

UNITHOLDER VALUE CREATION

Scale that Compounds Value

We remain focused on generating high-quality returns and building long-term value for our unitholders. Supported by the global expertise of our Sponsor, we pursue disciplined investments that enhance portfolio resilience and position the platform for growth. Regular stakeholder engagement ensures alignment with evolving expectations, while our strategy prioritizes consistency, stability, and disciplined execution to strengthen unitholder value.

Our Approach to Long-Term Value Creation

Ensuring Transparent Communication

- Quarterly earnings calls
- Individual and Investor meetings
- Half-yearly/annual reports
- Unitholders' meeting
- Grievance redressal mechanism
- Media updates, press releases and website

Communication Focus

- Financial performance
- Strategic outlook
- Concerns and insights
- Key updates
- Goals and updates on progress

Our Commitments

- Deliver consistent returns through dividend distributions
- Create wealth with capital appreciation
- Drive portfolio expansion and sustainable growth through organic and inorganic opportunities, leveraging the Sponsor Group's pipeline and confidence in the REIT
- Ensure transparency and compliance through timely disclosures and ethical practices

Value Delivered in FY2025-26

₹ 21.4*

Distribution per unit

₹ 100.7

Cumulative distribution per unit since listing

₹ 242,568.6M

Market capitalization#

* For financial year ended March 31, 2026

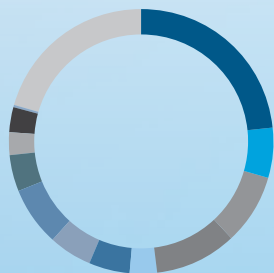
Based on the closing price on NSE as at March 30, 2026

Unitholder Profile

80,809

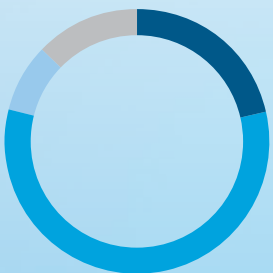
No. of unitholders

Concentration of Unitholders by State (%)*



23.39%	Maharashtra
6.32%	Delhi
8.40%	Tamil Nadu
9.97%	Karnataka
3.53%	Haryana
4.87%	West Bengal
5.46%	Telangana
7.01%	Uttar Pradesh
4.39%	Gujarat
2.80%	Madhya Pradesh
3.04%	Rajasthan
0.52%	Goa
20.30%	Others

Unitholding Distribution (%)



21.45%	Sponsor and Sponsor Group
57.71%	Institutional Investors
8.17%	Individuals (Indian resident and NRI)
12.67%	Others (Body corporates, Trust, HUF, clearing members, etc.)

*Based on the unitholders' location provided under the beneficial ownership records dated March 31, 2026

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INVESTOR RELATIONS