

INDIA REIT & InvIT

WEEKLY MARKET REPORT



Week Ending: 2 April 2026

Vol 1, Issue 3

MARKET OVERVIEW

SEBI's ongoing regulatory reforms continue to support the growth and maturity of India's REIT and InvIT market, improving flexibility, capital deployment, and investor participation.

- Continued focus on easing investment norms and enhancing liquidity across REITs and InvITs
- Increasing interest in development assets, including under-construction and greenfield opportunities
- Stable yield environment supporting consistent investor demand
- Strong institutional participation driving capital inflows and market depth

NEWS HIGHLIGHTS

- Mindspace REIT to acquire ~2.6 mn sq ft Chennai office asset for ~₹2,541 crore, strengthening its portfolio expansion pipeline
- Brookfield India REIT appoints Shashank Jain as MD & CEO, signalling leadership strengthening and growth focus
- SEBI approves regulatory reforms for REITs & InvITs to enhance flexibility, cash flow visibility, and ease of doing business
- NHAI raises ~₹28,300 crore via infrastructure monetisation, including InvIT routes, highlighting strong momentum in InvIT-led funding
- Capital Infra Trust (CAPINVIT), an InvIT sponsored by Gawar Construction, saw its Board on Feb 5, 2026, recommend an interim dividend of ₹0.89 and a final dividend of ₹1.45 per unit, subject to approval.

REIT PERFORMANCE 27.03.2026 – 02.04.2026

| Instrument | Closing Price | Weekly High / Weekly Low | % Weekly Change | Fy 26 Payout | Aprox XIRR % |
|------------------|---------------|--------------------------|-----------------|--------------|--------------|
| Embassy REIT | 428.45 | 428.45 / 419.80 | 0.6% | 18.78 | 9.0% |
| Mindspace REIT | 462.48 | 462.48 / 449.58 | 1.4% | 17.45 | 8.0% |
| Brookfield REIT | 321.29 | 329.88 / 320.01 | -2.6% | 15.90 | 7.5% |
| Nexus REIT | 151.12 | 153.15 / 150.40 | 0.5% | 6.80 | 7.0% |
| Knowledge Realty | 112.65 | 115.00 / 112.65 | -2.0% | 3.13 | 7.5% |

InvIT PERFORMANCE 27.03.2026 – 02.04.2026

| Instrument | Closing Price | Weekly High / Weekly Low | % Weekly Change | Fy 26 Payout | Aprox XIRR % |
|---------------------|---------------|--------------------------|-----------------|--------------|--------------|
| IRB InvIT Fund | 60.48 | 60.48 / 59.00 | 2.5% | 3.50 | 11.0% |
| IndiGrid Trust | 165.55 | 165.90 / 165.10 | 0.3% | 8.00 | 12.0% |
| PowerGrid Infra | 92.26 | 92.26 / 90.28 | 2.1% | 6.00 | 8.5% |
| Indus Infra Trust | 123.52 | 124.60 / 122.00 | 1.2% | 6.60 | 9.5% |
| Capital Infra Trust | 70.03 | 70.03 / 67.16 | 4.3% | 6.86 | 8.6% |

Closing price as at 2nd April 2026. * Payout based on Q1,Q2,Q3 as of 2026

Source : NSE

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