

INDIA REIT & INVIT WEEKLY MARKET REPORT

Week Ending : 27 February 2026



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Market Overview

Indian REITs and InvITs witnessed a mixed performance during the week, with select instruments showing resilience amid broader market fluctuations. Yield-focused investors continued to prefer these instruments due to stable income visibility and attractive spreads over traditional fixed-income options.

News Highlights

- Reserve Bank of India policy outlook continues to support REIT & InvIT liquidity
- Strong leasing momentum across office REIT portfolios driven by GCC demand
- Regulatory improvements enhance REIT attractiveness for institutional investors
- InvITs see continued institutional interest amid stable yield environment
- Embassy REIT reports strong Q3 FY26 growth
- Securities and Exchange Board of India continues reforms post equity reclassification of REITs

WEEKLY PERFORMANCE SNAPSHOT (23/02/26-27/02/2026)

Instrument REIT	Closing Price	Weekly High/ Weekly Low	Weekly Change	FY 26 Payout
Embassy	424.00	434.33 / 422.79	-2%	12.31
Mindspace	462.58	491.13 / 462.58	-6%	11.62
Brookfield	361.40	361.40 / 351.88	3%	10.5
Nexus	163.25	163.25 / 159.65	1%	4.43
Knowledge Realty	120.36	124.84 / 120.36	-3%	1.56

WEEKLY PERFORMANCE SNAPSHOT (23/02/26-27/02/2026)

Instrument	Closing Price	Weekly High/ Weekly Low	Weekly Change	FY 26 Payout
IRB InvIT Fund	61.94	61.94 / 61.45	1%	3.5
IndiGrid Trust	166.35	166.35 / 164.43	1%	8
PowerGrid Infra	92.57	92.57 / 89.75	3%	6
Indus Infra Trust	124.25	125.80 / 123.02	2%	6.6
Capital Infra Trust	69.63	70.99 / 69.50	-2%	6.86

* closing price as on 27.02.2026

** payout based on Q1, Q2, Q3

Source: NSE

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