



REIT Primer

February 2026



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



KNOWLEDGE
REALTY TRUST



Nexus Select
Trust

REIT is similar to a **Mutual Fund**
in terms of structure



A “DECADE” Of SUCCESS

Introduced
REIT Regulations

2014

2025

Knowledge Realty Trust

Equity Classification for
Purpose of Mutual Fund
Investments

2016

2023

Tax Framework
Revised for
Business Trusts

First Mall REIT
Nexus REIT

2019

2021

2020

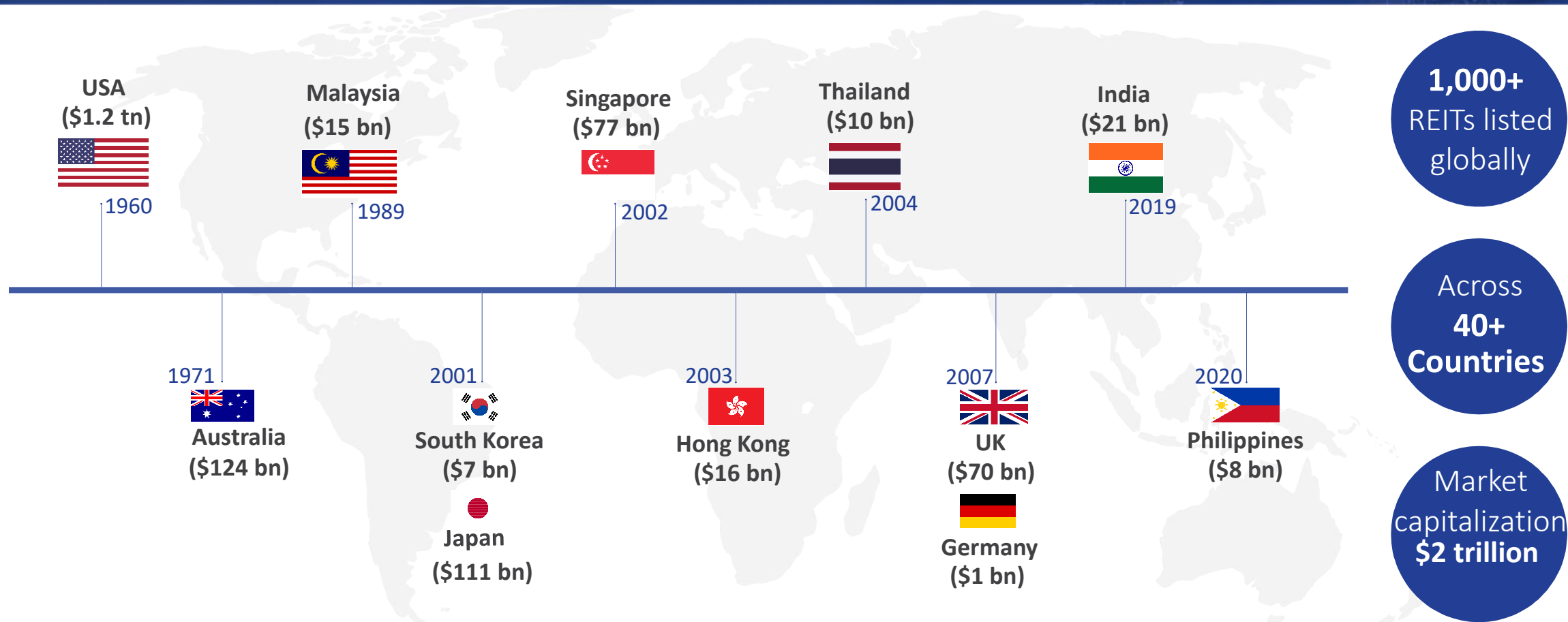
First REIT Listed
Embassy REIT

Mindspace REIT

Brookfield REIT

Trading Lot
reduced to 1 Unit

REITs: Globally Running Successfully For 60+ Years



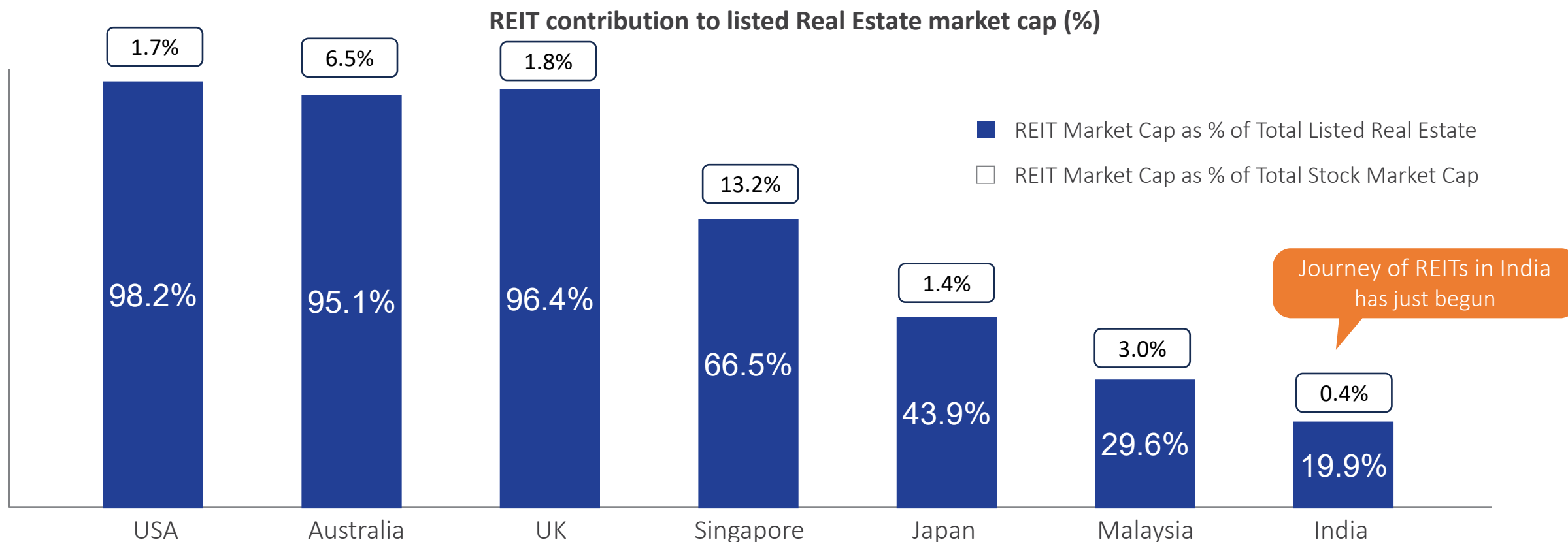
1,000+
REITs listed
globally

Across
40+
Countries

Market
capitalization
\$2 trillion

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

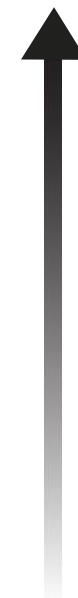


Insurance companies
> INR 12,500 Crore Invested



Retail Participation

2025
~3.8 Lac



2019
~6,000

Pension Funds
> INR 1,900 Crore Invested



Mutual Funds
> INR 38,000 Crore Invested



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 filings on respective REIT websites.

Notes: (1) Valuation as of December 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

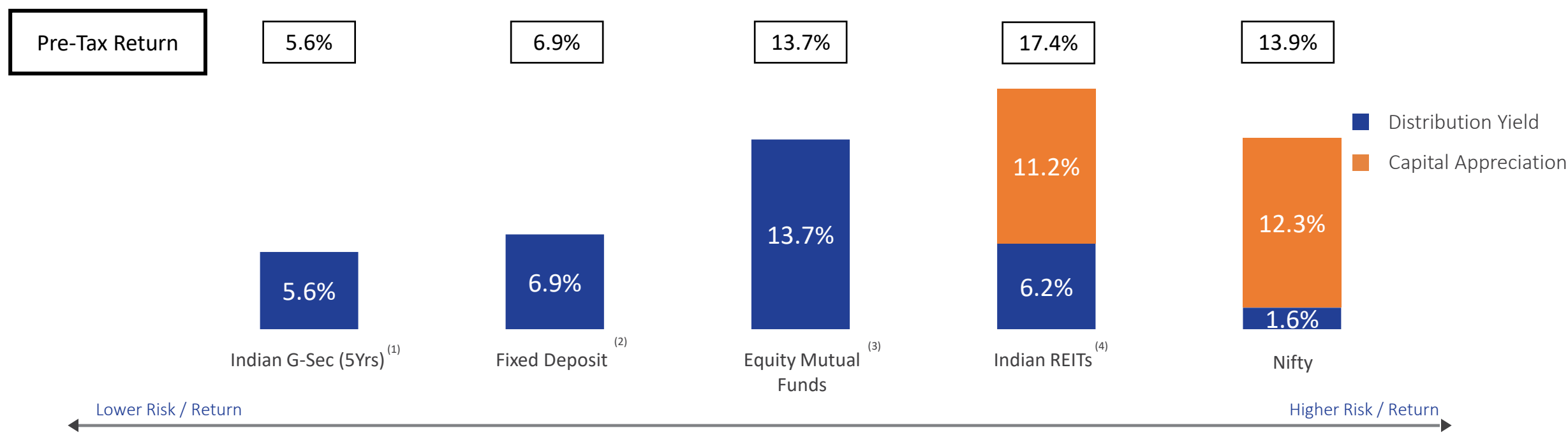


Diversification

Investment in a diversified portfolio across sectors & cities

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



Eligible Investors

Domestic

Foreign

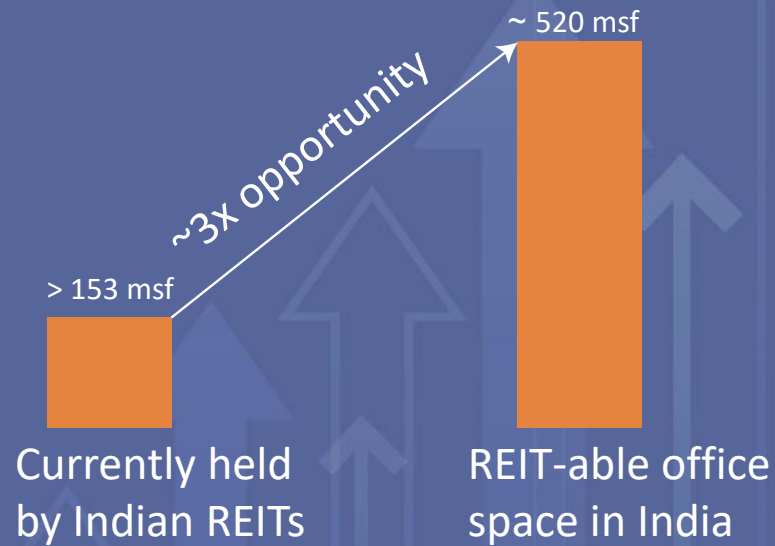
Retail

Institutional

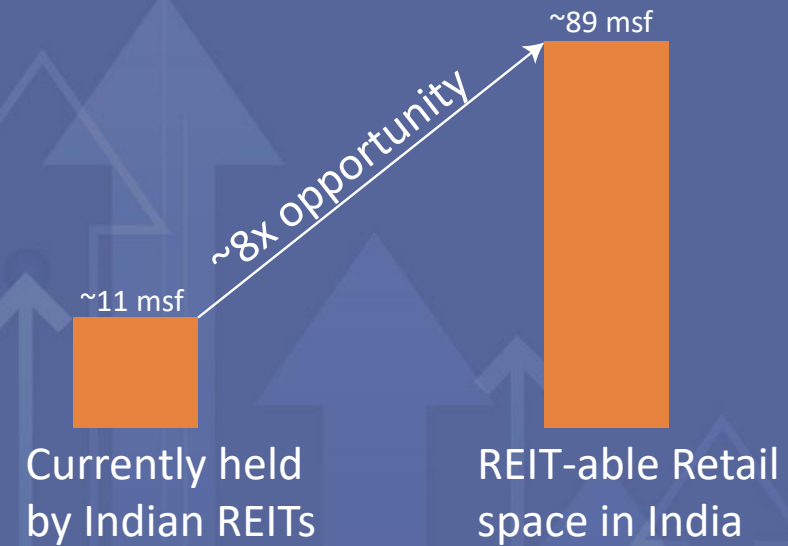
Robust Growth Potential

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



Thank You!

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