

INDIA REIT & InvIT

WEEKLY MARKET REPORT



Week Ending: 24 April 2026

Vol 2, Issue 5

MARKET OVERVIEW

India's REIT and InvIT market exhibited a mixed but resilient trend during the week, reflecting a balance between growth and income-focused strategies.

- REITs witnessed mild consolidation during the week, primarily due to capital raising activities and acquisition-led expansion strategies
- InvITs continued to outperform relatively, supported by stable yields and predictable cash flows
- Increased capital market activity including institutional fundraises and acquisitions, signals a shift toward portfolio scaling among REITs
- InvITs remained defensive, benefiting from consistent distribution visibility and strong infrastructure monetisation momentum
- Roads and power sectors continue to anchor InvIT performance through stable and long-term cash flow generation

NEWS HIGHLIGHTS

- Brookfield India Real Estate Trust raised ~₹2,600 crore via QIP backed by global and domestic institutional investors, highlighting continued capital raising to fund growth and acquisitions
- Mindspace Business Parks REIT movement influenced by aggressive expansion through ~₹3,000 crore Chennai IT park acquisition, raising near-term leverage concerns but supporting long-term growth
- Embassy Office Parks REIT decline largely driven by investor caution ahead of Q4 FY26 results and global macro headwinds (FII outflows, US tariff concerns) despite strong leasing outlook and growth visibility
- NDR InvIT announced plans to raise ~₹726.8 crore via a preferential issue to accelerate expansion of its warehousing and industrial logistics platform, highlighting rising interest in new-age infrastructure assets

REIT PERFORMANCE 17.04.2026 – 24.04.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
Embassy REIT	431.50	439.90 / 426.40	-1.9%	18.78	9.0%
Mindspace REIT	468.02	477.30 / 468.02	-0.8%	17.45	8.0%
Brookfield REIT	321.46	330.99 / 321.46	-2.9%	15.90	7.5%
Nexus REIT	154.89	158.05 / 154.89	-1.9%	6.80	7.0%
Knowledge Realty	117.39	117.80 / 116.06	0.8%	3.13	7.5%

InvIT PERFORMANCE 17.04.2026 – 24.04.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
IRB InvIT Fund	61.70	61.87 / 61.30	0.7%	5.00	11.0%
IndiGrid Trust	172.30	174.22 / 172.30	-0.4%	12.00	12.0%
PowerGrid Infra	93.00	93.46 / 93.00	-0.5%	9.00	8.5%
Indus Infra Trust	129.40	130.28 / 125.80	2.9%	10.00	9.5%
Capital Infra Trust	70.50	70.50 / 70.00	0.7%	8.31	8.6%

Closing price as at 24th April 2026. * Payout based on Q1,Q2,Q3 as of 2026

Source : NSE

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