

INDIA REIT & InvIT

WEEKLY MARKET REPORT



Week Ending: 15th May 2026

Vol 3, Issue 8

MARKET OVERVIEW

India's REIT and InvIT market continued to trade in a narrow consolidation range during the week, reflecting selective profit booking across listed infrastructure and real estate yield instruments. While price action remained slightly subdued, the underlying yield narrative continues to remain strong and supportive.

- REITs witnessed mild consolidation after recent gains, with institutional positioning remaining steady across large-cap office portfolios
- InvITs continued to demonstrate relative resilience, supported by stable cash flow visibility and consistent distribution expectations
- Overall sentiment remained anchored by strong FY26 payout expectations, reinforcing the appeal of yield-driven investing
- Infrastructure-linked assets such as roads, power, and transmission continued to show stable operational performance
- Market activity remained supported by ongoing interest in real asset diversification and income-oriented allocations
- Broader sector outlook remains constructive, driven by monetisation pipelines and continued institutional participation

NEWS HIGHLIGHTS

- Embassy Office Parks REIT raised ₹2,000 crore via NCDs at 7.21% to refinance existing debt at lower cost. The move is expected to improve capital efficiency and reduce interest expenses.
- Brookfield India REIT reported 53% YoY growth in Q4FY26 NOI driven by higher rentals and strong leasing momentum.
- Knowledge Realty Trust leased over 3.5 million sq. ft. in FY26, reflecting strong office demand.
- Blackstone and Jhunjhunwala-backed Bagmane Prime Office REIT received over 2 lakh applications, the highest for any REIT IPO in India.
- IRB InvIT Fund declared a Q4FY26 distribution of ₹1.60 per unit, taking FY26 payouts to ₹6.60 per unit. • POWERGRID Infrastructure Investment Trust (PGInvIT) announced a Q4FY26 distribution of ₹3.00 per unit. FY26 performance remained stable with PAT of ₹911.8 crore backed by predictable transmission cash flows.
- Indus Infra Trust declared a Q4FY26 distribution of ₹3.5 per unit with stronger annual payouts YoY.

REIT PERFORMANCE 08.05.2026 – 15.05.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
Embassy REIT	422.00	423.52 / 420.82	-0.30%	25.28	9.00%
Mindspace REIT	465.00	465.77 / 460.00	-1.00%	24.09	8.00%
Brookfield REIT	326.16	326.87 / 321.31	-1.50%	21.40	7.50%
Nexus REIT	157.05	159.45 / 155.37	-1.10%	9.09	7.00%
Knowledge Realty	117.80	119.38 / 116.02	-1.50%	4.75	7.50%

InvIT PERFORMANCE 08.05.2026 – 15.05.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
IRB InvIT Fund	61.15	61.34 / 60.70	-0.20%	6.60	11.00%
IndiGrid Trust	174.28	174.28 / 172.07	-1.30%	16.00	12.00%
PowerGrid Infra	93.15	94.25 / 92.94	1.20%	12.00	8.50%
Indus Infra Trust	125.10	125.31 / 122.65	0.00%	13.50	9.50%
Capital Infra Trust	70.08	70.12 / 69.95	-0.20%	9.20	8.60%

Closing price as at 15th May 2026. * Payout based on Q1,Q2,Q3 & Q4 as of 2026

Source : NSE

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