

INDIA REIT & InvIT

WEEKLY MARKET REPORT



Week Ending: 27 March 2026

Vol 1, Issue 2

MARKET OVERVIEW

SEBI relaxes norms for REITs and InvITs to improve flexibility and investments.

- InvITs allowed higher borrowing flexibility for capex, refinancing and maintenance
- Private InvITs allowed to invest in under-construction and greenfield projects
- Aggregate shareholding limits in listed InvITs raised from 10% to 15% to 15%
- Minimum holding period for initial sponsors in InvITs reduced from 3 years to 1 year

News Highlights

- **Embassy REIT** bets on growth; raises ~₹9,800 crore debt, sees NOI upside
- NDR InvIT raises ₹410 crore through fully subscribed bond issuance
- Raajmarg Infra InvIT IPO (*6,000 crore)
- Increased market activity signals growing interest in India's REIT and InvIT market
- Stable yield environment boosts confidence among yield-seeking investors

REIT PERFORMANCE 20.03.2026-27.03.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
Embassy REIT	425.73	430.61 / 415.34	2.2%	18.78	9%
Mindspace REIT	456.00	464.74 / 447.62	-0.5%	17.45	8%
Brookfield REIT	329.88	329.88 / 320.00	0.4%	15.9	7.5%
Nexus REIT	150.40	157.00 / 150.40	-2.3%	6.8	7%
Knowledge Realty	115.00	117.22 / 108.99	-1.9%	3.13	7.5%

InvIT PERFORMANCE 20.03.2026 - 27.03.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
IRB InvIT Fund	59.00	59.45 / 57.99	1.7%	5	11%
IndiGrid Trust	165.10	165.79 / 163.70	-0.4%	12	12%
PowerGrid Infra	90.33	90.81 / 90.00	-0.5%	9	8.5%
Indus Infra Trust	122.00	124.82 / 122.00	-1.6%	10	9.5%
Capital Infra Trust	67.16	68.20 / 67.16	-1.5%	8.31	8.5%

Closing price: as at 27 March 2026. *1 Payout based on Q1, Q2, Q3 as of 2026

Source : NSE

- **SEBI allows use of financial engineering to enhance leverages and investor returns.**
- **Capital gains for REITs and InvITs taxed as LTCG, enhancing post-tax returns..”**
- **InvITs continue to attract strong institutional and retail interest.**

Address:

Eventell Global Advisory Private Limited, #146, 1-2 Floor, Gopal Towers
Ramaiah Street, HAL Airport Road, Kodihalli, Bengaluru - 560008
Tel: +91-9686325608, Email: info@invtrustinfo.com, Web: www.invtrustinfo.com

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