	0.78	0.54	2.15
Other Operating Expenses	96.93	80.91	80.60	360.38
Total Expenses	**153.58**	**125.45**	**132.14**	**539.78**
EBITDA	1,235.64	950.17	1,188.82	3,821.07
% of Income	88.94%	88.34%	90.00%	87.62%
Depreciation and Amortisation Expense	249.43	198.72	228.23	810.48
Finance Costs	460.65	326.45	442.20	1.302.55
Profit Before Tax	**525.56**	**425.00**	**518.39**	**1,708.04**
Expected loss due to floods	24.97	-		
Current tax	104.32	44.58	76.19	236.56
Deferred Tax	56.35	14.40	82.13	337.05
Total Tax Expense	**160.67**	**58.98**	**158.32**	**573.61**
Profit for the quarter / year	**339.92**	**366.02**	**360.07**	**1,134.43**

Commenting on the Performance

As we move through the second quarter, our focus remains on building upon the progress achieved in the first half of the year. With continued momentum across portfolio operations, strategic initiatives, and financial performance, we remain focused on translating opportunities into tangible outcomes.

The quarter reflects our commitment to strengthening operational efficiencies, expanding our presence across key logistics markets, and maintaining a disciplined approach to growth. As we look ahead, our priorities remain firmly aligned with building a resilient portfolio, unlocking long-term value, and reinforcing stakeholder confidence.

SANDEEP JAIN | *Chief Financial Officer*

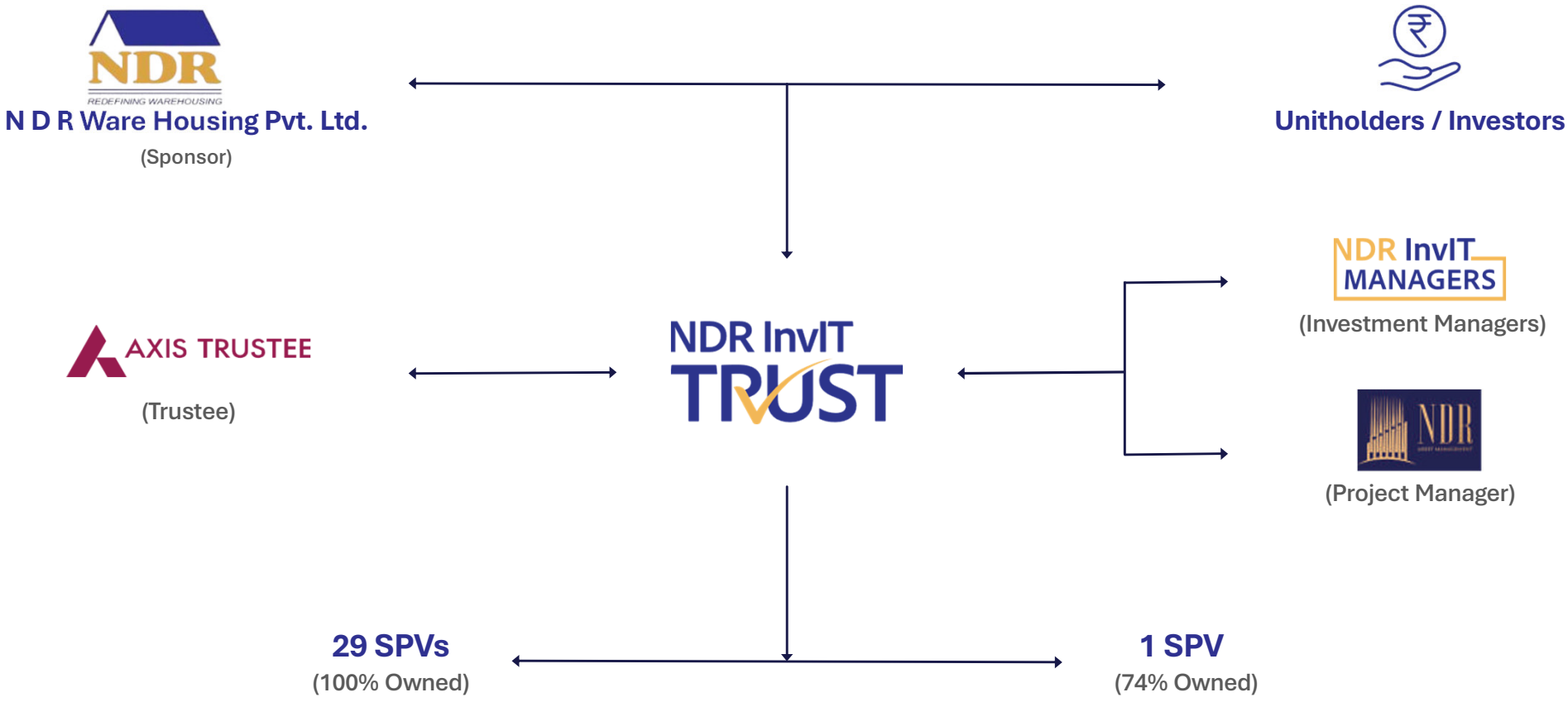


ANNEXURE



NDR InvIT TRUST

NDR InvIT Structure



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 N D R 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. Sundara 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

Mrs.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 Ware housing. He holds a Bachelor of Commerce from the University of Madras and an MBA in Marketing from Charles Sturt University.



NEHA CHOVATIA

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.

Assets Under Management

From individual assets to a growing national footprint, our AUM reflects the scale, reach, and strength of our platform. Scan and explore our AUM in motion and see the portfolio come to life across key markets, powering our continued growth.

Assets Under Right of First Offer (ROFO)

SOUTH ZONE

LOCATION

Kochi , Chennai and Hyderabad

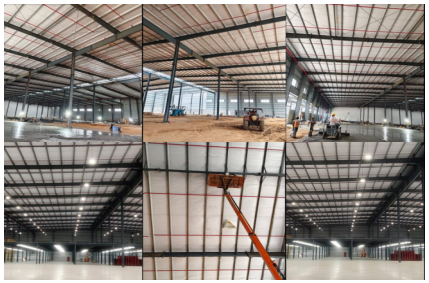
PROPERTIES

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.









Actual Photos

Assets Under Right of First Offer (ROFO)

WEST ZONE

LOCATION

Pune

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.



Actual Photos

Assets Under Right of First Offer (ROFO)

NORTH ZONE

LOCATION

Ghaziabad, Kanpur and Lucknow

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.









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.









Actual Photos

Under Construction Assets Under InvIT

UNDER CONSTRUCTION & FUTURE DEVELOPMENT - ALL ZONES

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









Actual Photos

Enterprise Risk Management – Monitoring & Q2 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



World Bank Delegation Visit – NDR KoHub, Hyderabad

- Hosted Mr. Wencai Zhang and the World Bank delegation at NDR KoHub Industrial Logistics Park, Hyderabad, on 14 September.
- Presented NDR's vision and growth strategy, highlighting the facility's regional impact, employment generation and initiatives promoting women's participation.
- The delegation was briefed on NDR's initiatives in green buildings, resource efficiency and sustainable infrastructure, followed by a facility walkthrough and tree plantation activity.
- The engagement highlighted NDR's focus on global best practices, inclusive development and sustainable infrastructure.



Plantation Drive – Growing a Greener Tomorrow

ACTIVITY

NDR organised Plantation Drive 2026 at its Hosur facility in association with the Forest Department, Hosur. The initiative was aimed at promoting environmental awareness and encouraging collective responsibility towards creating a greener and more sustainable future. Ms. Shuchi Malhotra joined the initiative as the Chief Guest and shared her valuable insights.

IMMEDIATE OUTCOMES

Promoted environmental awareness and encouraged employee participation in sustainability initiatives; strengthened collaboration with the Forest Department, Hosur.

BROADER IMPACT

Contributed towards environmental conservation; encouraged green practices and strengthened NDR's commitment to sustainability and responsible community engagement

SDG 13: Climate Action

SDG 14: Life on Land



Healthcare Equipment Donation, Strengthening Community Healthcare

ACTIVITY

NDR InvIT Trust, in association with the ADI Federation, donated medical equipment and hospital-related items to the Primary Health Care Centre, Chettipalayam, Coimbatore, as part of its ongoing CSR initiatives. The initiative aimed to strengthen healthcare infrastructure and support the delivery of essential medical services to the local community.

IMMEDIATE OUTCOMES

Provided essential medical equipment and hospital-related resources to strengthen healthcare facilities and support frontline healthcare professionals.

BROADER IMPACT

Improved access to essential healthcare resources; supported community well-being and strengthened local healthcare infrastructure through meaningful CSR engagement.

SDG 3: Good Health and Well-being

SDG 10: Reduced Inequalities







THANK YOU

NDR InvIT TRUST

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Maharashtra, India
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