

INDIA REIT & InvIT

WEEKLY MARKET REPORT



Week Ending: 08th May 2026

Vol 2, Issue 7

MARKET OVERVIEW

India's REIT and InvIT market continued to demonstrate stability with selective growth momentum, as capital market activity and new issuance pipelines supported long-term sector expansion.

- REITs witnessed selective recovery supported by strong operational updates and sustained leasing momentum across key office portfolios
- InvITs remained resilient, continuing to attract investor interest due to predictable cash flows and stable distribution visibility
- Increasing pipeline of new listings and fundraising activity indicates deepening market maturity and broader participation
- Continued traction in warehousing, logistics, and infrastructure assets reflects diversification beyond traditional segments
- Infrastructure monetisation through InvIT structures remains a key driver of sector growth, particularly in roads and power assets
- Stable yield environment continues to support investor preference for income-generating real asset instruments

NEWS HIGHLIGHTS

- Embassy Office Parks REIT moved ahead with its ₹9,000 crore debt raise plans, with investor focus shifting to balance sheet strength and distribution sustainability.
- Bagmane Group, backed by Blackstone, is set to launch its REIT IPO between May 5–7, targeting a valuation of ~\$3.6 billion, potentially expanding India's listed REIT universe
- Nexus Select Trust witnessed stable performance supported by consumption recovery and retail leasing traction, reinforcing confidence in retail-led REIT assets
- Indus Infra Trust declined the week largely due to profit booking after recent gains and absence of fresh positive triggers, along with broader InvIT price softening and minor fluctuations in traffic/toll sentiment, despite fundamentals remaining stable with steady cash flow visibility.
- IndiGrid Infrastructure Trust continued to demonstrate stable yield performance backed by predictable cash flows, keeping investor interest intact in the power InvIT space
- IRB InvIT Fund remained steady with consistent toll collections and traffic growth trends, supporting distribution visibility

REIT PERFORMANCE 30.04.2026 – 08.05.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
Embassy REIT	422.00	424.76 / 420.56	-0.60%	18.78	9.00%
Mindspace REIT	465.00	470.38 / 462.23	-0.30%	17.45	8.00%
Brookfield REIT	326.16	326.65 / 319.32	0.20%	15.9	7.50%
Nexus REIT	157.05	157.64 / 154.69	0.30%	6.8	7.00%
Knowledge Realty	117.80	119.37 / 117.80	-0.70%	3.13	7.50%

InvIT PERFORMANCE 30.04.2026 – 08.05.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
IRB InvIT Fund	61.15	61.68 / 60.74	0.70%	5	11.00%
IndiGrid Trust	174.28	174.28 / 171.96	1.20%	12	12.00%
PowerGrid Infra	93.15	93.15 / 93.05	0.00%	9	8.50%
Indus Infra Trust	125.10	131.36 / 125.10	-3.20%	10	9.50%
Capital Infra Trust	70.08	70.08 / 69.88	0.00%	8.31	8.60%

Closing price as at 08th May 2026. * Payout based on Q1,Q2,Q3 as of 2026
Source : NSE

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