

INDIA REIT & InvIT

WEEKLY MARKET REPORT



Week Ending: 22nd May 2026

Vol 3, Issue 9

MARKET OVERVIEW

India's REIT and InvIT market witnessed mixed performance with selective recovery across REITs, while InvITs experienced mild correction during the week. The market continued to reflect a balance between yield-driven stability and short-term price adjustments.

- REITs showed positive momentum, led by Embassy and Mindspace, supported by steady leasing activity and improved investor sentiment
- InvITs witnessed broad-based decline, primarily due to profit booking and slight softening in infrastructure-linked stocks
- Yield visibility remained strong across both segments, with XIRRs continuing in the 7%–12% range, supporting long-term investor interest
- Power and transmission InvITs saw moderate correction, despite stable underlying operational performance
- Road assets continued to demonstrate stable traffic trends, though short-term price volatility persisted
- Overall sentiment remains constructive, driven by strong FY26 payouts and institutional participation

NEWS HIGHLIGHTS

- Embassy REIT gains over 2% for the week, leading REIT recovery on improved investor sentiment and stable office portfolio performance
- Mindspace Business Parks REIT sees renewed demand from GCCs and IT tenants, boosting medium-term growth outlook, continues to benefit from Mumbai and Hyderabad office demand recovery
- Brookfield India REIT's net operating income rises 23.8% in FY26
- Nexus Select Trust edges higher as retail leasing activity remains stable on consumption recovery
- Knowledge Realty Trust shows marginal gains, supported by steady demand in commercial office assets
- Indus Infra Trust reports consistent operational performance; road assets show gradual traffic growth
- IndiGrid Infrastructure Trust declines 1.6% as profit booking offsets strong yield fundamentals
- IRDAI may ease norms for insurance cos to invest more in REITs, InvITs
- Banks seek RBI relief on InvIT lending rules, warn 3-yr track record rule may slow infra monetisation & fresh funding

REIT PERFORMANCE 15.05.2026 – 22.05.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
Embassy REIT	430.35	435.32 / 420.93	2.20%	25.28	9.00%
Mindspace REIT	465.00	470.29 / 459.80	1.00%	24.09	8.00%
Brookfield REIT	320.50	321.76 / 320.05	-0.30%	21.40	7.50%
Nexus REIT	156.85	156.45 / 155.37	1.00%	9.09	7.00%
Knowledge Realty	116.51	118.00 / 116.02	0.40%	4.75	7.50%

InvIT PERFORMANCE 15.05.2026 – 22.05.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
IRB InvIT Fund	60.50	61.34 / 59.80	-0.80%	6.60	11.00%
IndiGrid Trust	169.39	172.50 / 169.00	-1.60%	16.00	12.00%
PowerGrid Infra	91.90	94.63 / 91.90	-2.50%	12.00	8.50%
Indus Infra Trust	123.28	125.12 / 123.18	-1.50%	13.50	9.50%
Capital Infra Trust	69.90	72.50 / 69.90	-0.10%	9.20	8.60%

Closing price as at 22nd May 2026. * Payout based on Q1,Q2,Q3 & Q4 as of 2026

Source : NSE

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