

INDIA REIT & InvIT

WEEKLY MARKET REPORT



Week Ending: 17 April 2026

Vol 1, Issue 5

MARKET OVERVIEW

India's REIT and InvIT market continues to demonstrate resilience, supported by strong institutional capital flows, an active primary market pipeline, and progressive regulatory developments. The period witnessed a healthy mix of fundraising activity, new listings, and policy support, reinforcing the sector's long-term growth trajectory.

- Sustained institutional participation across REITs through large-scale capital raises, reflecting confidence in commercial real estate fundamentals
- Active InvIT issuance pipeline with new listings indicating continued monetisation of infrastructure assets
- Regulatory push by Securities and Exchange Board of India enhancing flexibility, encouraging broader participation and innovation
- Growing investor selectivity in primary issuances, indicating a shift toward quality and yield visibility over listing gains

NEWS HIGHLIGHTS

- Brookfield India Real Estate Trust plans to raise ~₹2,600 crore via QIP, backed by global and domestic institutional investors, strengthening balance sheet and growth visibility
- Citius Transnet InvIT launches ~₹1,105 crore IPO (₹99–100/unit), highlighting continued momentum in infrastructure monetisation
- NDR InvIT to raise ~₹726.8 crore via preferential issue to scale logistics and warehousing platform, reflecting sector diversification
- Securities and Exchange Board of India proposes regulatory relaxations for REITs and InvITs, including enhanced investment flexibility and support for greenfield exposure

REIT PERFORMANCE 10.04.2026 – 17.04.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
Embassy REIT	439.90	449.33 / 429.99	-1.7%	18.78	9.0%
Mindspace REIT	472.00	479.80 / 470.19	-1.6%	17.45	8.0%
Brookfield REIT	330.99	335.00 / 327.73	-1.0%	15.90	7.5%
Nexus REIT	157.91	158.70 / 157.00	0.6%	6.80	7.0%
Knowledge Realty	116.45	116.80 / 114.53	1.0%	3.13	7.5%

InvIT PERFORMANCE 10.04.2026 – 17.04.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
IRB InvIT Fund	61.30	61.30 / 60.48	1.2%	5.00	11.0%
IndiGrid Trust	173.00	173.10 / 171.37	1.0%	12.00	12.0%
PowerGrid Infra	93.46	93.64 / 92.41	1.1%	9.00	8.5%
Indus Infra Trust	125.80	128.12 / 125.25	0.3%	10.00	9.5%
Capital Infra Trust	70.00	70.09 / 69.90	-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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