

# INDIA REIT & InvIT

## WEEKLY MARKET REPORT



Week Ending: 10 April 2026

Vol 1, Issue 3

### MARKET OVERVIEW

Regulatory momentum and strong institutional participation continue to support the steady evolution of India's REIT and InvIT market, with increasing focus on capital efficiency, diversification, and long-term yield stability.

- Continued push by Securities and Exchange Board of India towards enhancing operational flexibility and ease of doing business
- Strengthening investor participation supported by regulatory clarity and evolving mutual fund classification frameworks
- Rising interest in development and greenfield assets, indicating a gradual shift toward growth-oriented strategies
- Stable yield environment continues to attract income-focused investors amid consistent distribution profiles
- inflows and market depth

### NEWS HIGHLIGHTS

- Embassy Office Parks REIT approves ₹1,100 crore commercial paper issuance (within ₹10,500 crore program) to optimise debt management, supported by strong A1+ ratings
- Bagmane Group progresses plans for a ~₹4,000 crore REIT IPO, potentially expanding India's listed REIT universe
- Nexus Select Trust raises ₹700 crore via 10-year sustainability-linked bonds, highlighting growing ESG-focused fundraising trends
- Mindspace REIT: Pre-leased a Hyderabad building to Chalet Hotels for a ₹350 crore luxury hotel project.
- National Highways Authority of India sustains strong infrastructure monetisation momentum through InvIT structures, reinforcing their role in funding road assets
- Capital Infra Trust continues to deliver stable distributions, reflecting resilient cash flows in the InvIT segment.

### REIT PERFORMANCE 27.03.2026 – 02.04.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
Embassy REIT	447.40	447.40 / 428.45	4.4%	18.78	9.0%
Mindspace REIT	479.80	479.80 / 462.29	3.7%	17.45	8.0%
Brookfield REIT	334.50	337.58 / 315.45	4.1%	15.90	7.5%
Nexus REIT	157.00	157.72 / 151.12	3.9%	6.80	7.0%
Knowledge Realty	115.25	115.25 / 112.65	2.3%	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	60.55	60.74 / 60.00	0.1%	5.00	11.0%
IndiGrid Trust	171.37	171.37 / 165.55	3.5%	12.00	12.0%
PowerGrid Infra	92.41	92.41 / 92.17	0.2%	9.00	8.5%
Indus Infra Trust	125.38	125.75 / 123.52	1.5%	10.00	9.5%
Capital Infra Trust	70.09	70.69 / 69.96	0.1%	8.31	8.6%

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

Source : NSE

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