



# REIT Primer

July 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



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



# A “DECADE” Of SUCCESS

Introduced  
REIT Regulations

2014

2026

*Bagmane REIT*

2019

2025

*Knowledge Realty Trust*

First REIT Listed  
*Embassy REIT*

2020

2023

Equity Classification for  
Purpose of Mutual Fund  
Investments

2021

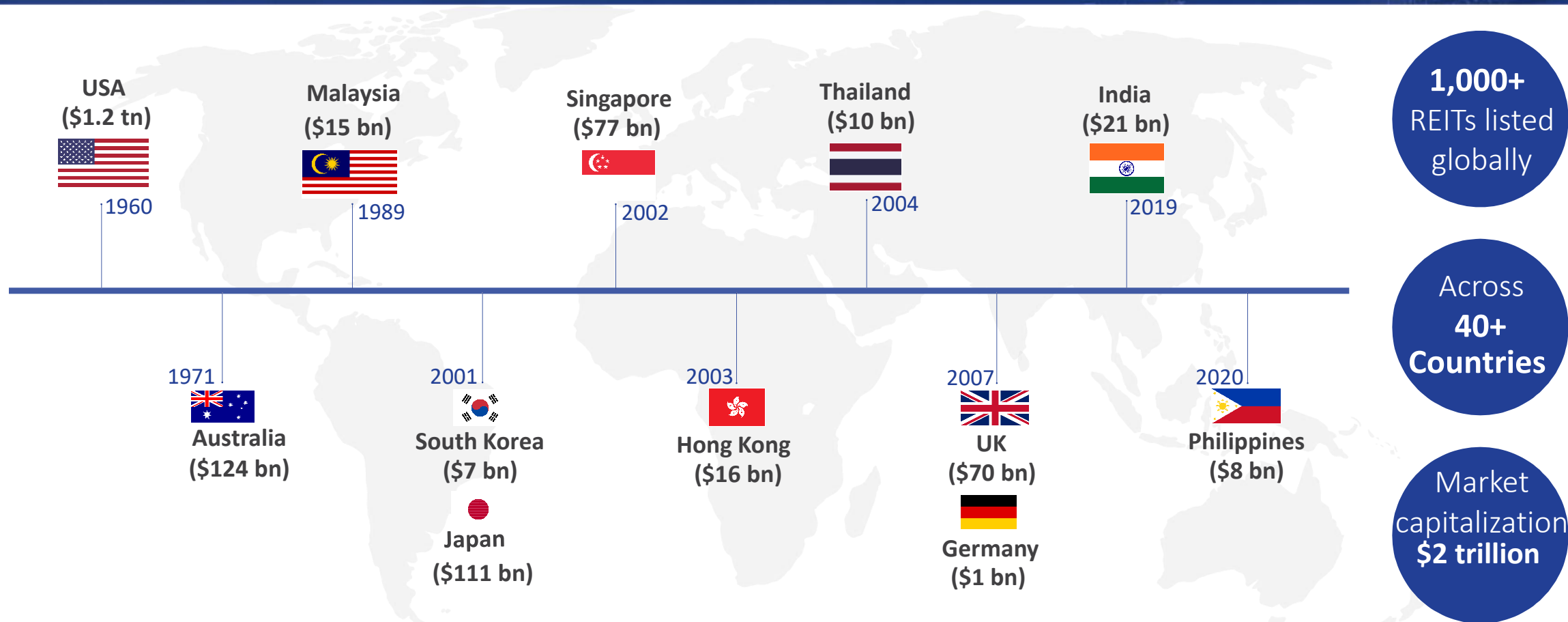
*Brookfield REIT*

First Mall REIT  
*Nexus REIT*

*Mindspace REIT*

Trading Lot  
reduced to 1 Unit

# REITs: Globally Running Successfully For 60+ Years



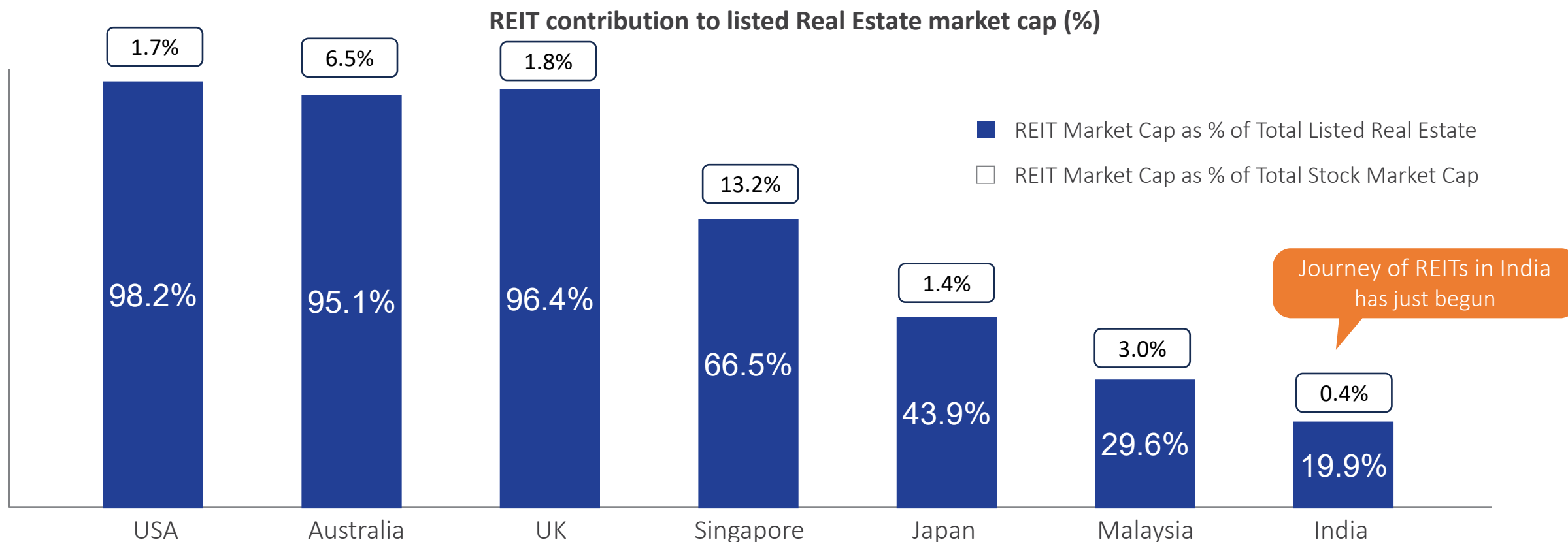
**1,000+**  
REITs listed  
globally

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 23,000 Crore Invested



Insurance companies  
> INR 9,000 Crore Invested



WITH YOU ALWAYS



Retail Participation

2026  
~4.6 Lac



Pension Funds  
> INR 950 Crore Invested



Mutual Funds  
> INR 24,000 Crore Invested



2019  
~6,000

# Indian REIT Landscape

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

● **₹3,10,000 Cr+**  
Gross AUM<sup>(1)</sup>

● **AAA**  
Credit Ratings

● **6**  
Listed REITs in India

● **₹46,400 Cr+**  
Equity Raised since Listing

● **₹2,10,000 Cr+**  
Market Capitalization

● **207 msf**  
Across India's Top Commercial and Retail Markets<sup>(2)</sup>

● **FTSE, MSCI, S&P**  
Included in Multiple Global Equity Indices

● **4.6 lakh+**  
Unitholders

● **₹31,700 Cr+**  
Distributed more than Entire Nifty Realty Index Combined

Source: Market capitalization based on the closing price on NSE as on June 30, 2026. All other data based on the latest available results (Q4 FY2026) and filings on respective REIT websites. For Bagmane REIT data is considered as per their final offer document

Notes: (1) Valuation as of March 2026. Valuation as on 31<sup>st</sup> December 2025 considered for Bagmane REIT

(2) Total area (under construction, development potential, and completed area) pertains to the 5 listed Indian REITs as of Q4 FY2026 disclosures and for Bagmane as of Q3 FY2026.

# 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



# Taxation For Investors

Income earned by Unitholder

Nature of Income	Taxation for REIT	Taxation for Unitholders
Dividend	Exempt	Exempt <sup>(1)</sup>
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 <sup>(2)</sup>
Capital gains on the sale of REIT units	NA	Taxable <sup>(3)</sup>

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

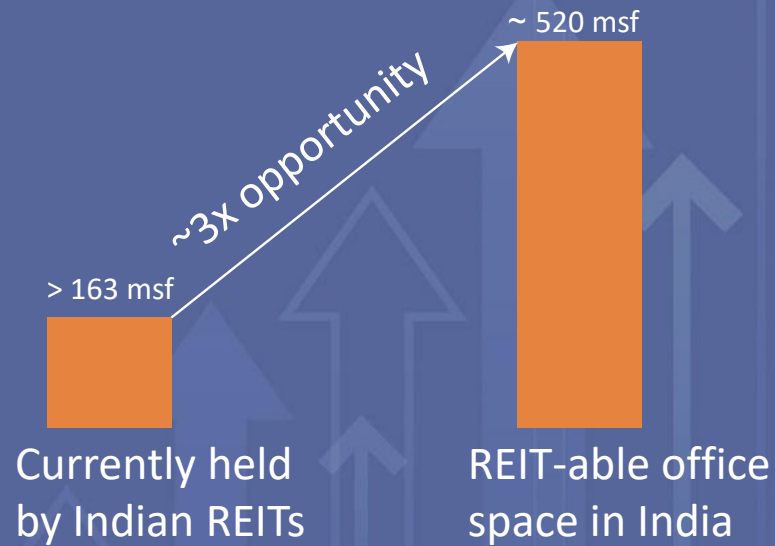
Retail

Institutional

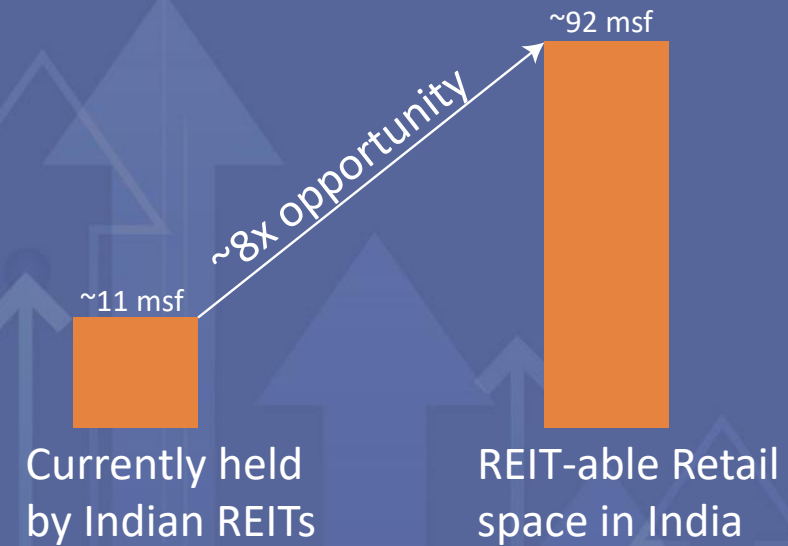
# Robust Growth Potential

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!

