REIT Primer

February 2026

INDIAN REITs ASSOCIATION

Introduction To REITs

Real Estate Investment Trusts (REITs) are vehicles that own or operate income generating real estate, allowing investors to earn a share of income produced without directly buying the properties

Brookfield India Real Estate Trust | EMBASSY REIT | KNOWLEDGE REALTY TRUST | MINDSPACE BUSINESS PARKS REIT | Nexus Select Trust

REIT is similar to a **Mutual Fund**

in terms of structure

A "DECADE" Of SUCCESS

2014
Introduced REIT Regulations

2016
Tax Framework Revised for Business Trusts

2019
First REIT Listed
Embassy REIT

2020
Mindspace REIT

2021
Brookfield REIT

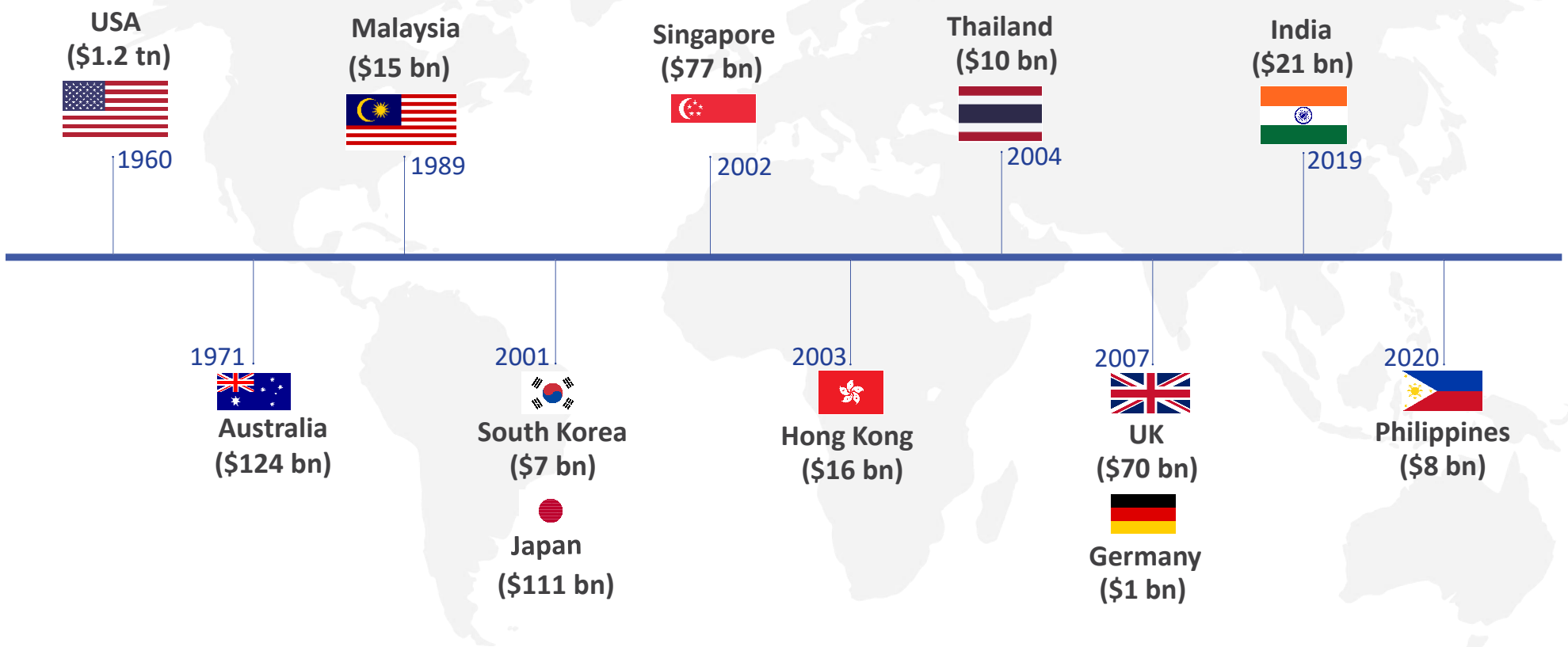
Trading Lot reduced to 1 Unit

2023
First Mall REIT
Nexus REIT

2025
Knowledge Realty Trust

Equity Classification for Purpose of Mutual Fund Investments

REITs: Globally Running Successfully For 60+ Years



1,000+ REITs listed globally

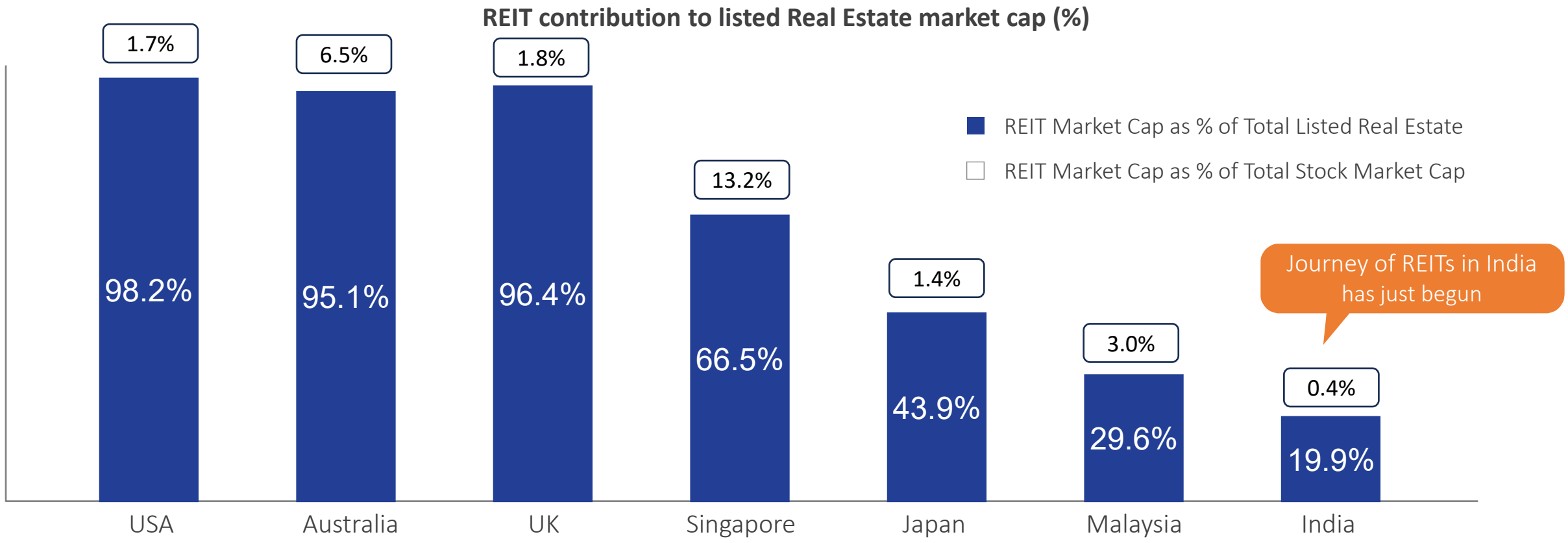
Across **40+ Countries**

Market capitalization **$2 trillion**

Source: European Public Real Estate Association, December 2025

REITs: Significant Contributors to Global Listed Real Estate Market capitalization

Globally, around 57% of the listed real estate value is attributable to REITs vs 20% in India



Source:
European Public Real Estate Association, December 2025

Participation Across Investor Classes

Foreign Portfolio Investors
> INR 30,000 Crore Invested

Fidelity International
GIC
BainCapital
Vanguard
Blackstone
Brookfield

Insurance companies
> INR 12,500 Crore Invested

ICICI Lombard – Nibhaye Vaade
SBI Life – Apne liye. Apno ke liye.
TATA AIG Insurance – WITH YOU ALWAYS
Reliance Nippon Life Insurance – A Reliance Capital Company
Max Life Insurance

Retail Participation

2025
~3.8 Lac

2019
~6,000

Pension Funds
> INR 1,900 Crore Invested

HDFC Pension
SBI Pension Funds – Invest Wisely, Retire Happily
LIC Pension Fund Ltd.
UTI – UTI Pension Fund
TATA Pension Fund – Jaisa Aaj, Waisa Kal
kotak PensionFund

Mutual Funds
> INR 38,000 Crore Invested

Birla Sun Life Mutual Fund
Nippon India Mutual Fund – Wealth sets you free
SBI Mutual Fund – A Partner for Life
ICICI Prudential Mutual Fund
HDFC Mutual Fund

Note: Above numbers include both equity and debt investment
(1) As on 31st December 2025.

Indian REIT Landscape

Grown significantly in a short span since the listing of India's first REIT in April 2019

- **₹2,50,000 Cr+**
  Gross AUM[1]
- **AAA**
  Credit Ratings
- **5**
  Listed REITs in India
- **₹40,500 Cr+**
  Equity Raised since Listing
- **₹1,75,000 Cr+**
  Market Capitalization
- **185 msf**
  Across India's Top Commercial and Retail Markets[2]
- **FTSE, MSCI, S&P**
  Included in Multiple Global Equity Indices
- **3.8 lakh+**
  Unitholders
- **₹29,100 Cr+**
  Distributed more than Entire Nifty Realty Index Combined

Source: Market capitalization based on the closing price on NSE as on February 6, 2026. All other data based on the latest available results (Q3 FY2026) and flings on respective REIT websites.
Notes: (1) Valuation as of September 2025
(2) Total area (under construction, development potential, and completed area) pertains to the 5 listed Indian REITs as of Q3 FY2026 disclosures.

Why Invest In Indian REITs?

Professional Management

Participation in professionally managed real assets

Liquidity

Easy entry and exit in real estate through buying and selling on stock exchanges

Corporate Governance

Strong governance framework & disclosure requirements

Regular Income Generation

90% minimum cash flows to be distributed

Growth

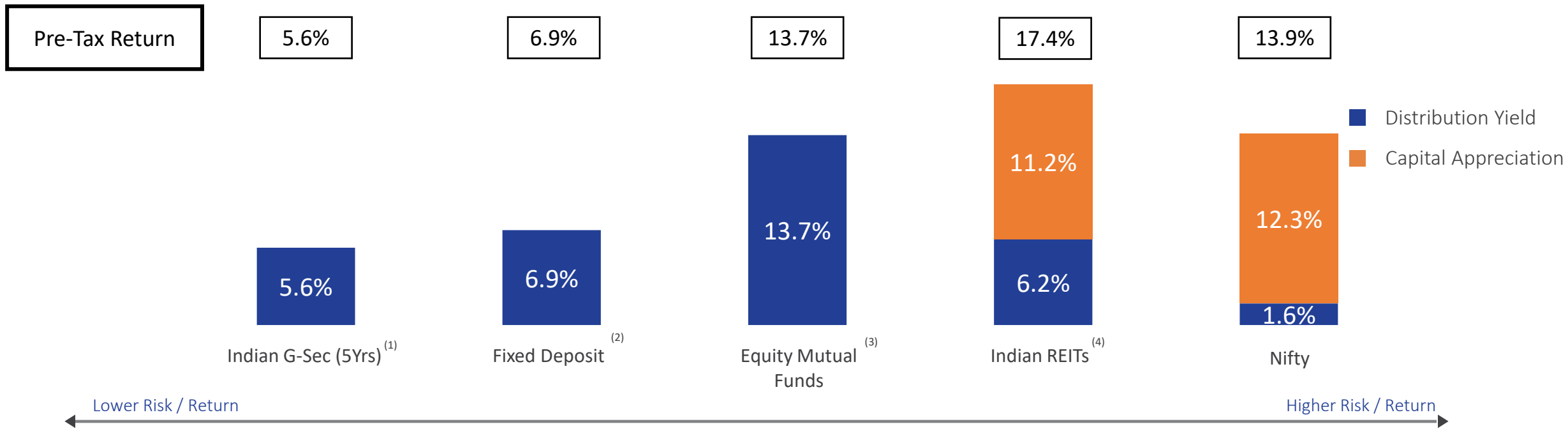
Potential for capital appreciation

Diversification

Investment in a diversified portfolio across sectors & cites

Attractive Pre-Tax Yield Coupled With Capital Appreciation

REITs are a 'total-return' product; play a crucial role in asset allocation



Source: Bloomberg, SBI.
NIFTY, FDs and REITs Period: Mar 31, 2019 – February 6, 2026.
(1) Refers to 5-year India G-Sec yield as on February 6, 2021
(2) Refers to the SBI bank domestic fixed deposit rate for 5 years and upto 10 years (for amount less than ₹2 crores) as on April 1, 2019
(3) Refers to the average 5-year returns of all open-ended Large Cap Mutual funds as on February 6, 2026

(4) Refers to the median performance of all 5 listed Indian REITs from the time of listing – annualized considering period of respective listing. Distribution yields and capital appreciation computed basis respective prices of the REITs and the NSE closing price as on February 6, 2026.

Taxation For Investors

Income earned by Unitholder

Nature of Income	Taxation for REIT	Taxation for Unitholders
Dividend	Exempt	Exempt(1)
Interest Income	Exempt	Taxable at applicable tax rates Withholding tax to be deducted by the REIT (Non-residents - 5%, others - 10%)
Amortization of SPV debt	Exempt	Reduced from Acquisition cost (2)
Capital gains on the sale of REIT units	NA	Taxable (3)

Notes (1) There is no further tax on dividends in the hands of the unitholders provided the SPVs opt for tax under the old tax regime
(2) Not taxable upon receipt, however such proceeds need to be reduced from the cost of acquisition of the units
(3) Assuming on- market sale - LTCG 12.5%, STCG 20% subject to taxability under applicable DTAA for non-residents

How One Can Invest In Indian REITs?

Any investor with a demat account can invest in Indian REIT units which are freely traded on the Indian stock exchanges

Listed On

BSE The Power of Vibrance | NSE

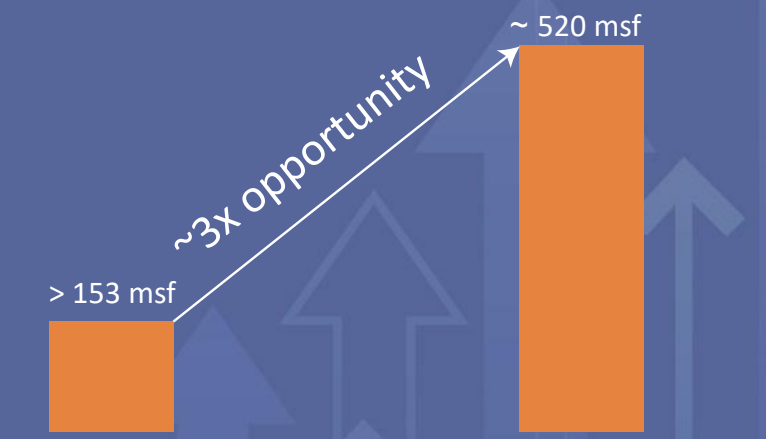
Eligible Investors

Domestic	Foreign	Retail	Institutional

Robust Growth Potential

Economic growth to aid growth of REITs in India

Grade A REIT-able Office Stock in India (msf)



Grade A REIT-able Retail Stock in India (msf)

Potential asset classes under REITs

Healthcare	Industrial	Datacentres	Hospitality

Source: Anarock: Indian REITs: A Gateway to Institutional Real Estate
JLL Research: India Retail Market Dynamics Q3 2025

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Thank You!

Brookfield India Real Estate Trust

EMBASSY REIT

KNOWLEDGE REALTY TRUST

MINDSPACE BUSINESS PARKS REIT

Nexus Select Trust