

INDIA REIT & InvIT

WEEKLY MARKET REPORT



Week Ending: 30th April 2026

Vol 2, Issue 6

MARKET OVERVIEW

India's REIT and InvIT market remained stable with a slight divergence in performance, as REITs saw mild consolidation while InvITs continued to benefit from their defensive yield-oriented nature.

- REITs experienced marginal pressure driven by ongoing capital raising, acquisition activity, and investor caution ahead of earnings announcements
- InvITs continued to demonstrate resilience, supported by stable cash flows and consistent distribution visibility
- Strong leasing activity across office portfolios indicates sustained demand fundamentals despite short-term price volatility
- Capital recycling and infrastructure monetisation via InvIT structures continued to support long-term sector growth
- Increasing investor preference for yield-generating instruments remains evident, particularly in a stable interest rate environment

NEWS HIGHLIGHTS

- Mindspace Business Parks REIT reported strong operational performance with over 7.1 million sq ft leasing in FY26, highlighting sustained demand for Grade A office assets
- Brookfield India Real Estate Trust raised ~₹2,600 crore via QIP, reflecting continued institutional appetite but creating short-term dilution pressure on unit prices
- Embassy Office Parks REIT remained under pressure ahead of Q4 FY26 results, with cautious investor sentiment despite stable leasing outlook
- NDR InvIT announced plans to raise ~₹726.8 crore through a preferential issue to expand its warehousing and logistics platform, reinforcing growing interest in new-age infrastructure assets
- InvITs continue to gain traction as a preferred vehicle for infrastructure monetisation, supporting government asset recycling and long-term capital formation

REIT PERFORMANCE 24.04.2026 – 30.04.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
Embassy REIT	424.66	432.80/ 424.66	-1.6%	18.78	9.0%
Mindspace REIT	466.55	469.05 / 466.14	-0.3%	17.45	8.0%
Brookfield REIT	325.47	325.47 / 320.58	1.2%	15.90	7.5%
Nexus REIT	155.03	157.60 / 154.89	0.1%	6.80	7.0%
Knowledge Realty	118.62	118.62 / 116.76	1.0%	3.13	7.5%

InvIT PERFORMANCE 24.04.2026 – 30.04.2026

Instrument	Closing Price	Weekly High / Weekly Low	% Weekly Change	Fy 26 Payout	Aprox XIRR %
IRB InvIT Fund	60.74	61.70 / 60.74	-1.6%	5.00	11.0%
IndiGrid Trust	172.29	175.00 / 171.65	0.0%	12.00	12.0%
PowerGrid Infra	93.15	93.15/ 93.00	0.2%	9.00	8.5%
Indus Infra Trust	129.25	130.05 / 128.00	-0.1%	10.00	9.5%
Capital Infra Trust	70.08	70.50 / 69.87	-0.6%	8.31	8.6%

Closing price as at 30th April 2026. * Payout based on Q1,Q2,Q3 as of 2026

Source : NSE

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