INDIAN REITs ASSOCIATION

REIT Primer

August 2026

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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

BAGMANE REIT | 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

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A “DECADE” Of SUCCESS

2014

Introduced
REIT Regulations

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

2026

Bagmane REIT

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REITs: Globally Running Successfully For 60+ Years

1960 – USA ($1.2 tn)

1971 – Australia ($124 bn)

1989 – Malaysia ($15 bn)

2001 – South Korea ($7 bn)

2001 – Japan ($111 bn)

2002 – Singapore ($77 bn)

2003 – Hong Kong ($16 bn)

2004 – Thailand ($10 bn)

2007 – UK ($70 bn)

2007 – Germany ($1 bn)

2019 – India ($21 bn)

2020 – Philippines ($8 bn)

1,000+ REITs listed globally

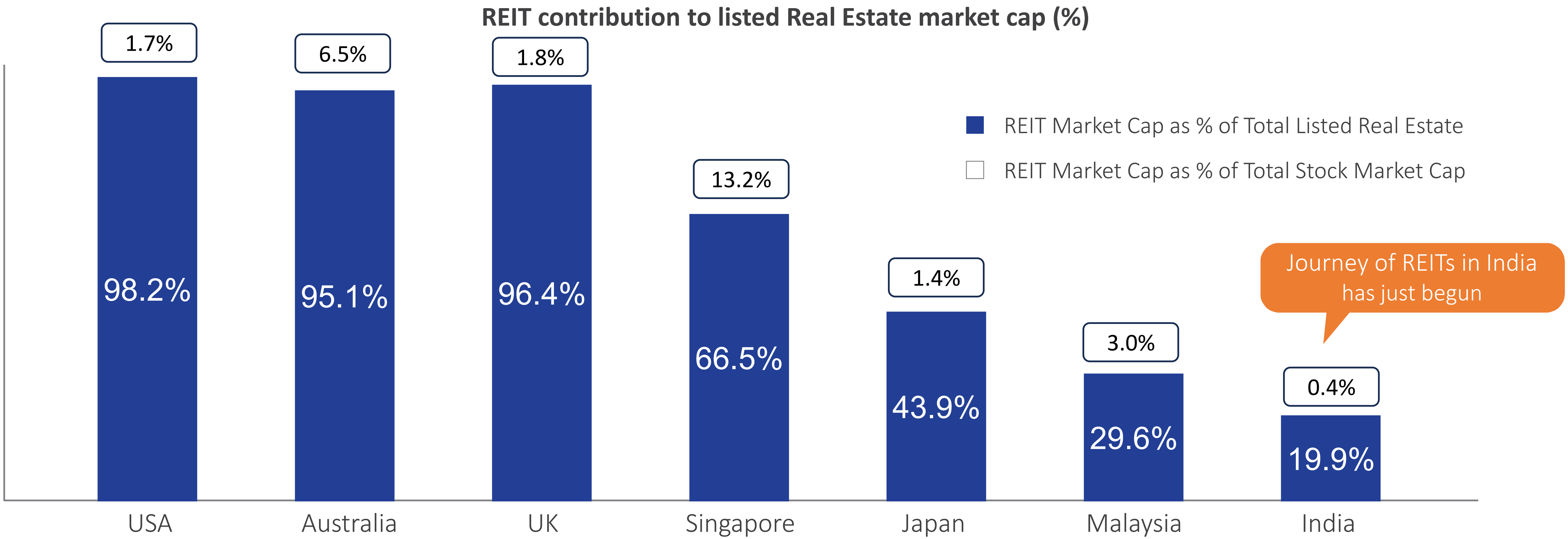
Across **40+ Countries**

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

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Foreign Portfolio Investors
> INR 25,000 Crore Invested

- Fidelity International
- GIC
- BainCapital
- Vanguard
- Blackstone
- Brookfield

Insurance companies
> INR 10,000 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

2026
~4.8 Lac

2019
~6,000

Pension Funds
> INR 1,000 Crore Invested

- HDFC Pension
- SBI Pension Funds Invest Wisely, Retire Happily
- LIC Pension Fund Ltd.
- UTI Pension Fund
- Tata Pension Fund Jaisa Aaj, Waisa Kal
- Kotak PensionFund

Mutual Funds
> INR 26,000 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: Figures are sourced through unitholding pattern of 6 Listed Indian REITs
(1) As on 30th June 2026

Indian REIT Landscape

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

- **₹3,15,000 Cr+**
  Gross AUM [(1)]
- **AAA**
  Credit Ratings
- **6**
  Listed REITs in India
- **₹49,000 Cr+**
  Equity Raised since Listing
- **₹2,15,000 Cr+**
  Market Capitalization
- **214 msf**
  Across India's Top Commercial and Retail Markets [(2)]
- **FTSE, MSCI, S&P**
  Included in Multiple Global Equity Indices
- **4.8 lakh+**
  Unitholders
- **₹34,800 Cr+**
  Distributed more than Entire Nifty Realty Index Combined

Source: Market capitalization based on the closing price on NSE as on August 11, 2026. All other data based on the latest available results (Q1 FY2027) and flings on respective REIT websites.

Notes: (1) Valuations are as of March 2026 for five listed Indian REITs. For Bagmane REIT, the valuation as of 31 December 2025 has been considered. In the case of Mindspace REIT, the valuation of Commerzone Pallikaranai is as of 31 December 2025, while the valuation of One Radial is as of 15 March 2026

(2) Total area (under construction, development potential, and completed area) pertains to the 6 listed Indian REITs as of Q1 FY2027

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

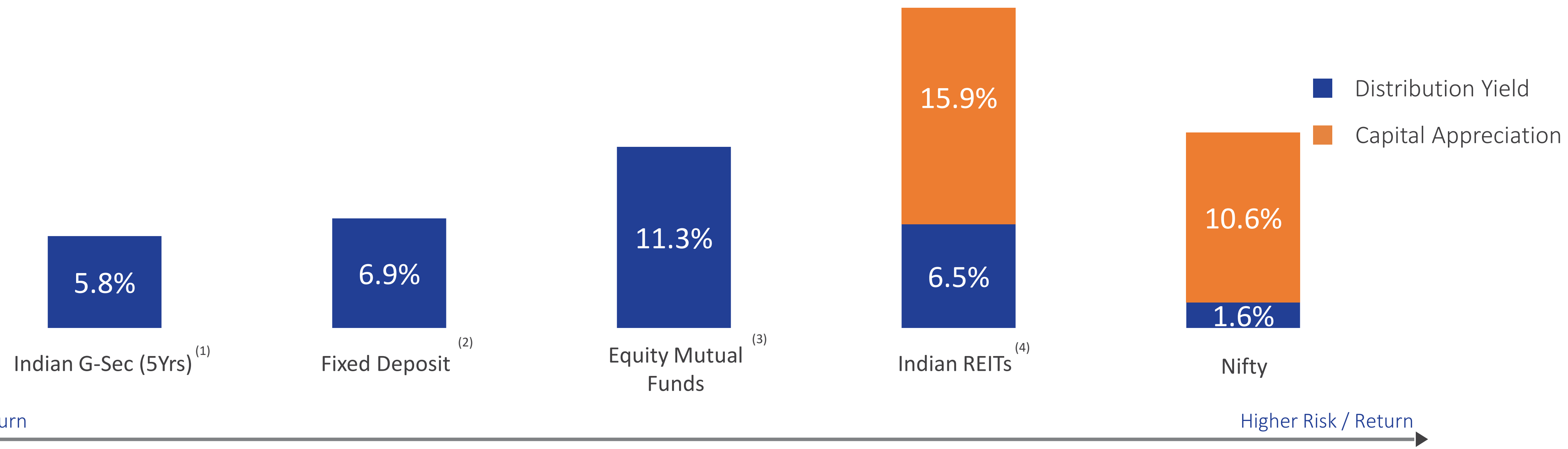
Diversification

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

Pre-Tax Return	Indian G-Sec (5Yrs)	Fixed Deposit	Equity Mutual Funds	Indian REITs	Nifty
	5.8%	6.9%	11.3%	22.4%	12.2%



Source: Bloomberg, SBI.
NIFTY, FDs and REITs Period: Mar 31, 2019 – Aug 11, 2026.
(1) Refers to 5-year India G-Sec yield as on Aug 11, 2026
(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 Aug 11, 2019
(3) Refers to the average 5-year returns of all open-ended Large Cap Mutual funds as on Aug 11, 2026

(4) Refers to the average annualized performance of all six listed Indian REITs since their respective listing dates. Distribution yield and capital appreciation have been computed based on the respective REIT prices and the NSE closing price as on 11 August 2026. The average return excluding Bagmane REIT (listed on 14 May 2026) is 17.5%, comprising a 6.5% distribution yield and 10.9% capital appreciation.

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

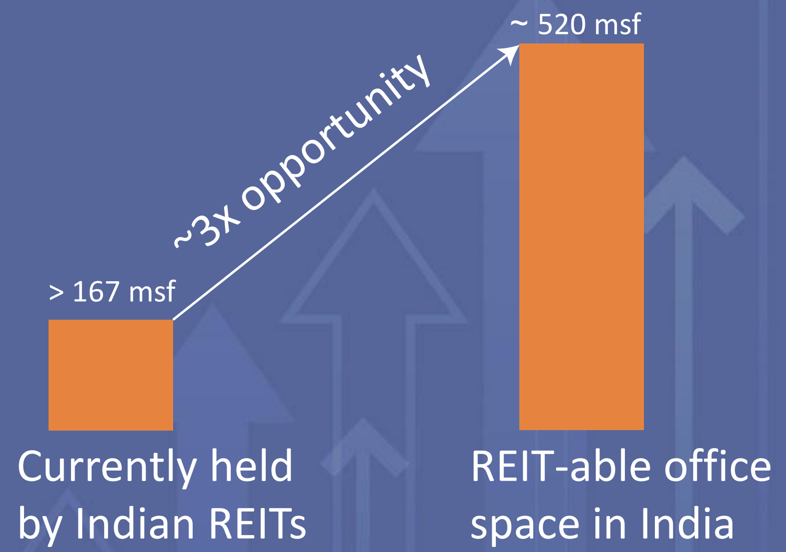
Eligible Investors

Domestic	Foreign	Retail	Institutional

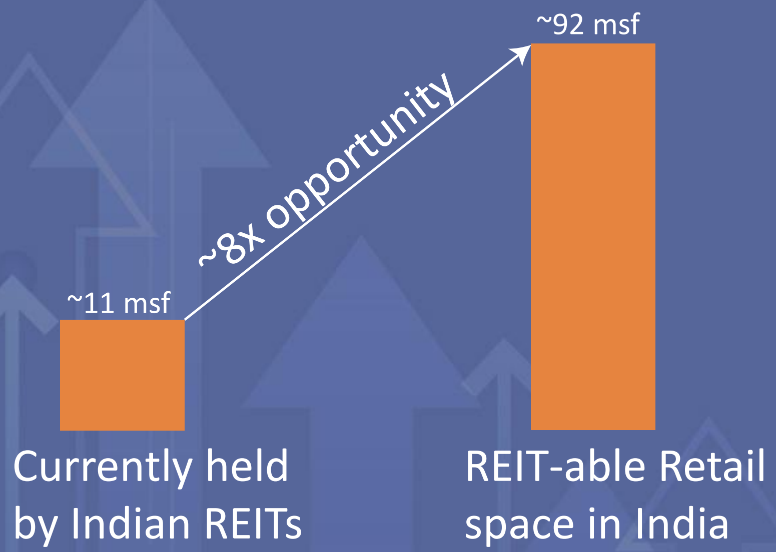
Robust Growth Potential

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 Q1 2026

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Thank You!

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