August 08, 2024

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

Symbol- NDRINVIT

Sub: Outcome of the Board Meeting of NDR Invit Managers Private Limited in the capacity of Investment Manager of NDR InvIT Trust held on August 08, 2024.

Dear Sirs,

We wish to inform you that the Board of Directors of NDR Invit Managers Private Limited ("Investment Manager") acting in its capacity as the investment manager of **NDR InvIT Trust**, at its meeting held on Thursday, August 08, 2024, have considered and approved the following matters:-

1. Approved Unaudited Financial Results (Standalone and Consolidated) of NDR InvIT Trust for the quarter ended June 30, 2024. A copy of the Financial Results along with limited review report is enclosed herewith.

2. Declared distribution of Rs. 1.75/- per unit. The distribution will be paid as Rs. 0.87/- per Unit as Interest, Re. 0.88/- per unit as return of capital subject to applicable taxes.

   Please note that August 16, 2024, has been fixed as the Record Date for the purpose of distribution to the Unitholders which will be paid on or before August 22, 2024.

You are requested to kindly take the same on record.
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: 2024.08.08 19:30:04 +05'30'

Neha Chovatia
Company Secretary and Compliance Officer
Place: Chennai

CC:-

Axis Trustee Services Limited
("Trustee of the NDR InvIT Trust")
Axis House, Bombay Dyeing Mills Compound,
Pandurang Budhkar Marg,
Worli, Mumbai -400025

Deloitte
Haskins & Sells LLP

Chartered Accountants
One International Center,
Tower 3, 31st Floor,
Senapati Bapat Marg,
Elphinstone Road (West),
Mumbai– 400 013,
Maharashtra, India.

Tel: +91 22 6185 4000
Fax: +91 22 6185 4101

INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL INFORMATION

TO THE BOARD OF DIRECTORS OF
NDR Invit Managers Private Limited - The Investment Manager of NDR InvIT Trust ("the Investment Manager")

Introduction

1. We have reviewed the accompanying "Statement of Unaudited Standalone Financial Information" of NDR InvIT Trust (the "Trust"), which comprise of the Unaudited Standalone Statement of Profit and Loss, explanatory notes thereto and the additional disclosure as required by Chapter 4 of SEBI Master Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44 dated May 15, 2024 (the "SEBI circular") for the quarter ended June 30, 2024 (the "Statement"). The Statement is being submitted by the Investment Manager pursuant to the requirement of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations 2014, as amended (the "SEBI InvIT Regulations").

Management's Responsibility

2. This Statement, which is the responsibility of the Investment Manager and approved by the Investment Manager's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), as defined in Rule 2(1) (a) of Companies (Indian Accounting Standards) Rules, 2015, as amended, in compliance with the requirements of SEBI InvIT Regulations and other accounting principles generally accepted in India to the extent not inconsistent with the SEBI InvIT Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of Review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Investment Manager's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing issued by ICAI and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Deloitte
Haskins & Sells LLP

Conclusion

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement has not been prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the SEBI InvIT Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

Emphasis of matter

5. We draw attention to Note 5 of the Statement which described the presentation of "Unit Capital" as "Equity" to comply with SEBI InvIT Regulations. Our conclusion is not modified in respect of this matter.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Reg. No. 117366W/W-100018)

SAGAR ASHOK LELE
Digitally signed by SAGAR ASHOK LELE
Date: 2024.08.08 19:24:20 +05'30'

Sagar Lele
Partner
(Membership No. 126729)
UDIN: 24126729BKSPFF7071

Mumbai, August 08, 2024

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Information
Unaudited Standalone Statement of Profit and Loss for the quarter ended June 30, 2024
(All amounts are in ₹ Million, unless otherwise stated)

Sr. No	Particulars	Quarter ended June 30, 2024	From March 27, 2023 to March 31, 2024
		(Unaudited)	(Audited)
		(Refer Note 1 and 2)	(Refer Note 1 and 2)
I	**INCOME AND GAINS**		
	Income from Operations	328.62	274.51
	Other Income	6.81	0.09
	Total Income and Gains	**335.43**	**274.60**
II	**EXPENSES AND LOSSES**		
	Finance costs	-	0.04
	Other expenses	4.05	0.02
	Total Expenses and Losses	**4.05**	**0.06**
III	**Profit before tax for the quarter / period (I-II)**	**331.38**	**274.54**
IV	**Tax Expense**		
	Current tax	0.36	0.03
	Deferred tax	0.10	-
	Total Tax Expense	**0.46**	**0.03**
V	**Profit for the quarter / period (III-IV)**	**330.92**	**274.51**
VI	**Other Comprehensive Income**	**-**	**-**
VII	**Total Comprehensive Income for the quarter / period (V+VI)**	**330.92**	**274.51**

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Information
Notes to Unaudited Standalone Financial Information for the quarter ended June 30, 2024
(All amounts are in ₹ Million, unless otherwise stated)

1 NDR InvIT Trust (the "Trust"/"InvIT") is registered as a contributory irrevocable trust setup under the Indian Trusts Act,1882 on March 27, 2023, and registered as an infrastructure investment trust under the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, on June 5, 2023 having registration number IN/InvIT/23-24/0025. [N D R Ware Housing Private Limited is the Sponsor of the Trust (the "Sponsor"), Axis Trustee Services Limited is the Trustee of the Trust (the "Trustee"), NDR INVIT Managers Private Limited is the Investment Manager of the Trust (the "Investment Manager")]. The address of the registered office of the Investement Manager is CTS No. 54, Ground Floor, KHIL House, Village Bamanwada, Vile Parle (East), Mumbai - 400 099, Maharashtra, India.

2 The Unaudited Standalone Financial Information comprises of the Unaudited Standalone Statement of Profit and Loss, explanatory notes thereto and the additional disclosures as required in paragraph 4.6 of Chapter4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44 dated May 15, 2024 (“SEBI Circular”) of the Trust for the quarter ended June 30, 2024 ("the period") has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34-Interim Financial Reporting ("lnd AS 34"), SEBI (Infrastructure Investment Trust) Regulations, 2014, as amended and the circulars issued thereunder ("lnvIT Regulations") and other accounting principles generally accepted in India, as to the extent applicable. The above Unaudited Standalone Financial Information has been reviewed and approved by the Audit Committee and the Board of Directors of the Investment Manager to the Trust, at their respective meetings held on August 08, 2024. The Unaudited Standalone Financial Information has been subjected to Limited Review by the auditor of the Trust.
The units of the Trust are listed on National Stock Exchange Limited with effect from February 14, 2024. Since the units got listed during the previous quarter, no comparative period information prior to listing date have been disclosed and the results for the quarter ended June 30, 2024 are not strictly comparable with that of the previous period.

3 Investors can view the Unaudited Standalone Financial Information of the Trust on the Trust’s website (www.ndrinvittrust.com) or on the website of National Stock Exchange Limited (www.nseindia.com).

4 The Trust has proposed to distribute an amount of ₹ 673.75 million to Unitholders from its Net distributable cash flows of the Trust generated during the quarter.

5 Under the provisions of the SEBI InvIT Regulations, the Trust is required to distribute to Unitholders not less than 90% of the net distributable cash flows of the Trust for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Master Circular no. SEBI/HO/DDHS-POD-2/P/CIR/2024/44 dated May 15, 2024 issued under the SEBI InvIT Regulations, the Unitholders funds have been presented as "Equity" in order to comply with the requirements of the SEBI Master Circular dealing with the minimum presentation and disclosure requirements for key financial statements. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is also presented in Statement of Changes in Unitholders Equity when the distributions are approved by Warehouse InvIT Committee of the Board of Directors of the Investment Manager.

6 The Trust were assigned “CARE AAA; Stable” and IND AAA: Stable" Issued by CARE Ratings Limited and India Ratings and Research respectively.

7 The Trust's activities comprise owning and investing in infrastructure SPVs to generate cash flow for distribution to unit-holders. Based on the principles given in Ind AS 108 "Operating Segments", this activity falls within a single operating segment and accordingly, the disclosures of Ind AS 108 have not been separately provided.

8 The previous period’s figures have been regrouped, wherever necessary to make them comparable with those of current period.

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Information
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
(All amounts are in ₹ Million, unless otherwise stated)

A. Computation of Net Distributable Cash Flows (NDCFs) of NDR InvIT Trust

Particulars	**Quarter ended June 30, 2024**
	(Unaudited)
Cashflows from operating activities of the Trust	(2.01)
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework	559.98
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	6.52
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust	-
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i).loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv).agreement pursuant to which the Trust operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement,and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-
Net Distributable Cash Flows at Trust Level	**564.49**

Note 1: In order to promote standardisation of framework for computing NDCF, a revised framework was defined defined by SEBI vice master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework).This framework is applicable with effect from 1 April 2024. Accordingly, the SPVs have computed the NDCF for the period ended June 30, 2024 as per the revised framework. Comparatives have not been provided in this framework for the previous period presented.

Note 2: Cash received from SPVs in the form of interest is included in operating cash flows as per the cash flow statement. The same has been deducted from operating cash flows in the NDCF computation and included under a seperate line item as per the format.

Note 3: During the quarter ended June 30, 2024, the Group has additionally distributed ₹.109.27 million from the surplus being available at respective SPVs on acquisition of such SPVs by Trust as per SEBI circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024.

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Information
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
(All amounts are in ₹ Million, unless otherwise stated)

B Fees payable to Investment Manager and Project Manager

Pursuant to Investment Management Agreement, the Investment Manager is entitled to an Investment Management fee 2% of the revenue from operations of the SPV/ Holdco of the InvIT. Further, in case of any new acquisitions by the InvIT post listing, the Manager shall also be entitled to a fee equivalent to 0.75% of the value of such InvIT Asset acquired by the Trust as certified by an independent valuer. There are no changes during the quarter in the methodology for computation of fees paid to the Investment Manager.

Pursuant to Project Management Agreement, the Project Manager is entitled to a Project Management fee 2% of the revenue of in case of completed assets, and 5% of capital expenditure for under construction assets shall also be paid towards the fee for providing project management services, to the Project Manager. There are no changes during the quarter in the methodology for computation of fees paid to the Project Manager.

C Statement of Earnings per unit

Particluars	**Quarter ended June 30, 2024**	**From March 27, 2023 to March 31, 2024**
	(Unaudited)	**(Audited)**
Profit after tax for the period (Rs. in Millions)	330.92	274.51
Weighted average number of units outstanding	38,50,00,000	5,50,00,000
Earnings per unit in INR (Basic and Diluted) (Not Annualised)	0.86	4.99

D Contingent liabilities as at June 30, 2024 is Nil (March 31, 2024: Nil)

E Commitments as at June 30, 2024 is Nil (March 31, 2024: Nil)

F Related Party Disclosures

(I) Related Parties as per requirements of Ind AS 24-"Related Party Disclsoures"

Sl No.	**Name of the Party**	**Relationship**
1	Broadview Constructions and Holdings Private Limited	Subsidiary
2	Fabio Beverages Private Limited	Subsidiary
3	Forefront Logistics Private Limited	Subsidiary
4	Kautilya Warehousing Private Limited	Subsidiary
5	NDRAVG Business Park Private Limited	Subsidiary
6	NDR Bhadra Estates Private Limited	Subsidiary
7	NDR Distribution Centers Private Limited	Subsidiary
8	NDR Factor Private limited	Subsidiary
9	NDR Goaspace Private Limited	Subsidiary
10	N D R Plantations Private Limited	Subsidiary
11	NDR Safe Store Private Limited	Subsidiary
12	NDR Store House Private Limited	Subsidiary
13	NDR Vanshil Warehouse Park Private Limited	Subsidiary
14	Seahorse Distribution and Freight Services Private Limited	Subsidiary
15	Sri Amruthalingeswara Warehousing Private Limited	Subsidiary
16	Svahgraha Constructions and Holdings Private Limited	Subsidiary
17	Valiant Amrut India Infra Private Limited	Subsidiary
18	Varama Sir India Logistic and Infrastructure Private Limited	Subsidiary
19	NASDA Infra Private Limited	Subsidiary
20	LSA Warehousing Solutions Private Limited	Subsidiary
21	R Ramdas	Key Managerial Personnel (KMP)
22	N. Amrutesh Reddy	Key Managerial Personnel (KMP)
23	Brinda Jagirdhar	Key Managerial Personnel (KMP)
24	M S Sundarrajan	Key Managerial Personnel (KMP)
25	G K Ravishankar	Key Managerial Personnel (KMP)
26	Ritesh Vohra	Key Managerial Personnel (KMP)

(II) Related parties as per Regulation 2(1)(zv) of SEBI InvIT Regulations

Related parties in terms of the SEBI InvIT Regulations shall be the related parties as defined in the Companies Act, 2013 or under Ind AS 24 and shall include, the parties to the InvIT namely, NDR Ware Housing Private Limited (Sponsor), Axis Trustee Services Limited (Trustee), NDR INVIT Managers Private Limited (Investment Manager), NDR Asset Management Private Limited (Project Manager) and their respective promoters and directors.

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Information
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
(All amounts are in ₹ Million, unless otherwise stated)

(III) Transactions with Related Parties during the period

The below related party disclosures have been made in compliance with the stipulations of Ind AS 24 and in compliance with the SEBI InvIT Regulations to the extent there are transactions with the related parties.

S No.	Name of Company	Relationship	Quarter ended June 30, 2024	From March 27, 2023 to March 31, 2024
			(Unaudited)	(Audited)
1	**Interest on Loans given to SPV's**			
	Fabio Beverages Private Limited	Subsidiary	10.04	4.70
	NDR Factor Private Limited	Subsidiary	2.60	1.46
	NDR Plantations Private Limited	Subsidiary	0.48	0.20
	NDR Bhadra Estates Private Limited	Subsidiary	9.79	4.96
	Valiant Amrut India Infra Private Limited	Subsidiary	20.68	8.92
	NDR Safe Store Private Limited	Subsidiary	14.17	6.18
	NDR Vanshil Warehouse Park Private Limited	Subsidiary	46.71	19.72
	Broadview Constructions and Holdings Private Limited	Subsidiary	8.36	4.39
	NDR Store House Private Limited	Subsidiary	8.48	3.75
	LSA Warehousing Solutions Private Limited	Subsidiary	4.48	1.43
	Kautilya Warehousing Private Limited	Subsidiary	11.75	5.27
	NDR Distribution Centers Private Limited	Subsidiary	9.97	3.86
	Sri Amruthalingeswara Warhousing Private Limited	Subsidiary	10.52	4.33
	NDR Goaspace Private Limited	Subsidiary	32.89	14.77
	NDRAVG Business Park Private Limited	Subsidiary	17.93	7.16
	Varama Sir India Infrastructure Private Limited	Subsidiary	12.03	7.47
	Seahorse Distribution Centers and Frieght Services Private Limited	Subsidiary	8.47	3.38
	Forefront Logistics Private Limited	Subsidiary	8.58	4.29
	Svahgraha Constructions and Holdings Private Limited	Subsidiary	0.01	-
2	**Interest on Optionally Convertible Debentures**			
	NASDA Infra Private Limited	Subsidiary	50.90	38.46
	NDR Bhadra Estates Private Limited	Subsidiary	16.45	9.56
	Broadview Constructions and Holdings Private Limited	Subsidiary	16.45	9.56
	NDR Store House Private Limited	Subsidiary	6.86	3.98
3	**Dividend**			
	Svahgraha Constructions and Holdings Private Limited	Subsidiary	-	86.70
	NDR Plantations Private Limited	Subsidiary	-	20.00
4	**Interest on Fixed Deposit**			
	Axis Bank Limited	Promoter of the Trustee	6.52	0.09
5	**Bank Charges**			
	Axis Bank Limited	Promoter of the Trustee	-	0.04
6	**Fixed Deposits Deposits**			
	Axis Bank Limited	Promoter of the Trustee	390.00	6,683.82
7	**Fixed Deposits matured**			
	Axis Bank Limited	Promoter of the Trustee	475.00	6,280.00

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Information
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
(All amounts are in ₹ Million, unless otherwise stated)

8	**Loans given**			
	Fabio Beverages Private Limited	Subsidiary	0.43	388.62
	NDR Factor Private Limited	Subsidiary	0.03	134.85
	NDR Plantations Private Limited	Subsidiary	-	17.70
	NDR Bhadra Estates Private Limited	Subsidiary	-	399.60
	Valiant Amrut India Infra Private Limited	Subsidiary	5.30	809.26
	NDR Safe Store Private Limited	Subsidiary	0.45	544.32
	NDR Vanshil Warehouse Park Private Limited	Subsidiary	11.35	1,798.98
	Broadview Constructions and Holdings Private Limited	Subsidiary	4.40	395.20
	NDR Store House Private Limited	Subsidiary	5.14	327.23
	LSA Warehousing Solutions Private Limited	Subsidiary	56.85	213.15
	Kautilya Warehousing Private Limited	Subsidiary	-	468.59
	NDR Distribution Centers Private Limited	Subsidiary	-	386.90
	Sri Amruthalingeswara Warhousing Private Limited	Subsidiary	11.36	438.48
	NDR Goaspace Private Limited	Subsidiary	30.72	1,214.30
	NDRAVG Business Park Private Limited	Subsidiary	17.60	684.32
	Varama Sir India Infrastructure Private Limited	Subsidiary	38.71	632.40
	Seahorse Distribution Centers and Frieght Services Private Limited	Subsidiary	3.70	339.98
	Forefront Logistics Private Limited	Subsidiary	0.15	371.28
	Svahgraha Constructions and Holdings Private Limited	Subsidiary	8.35	-
9	**Loans repaid**			
	Fabio Beverages Private Limited	Subsidiary	34.46	4.72
	NDR Factor Private Limited	Subsidiary	18.81	33.95
	NDR Plantations Private Limited	Subsidiary	-	0.21
	NDR Bhadra Estates Private Limited	Subsidiary	7.09	41.13
	Valiant Amrut India Infra Private Limited	Subsidiary	30.04	50.00
	NDR Safe Store Private Limited	Subsidiary	9.03	24.13
	NDR Vanshil Warehouse Park Private Limited	Subsidiary	66.86	66.20
	Broadview Constructions and Holdings Private Limited	Subsidiary	30.14	78.00
	NDR Store House Private Limited	Subsidiary	14.79	14.50
	LSA Warehousing Solutions Private Limited	Subsidiary	15.30	70.00
	Kautilya Warehousing Private Limited	Subsidiary	23.77	26.70
	NDR Distribution Centers Private Limited	Subsidiary	10.54	19.85
	Sri Amruthalingeswara Warhousing Private Limited	Subsidiary	36.90	44.58
	NDR Goaspace Private Limited	Subsidiary	28.75	27.66
	NDRAVG Business Park Private Limited	Subsidiary	23.86	39.00
	Varama Sir India Infrastructure Private Limited	Subsidiary	87.30	147.70
	Seahorse Distribution Centers and Frieght Services Private Limited	Subsidiary	33.00	30.00
	Forefront Logistics Private Limited	Subsidiary	15.70	53.27
	Svahgraha Constructions and Holdings Private Limited	Subsidiary	0.83	-
10	**Reimbursement of InvIT Expenses ***			
	Broadview Constructions and Holdings Private Limited	Subsidiary	-	0.08
	Fabio Beverages Private Limited	Subsidiary	-	0.76
	Kautilya Warehousing Private Limited	Subsidiary	-	0.14
	LSA Warehousing Solutions Private Limited	Subsidiary	-	0.20
	NDR Bhadra Estates Private Limited	Subsidiary	-	0.57
	NDR Distribution Centers Private Limited	Subsidiary	-	0.75
	NDR Goaspace Private Limited	Subsidiary	-	0.95
	NDR INVIT Managers Private Limited	Investment manager	-	127.01
	NDR Plantations Private Limited	Subsidiary	-	0.63
	NDR Safe Store Private Limited	Subsidiary	-	0.36
	NDR Store House Private Limited	Subsidiary	-	0.38
	NDR Vanshil Warehouse Park Private Limited	Subsidiary	-	0.50
	NDR Warehousing Private Limited	Subsidiary	-	80.38
	NDRAVG Business Park Private Limited	Subsidiary	-	0.65
	Sri Amruthalingeswara Warhousing Pvt Ltd	Subsidiary	-	0.50
	Valiant Amrut India Infra Private Limited	Subsidiary	-	0.83

* represents reimbursement of issue expenses pertaining to the InvIT listing.

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Information
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
(All amounts are in ₹ Million, unless otherwise stated)

(IV) Outstanding balance at the period end

1	Loans	Relationship	As at June 30, 2024 (Unaudited)	As at March 31, 2024 (Audited)
	Fabio Beverages Private Limited	Subsidiary	359.91	383.90
	NDR Factor Private Limited	Subsidiary	84.72	100.89
	NDR Plantations Private Limited	Subsidiary	17.97	17.49
	NDR Bhadra Estates Private Limited	Subsidiary	361.18	358.48
	Valiant Amrut India Infra Private Limited	Subsidiary	755.21	759.26
	NDR Safe Store Private Limited	Subsidiary	525.79	520.20
	NDR Vanshil Warehouse Park Private Limited	Subsidiary	1,723.98	1,732.78
	Broadview Constructions and Holdings Private Limited	Subsidiary	299.82	317.20
	NDR Store House Private Limited	Subsidiary	311.57	312.73
	LSA Warehousing Solutions Private Limited	Subsidiary	189.18	143.15
	Kautilya Warehousing Private Limited	Subsidiary	429.86	441.89
	NDR Distribution Centers Private Limited	Subsidiary	366.49	367.06
	Sri Amruthalingeswara Warhousing Private Limited	Subsidiary	378.89	393.90
	NDR Goaspace Private Limited	Subsidiary	1,221.51	1,186.65
	NDRAVG Business Park Private Limited	Subsidiary	657.69	645.32
	Varama Sir India Infrastructure Private Limited	Subsidiary	448.14	484.69
	Seahorse Distribution Centers and Frieght Services Private Limited	Subsidiary	289.15	309.98
	Forefront Logistics Private Limited	Subsidiary	311.05	318.01
	Svahgraha Constructions and Holdings Private Limited	Subsidiary	7.53	-
2	**Interest accrued but not due on Optionally Convertible Debentures**			
	Broadview Constructions and Holdings Private Limited	Subsidiary	16.45	9.56
	NASDA Infra Private Limited	Subsidiary	19.50	1.08
	NDR Bhadra Estates Private Limited	Subsidiary	16.45	9.56
	NDR Store House Private Limited	Subsidiary	6.86	3.98
3	**Fixed Deposits**			
	Axis Bank Limited	Promoter of the Trustee	322.20	403.82
4	**Bank Balances**			
	Axis Bank Limited	Promoter of the Trustee	0.86	102.23
5	**Reimbursement expenses payable**			
	Broadview Constructions and Holdings Private Limited	Subsidiary	-	0.09
	Fabio Beverages Private Limited	Subsidiary	-	0.90
	Kautilya Warehousing Private Limited	Subsidiary	-	0.16
	LSA Warehousing Solutions Private Limited	Subsidiary	-	0.23
	NDRAVG Business Park Private Limited	Subsidiary	-	0.76
	NDR Bhadra Estates Private Limited	Subsidiary	-	0.67
	NDR Distribution Centers Private Limited	Subsidiary	-	0.88
	NDR Goaspace Private Limited	Subsidiary	-	1.12
	NDR INVIT Managers Private Limited	Investment manager	7.82	38.49
	NDR Plantations Private Limited	Subsidiary	-	0.75
	NDR Safe Store Private Limited	Subsidiary	-	0.43
	NDR Store House Private Limited	Subsidiary	-	0.45
	NDR Vanshil Warehouse Park Private Limited	Subsidiary	-	0.59
	Sri Amruthalingeswara Warhousing Pvt Ltd	Subsidiary	-	0.59
	Valiant Amrut India Infra Private Limited	Subsidiary	-	0.83

NDR InvIT Trust
SEBI Registration No.IN/InvIT/23-24/0025
Statement of Unaudited Standalone Financial Information
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
(All amounts are in ₹ Million, unless otherwise stated)

G Initial Disclosure by an entity identified as a Large Corporate*

Particulars	**Details**
Name of the Company / InvIT	NDR InvIT Trust
CIN / SEBI Registration No.	IN/InvIT/23-24/0025
Outstanding borrowing of Company / InvIT as on June 30, 2024 as applicable (INR Crores)	-
Highest Credit Rating during previous Financial Year along with the name of Credit rating agency	CARE AAA / Stable rating from CARE Ratings Ltd
Company/ InvIT having their specified securities or debt securities or non-convertible redeemable preference share, listed on a recognised stock exchange(s) in terms of SEBI (Lisiting Obligations and Disclosure Requirements) Regulations, 2015	Not Applicable*

*As per SEBI circular bearing reference no. SEBI/ HO/DDHS/P/CIR/2021/613 dated August 10, 2021, the Trust is not identified as "Large Corporate" as on June 30, 2024.

For Deloitte Haskins & Sells LLP
Firm's Registration No. 117366W/W-100018
Chartered Accountants

SAGAR ASHOK LELE
Digitally signed by SAGAR ASHOK LELE
Date: 2024.08.08 19:25:45 +05'30'

Sagar Lele
Partner
Membership no.126729
Place : Mumbai
Date : August 08, 2024

For and on behalf of the Board of Directors of
NDR INVIT Managers Private Limited (the "Investment Manager") in its capacity as the Investment Manager of NDR InvIT Trust)

NAIDU AMRUTESH REDDY
Digitally signed by NAIDU AMRUTESH REDDY
Date: 2024.08.08 19:13:28 +05'30'

Naidu Amrutesh Reddy
(Director)
DIN: 00898556
Place : Chennai
Date : August 08, 2024

RAMAKRISHNA N RAMDAS IYER
Digitally signed by RAMAKRISHNAN RAMDAS IYER
Date: 2024.08.08 19:15:29 +05'30'

Ramdas Ramakrishnan Iyer
(Director)
DIN: 03029948
Place : Chennai
Date : August 08, 2024

NEHA HARDIK CHOVATIA
Digitally signed by NEHA HARDIK CHOVATIA
Date: 2024.08.08 19:16:18 +05'30'

Neha Chovatia
(Company Secretary)
PAN: BASPB7693D
Place : Chennai
Date : August 08, 2024

SANDEEP JAIN
Digitally signed by SANDEEP JAIN
Date: 2024.08.08 19:14:44 +05'30'

Sandeep Jain
(Chief Financial Officer)
PAN: AFVPJ8812M
Place : Chennai
Date : August 08, 2024

Deloitte
Haskins & Sells LLP

Chartered Accountants
One International Center,
Tower 3, 31st Floor,
Senapati Bapat Marg,
Elphinstone Road (West),
Mumbai– 400 013,
Maharashtra, India.

Tel: +91 22 6185 4000
Fax: +91 22 6185 4101

INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION

TO THE BOARD OF DIRECTORS OF
NDR Invit Managers Private Limited - The Investment Manager of NDR InvIT Trust ("the Investment Manager")

Introduction

1. We have reviewed the accompanying Unaudited Consolidated Financial information of NDR InvIT Trust (the "Trust") and its subsidiaries (together referred to as the "Group"), which comprise of the Unaudited Consolidated Statement of Profit and Loss, explanatory notes thereto and the additional disclosure as required by Chapter 4 of SEBI Master Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44 dated May 15, 2024 (the "SEBI circular") for the quarter ended June 30,2024 (the "Statement"). The Statement is being submitted by Investment Manager pursuant to the requirement of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations 2014, as amended (the "SEBI InvIT Regulations").

   The Statement includes the financial information of the following entities –

Sr. No.	Name of the entities
A	**Parent entity**
	NDR InvIT Trust
B	**Subsidiaries**
1	Nasda Infra Private Limited
2	Broadview Constructions and Holdings Private Limited
3	Fabio Beverages Private Limited
4	Forefront Logistics Private Limited
5	Kautilya Warehousing Private Limited
6	NDRAVG Business Park Private Limited
7	NDR Bhadra Estates Private Limited
8	NDR Distribution Centers Private Limited
9	NDR Factor Private Limited
10	NDR Goaspace Private Limited
11	N D R Plantations Private Limited
12	NDR Safe Store Private Limited
13	NDR Store House Private Limited
14	NDR Vanshil Warehouse Park Private Limited
15	Seahorse Distribution and Freight Services Private Limited
16	Sri Amruthalingeswara Warehousing Private Limited
17	Svahgraha Constructions and Holdings Private Limited
18	Valiant Amrut India Infra Private Limited
19	Varama SIR (India) Logistic & Infrastructure Private Limited
20	LSA Warehousing Solutions Private Limited

Deloitte
Haskins & Sells LLP

Management's Responsibility

2. This Statement, which is the responsibility of the Investment Manager and approved by the Investment Manager's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), as defined in Rule 2(1) (a) of Companies (Indian Accounting Standards) Rules, 2015, as amended, in compliance with SEBI InvIT Regulations other accounting principles generally accepted in India to the extent not inconsistent with the SEBI InvIT Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of Review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Investment Manager's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing issued by ICAI and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement has not been prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the SEBI InvIT Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of matter

5. We draw attention to Note 5 of the Statement which described the presentation of "Unit Capital" as "Equity" to comply with SEBI InvIT Regulations. Our conclusion is not modified in respect of this matter.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Reg. No. 117366W/W-100018)

SAGAR ASHOK LELE

Digitally signed by SAGAR ASHOK LELE
Date: 2024.08.08 19:26:28 +05'30'

Sagar Lele
Partner
(Membership No. 126729)
UDIN: 24126729BKSPFG6961

Mumbai, August 08, 2024

NDR InvIT Trust
SEBI Registraion Number:IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Information
Unaudited Consolidated Statement of Profit and Loss for the Quarter ended June 30, 2024
(All amounts are in ₹ Million, unless otherwise stated)

Sr. No	Particulars	Quarter ended June 30, 2024	From March 27, 2023 to March 31, 2024
		(Unaudited)	(Audited)
I	**INCOME AND GAINS**		
	Revenue from operations	751.77	427.18
	Net gain on investments	0.47	-
	Interest Income	10.47	6.04
	Other income	28.94	48.65
	Total Income and gains	**791.65**	**481.87**
II	**EXPENSES**		
	Depreciation and amortisation expense	146.18	81.15
	Project Manager Fee	14.40	6.21
	Investment Manager Fee	14.40	6.21
	Employee benefit expenses	0.09	0.05
	Other operating expenses	104.88	107.89
	Finance costs	83.04	59.69
	Total Expenses and Losses	**362.99**	**261.20**
III	**Profit before tax for the quarter / period (I-II)**	**428.66**	**220.67**
IV	**Tax Expense**		
	Current tax	25.19	10.65
	Deferred tax	9.57	25.95
	Total Tax Expense	**34.76**	**36.60**
V	**Profit for the quarter / period (III-IV)**	**393.90**	**184.07**
VI	**Other Comprehensive Income**	**-**	**-**
VII	**Total Comprehensive Income for the quarter / period (V+VI)**	**393.90**	**184.07**
	Total comprehensive income for the period attributable to non controlling interests	**1.40**	**(1.43)**
	Total comprehensive income for the period attributable to Unitholders	**392.50**	**185.50**

NDR InvIT Trust
SEBI Registraion Number:IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Information
Notes to Unaudited Consolidated Financial Information for the quarter ended June 30, 2024
(All amounts are in ₹ Million, unless otherwise stated)

1 NDR InvIT Trust (the "Trust"/"InvIT") is registered as a contributory irrevocable trust setup under the Indian Trusts Act,1882 on March 27, 2023, and registered as an infrastructure investment trust under the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, on June 5, 2023 having registration number IN/InvIT/23-24/0025. [N D R Ware Housing Private Limited is the Sponsor of the Trust (the "Sponsor"), Axis Trustee Services Limited is the Trustee of the Trust (the "Trustee"), NDR INVIT Managers Private Limited is the Investment Manager of the Trust (the "Investment Manager")]. The address of the registered office of the Investment Manager is CTS No. 54, Ground Floor, KHIL House, Village Bamanwada, Vile Parle (East), Mumbai - 400 099, Maharashtra, India.

The Unaudited Consolidated financial information comprises of Unaudited Consolidated Statement of Profit and Loss, explanatory notes thereto and the additional disclosures as required in paragraph 4.6 of Chapter4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44 dated May 15, 2024 (“SEBI Circular”) of Trust and its twenty subsidiaries namely NASDA Infra Private Limited, Broadview Constructions and Holdings Private Limited, Fabio Beverages Private Limited, Forefront Logistics Private Limited, Kautilya Warehousing Private Limited, NDRAVG Business Park Private Limited, NDR Bhadra Estates Private Limited, NDR Distribution Centers Private Limited, NDR Factor Private Limited, NDR Goaspace Private Limited, N D R Plantations Private Limited, NDR Safe Store Private Limited, NDR Store House Private Limited, NDR Vanshil Warehouse Park Private Limited, Seahorse Distribution and Freight Services Private Limited, Sri Amruthalingeswara Warehousing Private Limited, Svahgraha Constructions and Holdings Private Limited, Valiant Amrut India Infra Private Limited, Varama SIR India Logistic and Infrastructure Private Limited, LSA Warehousing Solutions Private Limited (individually referred to as 'Special Purpose Vehicle' or 'SPV' and together referred to as "Group").

2 The above Unaudited Consolidated financial information for the quarter ended June 30, 2024 has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34-Interim Financial Reporting ("lnd AS 34"), SEBI (Infrastructure Investment Trust) Regulations, 2014, as amended and the circulars issued thereunder ("lnvIT Regulations") and other accounting principles generally accepted in India, as to the extent applicable. The above Unaudited Standalone Financial Information has been reviewed and approved by the Audit Committee and the Board of Directors of the Investment Manager to the Trust, at their respective meetings held on August 08, 2024. The Unaudited Standalone Financial Information has been subjected to Limited Review by the auditor of the Trust.
The units of the Trust are listed on National Stock Exchange Limited with effect from February 14, 2024. Since the units got listed during the previous quarter, no comparative period information prior to listing date have been disclosed and the results for the quarter ended June 30, 2024 are not strictly comparable with that of the previous period.

3 Investors can view the Consolidated Financial Information of the Group on the Trust’s website (www.ndrinvittrust.com) or on the website of National Stock Exchange Limited (www.nseindia.com).

4 The Group has proposed to distribute an amount of ₹ 673.75 million to Unitholders from its Net distributable cash flows of the Trust generated during the quarter ended June 30, 2024.

5 Under the provisions of the SEBI InvIT Regulations, the Trust is required to distribute to Unitholders not less than 90% of the net distributable cash flows of the Trust for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Master Circular no. SEBI/HO/DDHS-POD-2/P/CIR/2024/44 dated May 15, 2024 issued under the SEBI InvIT Regulations, the Unitholders funds have been presented as "Equity" in order to comply with the requirements of the SEBI Master Circular dealing with the minimum presentation and disclosure requirements for key financial statements. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is also presented in Statement of Changes in Unitholders Equity when the distributions are approved by Warehouse InvIT Committee of the Board of Directors of the Investment Manager.

6 The Trust were assigned “CARE AAA; Stable” and IND AAA: Stable" Issued by CARE Ratings Limited and India Ratings and Research respectively.

7 During the current quarter, one of the SPV namely NASDA Infra Private Limited has sold land amounting to ₹ 83.08 million resulting in a gain of ₹ 0.51 million. This was disclosed as Asset held for sale as on March 31, 2024.

8 The Group activities comprise owning and investing in infrastructure SPVs to generate cash flow for distribution to unit-holders. Based on the principles given in Ind AS 108 "Operating Segments", this activity falls within a single operating segment and accordingly, the disclosures of Ind AS 108 have not been separately provided.

9 The previous period’s figures have been regrouped, wherever necessary to make them comparable with those of current period.

NDR InvIT Trust
SEBI Registraion Number:IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Information
(All amounts are in ₹ Million, unless otherwise stated)
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
A. Computation of Net Distributable Cash Flows (NDCFs) of SPV's

Particulars	**Quarter ended June 30, 2024**
	(Unaudited)
Cash flow from operating activities as per Cash Flow Statement of SPV's (Refer Note1)	639.66
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	4.05
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re- invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(56.14)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(27.59)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the SPVs have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the SPVs, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the SPVs, (iv). agreement pursuant to which the SPV operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-
(-) any capital expenditure on existing assets owned by the SPV, to the extent not funded by debt / equity or from reserves created in the earlier years.	-
Net Distributable Cash Flows of SPV's	**559.98**

Note 1: In order to promote standardisation of framework for computing NDCF, a revised framework was defined defined by SEBI vice master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework). As per the framework, the SPVs are required to declare and distribute at least 90% of their NDCF as distributions ("SPV Distributions to NDR INVIT in proportion of its holding in the SPVs subject to applicable provisions of the Companies Act, 2013. This framework is applicable with effect from 1 April 2024. Accordingly, the SPVs have computed the NDCF for the quarter June 30, 2024 as per the revised framework. Comparatives have not been provided in this framework for the previous period presented.

Note 2: During the quarter ended June 30, 2024, the Group has additionally distributed ₹.109.27 million from the surplus being available at respective SPVs on acquisition of such SPVs by Trust as per SEBI circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024.

B Fees payable to Investment Manager and Project Manager

Pursuant to Investment Management Agreement, the Investment Manager is entitled to an Investment Management fee 2% of the revenue from operations of the SPV/ Holdco of the InvIT. Further, in case of any new acquisitions by the InvIT post listing, the Manager shall also be entitled to a fee equivalent to 0.75% of the value of such InvIT Asset acquired by the Trust as certified by an independent valuer.There are no changes during the quarter in the methodology for computation of fees paid to the Investment Manager.

Pursuant to Project Management Agreement, the Project Manager is entitled to a Project Management fee 2% of the revenue of in case of completed assets, and 5% of capital expenditure for under construction assets shall also be paid towards the fee for providing project management services, to the Project Manager.There are no changes during the quarter in the methodology for computation of fees paid to the Project Manager.

C Statement of Earnings per unit

Particluars	**Quarter ended June 30, 2024**	**From March 27, 2023 to March 31, 2024**
	(Unaudited)	**(Audited)**
Profit for the period	392.50	185.50
Weighted average number of units outstanding for computation of basic and diluted earnings per unit (in units)	38,50,00,000	5,50,00,000
Earnings per unit in INR (Basic and Diluted)	1.02	3.37

D

Particulars	**Quarter ended June 30, 2024**	**From March 27, 2023 to March 31, 2024**
	(Unaudited)	**(Audited)**
Contingent liabilities		
Bank Guarantees	0.25	0.25
Income Tax Matters	6.14	6.14
Capital Commitments		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	993.35	1,415.96

There are ongoing litigations on few survey numbers of the land which are located at Bengaluru (viz. Valiant Amrut India Infra Private Limited and N D R Plantations Private Limited), Poochi Chennai (NASDA Infra Private Limited) and Oragadam Chennai (NDR Safe Store Private Limited). The related amount is not ascertainble on the said litigations and the said SPVs doesnt not anticpate any provisions. NDR InvIT Trust has entered into a settlement deed for the ongoing litigations on few survey numbers on these land which are located at Poochi Chennai (NASDA Infra Private Limited) and Oragadam Chennai (NDR Safe Store Private Limited) for which Judicial Magistrate Court order is pending.

NDR InvIT Trust
SEBI Registraion Number:IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Information
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
(All amounts are in ₹ Million, unless otherwise stated)

E Related Party Disclosures

I Related Parties as per requirements of Ind AS 24-"Related Party Disclsoures"

Sl No.	Name of the Party	Relationship
1	Broadview Constructions and Holdings Private Limited	Subsidiary
2	Fabio Beverages Private Limited	Subsidiary
3	Forefront Logistics Private Limited	Subsidiary
4	Kautilya Warehousing Private Limited	Subsidiary
5	NDRAVG Business Park Private Limited	Subsidiary
6	NDR Bhadra Estates Private Limited	Subsidiary
7	NDR Distribution Centers Private Limited	Subsidiary
8	NDR Factor Private limited	Subsidiary
9	NDR Goaspace Private Limited	Subsidiary
10	N D R Plantations Private Limited	Subsidiary
11	NDR Safe Store Private Limited	Subsidiary
12	NDR Store House Private Limited	Subsidiary
13	NDR Vanshil Warehouse Park Private Limited	Subsidiary
14	Seahorse Distribution and Freight Services Private Limited	Subsidiary
15	Sri Amruthalingeswara Warehousing Private Limited	Subsidiary
16	Svahgraha Constructions and Holdings Private Limited	Subsidiary
17	Valiant Amrut India Infra Private Limited	Subsidiary
18	Varama Sir India Logistic and Infrastructure Private Limited	Subsidiary
19	NASDA Infra Private Limited	Subsidiary
20	LSA Warehousing Solutions Private Limited	Subsidiary
21	R Ramdas	Key Managerial Personnel (KMP)
22	N. Amrutesh Reddy	Key Managerial Personnel (KMP)
23	Brinda Jagirdhar	Key Managerial Personnel (KMP)
24	M S Sundarrajan	Key Managerial Personnel (KMP)
25	G K Ravishankar	Key Managerial Personnel (KMP)
26	Ritesh Vohra	Key Managerial Personnel (KMP)
27	Naidu Srithi	Relative of Key Managerial Personnel(KMP)
28	NDR Big Box Pvt Ltd	Entity in which KMP and their relatives have significant influence
29	NDR Space Private Limited	Entity in which KMP and their relatives have significant influence
30	Adway Aqua Minerale Private Limited	Entity in which KMP and their relatives have significant influence
31	Vanshil NDR Warehouse Hub LLP	Entity in which KMP and their relatives have significant influence
32	NDR Vanshil Warehouse Logistics Park LLP	Entity in which KMP and their relatives have significant influence

NDR InvIT Trust
SEBI Registraion Number:IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Information
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
(All amounts are in ₹ Million, unless otherwise stated)

II. Related parties as per Regulation 2(1)(zv) of SEBI InvIT Regulations

Related parties in terms of the SEBI InvIT Regulations shall be the related parties as defined in the Companies Act, 2013 or under Ind AS 24 and shall include, the parties to the InvIT namely, NDR Ware Housing Private Limited (Sponsor), Axis Trustee Services Limited (Trustee), NDR INVIT Managers Private Limited (Investment Manager), NDR Asset Management Private Limited (previously Known as NDR REIT Management Services Private Limited) (Project Manager) and their respective promoters and directors.

III. Transactions with Related Parties during the period

The below related party disclosures have been made in compliance with the stipulations of Ind AS 24 and in compliance with the SEBI InvIT Regulations to the extent there are transactions with the related parties.

Particulars	Quarter ended June 30, 2024	From March 27, 2023 to March 31, 2024
	(Unaudited)	(Audited)
Project Management Services		
NDR Asset Management Private Limited	5.12	2.25
Staffing Service Charges		
NDR Asset Management Private Limited	14.40	59.35
Professional & Consultancy		
NDR Asset Management Private Limited	-	86.00
Investment Manager Fees		
NDR INVIT Managers Private Limited	14.40	7.30
Bank Charges		
Axis Bank Limited	0.01	0.00
Interest on Term Loan		
Axis Bank Limited	10.22	11.75
FD Income		
Axis Bank Limited	6.91	1.53
Rental Charges		
Naidu Amrutesh Reddy	2.07	1.33
Vanshil NDR Warehouse Hub LLP	0.03	-
NDR Vanshil Warehouse Logistics Park LLP	0.03	-
Sale of Land		
Adway Aqua Minerale Private Limited	83.08	73.56
Advances received		
N D R Ware Housing Private Limited	3.33	24.52
Advances repaid		
N D R Ware Housing Private Limited	-	24.52
Advances given		
NDR Big Box Pvt Ltd	-	0.19
NDR Space Private Limited	-	0.10
Term Loans disbursed		
Axis Bank Limited	-	19.44
Term Loans repayment		
Axis Bank Limited	6.51	805.87
Fixed Deposits Placed		
Axis Bank Limited	406.50	6,779.32
Fixed Deposits redeemed		
Axis Bank Limited	500.58	6,398.27

NDR InvIT Trust
SEBI Registraion Number:IN/InvIT/23-24/0025
Statement of Unaudited Consolidated Financial Information
9. Additional Disclosures as required by Paragraph 4.6 of Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/44
(All amounts are in ₹ Million, unless otherwise stated)

IV. Outstanding balance at the period end	As at June 30, 2024	As at March 31, 2024
	(Unaudited)	(Audited)
Trade Payables		
NDR Asset Management Private Limited	2.13	30.39
NDR INVIT Managers Private Limited	43.80	81.25
NDR Store Well Warehousing LLP	0.44	-
Vanshil NDR Warehouse Hub LLP	0.09	-
NDR Vanshil Warehouse Logistics Park LLP	0.09	-
Security Deposit receivable		
Vanshil NDR Warehouse Hub LLP	58.40	58.40
NDR Vanshil Warehouse Logistics Park LLP	129.24	129.24
N Amrutesh Reddy	336.08	336.08
Advances Receivable		
N D R Ware Housing Private Limited	252.35	255.68
Amounts Payable		
Adway Aqua Minerale Private Limited	1.23	-
Bank Balances		
Axis Bank Limited	15.50	125.10
Fixed Deposits		
Axis Bank Limited	353.48	443.91
Term Loans		
Axis Bank Limited	426.97	433.48

For Deloitte Haskins & Sells LLP
Firm's Registration No. 117366W/W-100018
Chartered Accountants

SAGAR ASHOK LELE
Digitally signed by SAGAR ASHOK LELE
Date: 2024.08.08 19:29:00 +05'30'

Sagar Lele
Partner
Membership no.126729
Place : Mumbai
Date : August 08, 2024

For and on behalf of the Board of Directors of
NDR INVIT Managers Private Limited (the "Investment Manager") in its capacity as the Investment Manager of NDR InvIT Trust)

NAIDU AMRUTESH REDDY
Digitally signed by NAIDU AMRUTESH REDDY
Date: 2024.08.08 19:12:22 +05'30'

Naidu Amrutesh Reddy
(Director)
DIN: 00898556
Place : Chennai
Date : August 08, 2024

RAMAKRISHNAN RAMDAS IYER
Digitally signed by RAMAKRISHNAN RAMDAS IYER
Date: 2024.08.08 19:10:06 +05'30'

Ramdas Ramakrishnan Iyer
(Director)
DIN: 03029948
Place : Chennai
Date : August 08, 2024

NEHA HARDIK CHOVATIA
Digitally signed by NEHA HARDIK CHOVATIA
Date: 2024.08.08 19:08:37 +05'30'

Neha Chovatia
(Company Secretary)
PAN: BASPB7693D
Place : Chennai
Date : August 08, 2024

SANDEEP JAIN
Digitally signed by SANDEEP JAIN
Date: 2024.08.08 19:11:10 +05'30'

Sandeep Jain
(Chief Financial Officer)
PAN: AFVPJ8812M
Place : Chennai
Date : August 08, 2024