

**July 30, 2026**

The Manager,  
Listing Department,  
National Stock Exchange of India Limited,  
Exchange Plaza, Plot No. C/1, G Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai 400 051.

**Subject:** Intimation pursuant to Regulation 51 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") in respect of the meeting of the Board of Directors of NIIF Infrastructure Finance Limited ("NIIF IFL" or "the Company") held on July 30, 2026.

Dear Sirs/Madam,

We wish to inform you that the meeting of the Board of Directors of the Company was held today i.e. July 30, 2026, in accordance with the SEBI Listing Regulations.

The Board has, inter alia, considered and approved:

- i. the unaudited financial results of the Company for the quarter ended June 30, 2026. A copy of the unaudited financial results along with the Limited Review Report issued by the joint Statutory Auditors of the Company in the specified format is enclosed herewith.
- ii. the appointment of M/s. Rathi & Associates, Practicing Company Secretaries (firm registration on. P1988MH011900), as Secretarial Auditors of the Company for a term of five consecutive financial years commencing from April 1, 2026, till March 31, 2031, based on the recommendation of the Audit Committee and subject to the approval of the shareholders of the Company.

Please also note that the joint Statutory Auditors of the Company viz. M/s. G.M Kapadia & Co., Chartered Accountants and M/s. Manohar Chowdhry & Associates, Chartered Accountants, have submitted the Limited Review Report for the quarter ended June 30, 2026, with unmodified opinion.

In terms of the SEBI Listing Regulations, we enclose herewith the following documents:

- i. Disclosure in compliance with Regulation 52(4) of the SEBI Listing Regulations.
- ii. Disclosure of utilisation of proceeds in accordance with Regulation 52(7) of the SEBI Listing Regulations.
- iii. Statement of material deviation in proceeds of issue of non-convertible debentures (NCDs) in accordance with Regulation 52(7A) of the SEBI Listing Regulations.
- iv. Disclosure of Security Cover in accordance with Regulation 54 of the SEBI Listing Regulations.

The same information is also available on the website of the company [www.niififl.in](http://www.niififl.in).

The Meeting started at 11:50 a.m. and concluded at 1: 35 p.m.

Kindly take the above on record and oblige.

Thanking You,

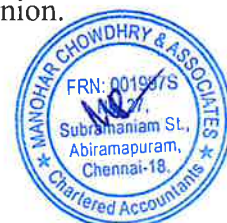
**For NIIF Infrastructure Finance Limited**

**Ankit Sheth**  
**Company Secretary and Compliance Officer**  
**Membership No.: A27521**

**Independent Auditors' Limited Review Report on the Statement of Unaudited Financial Results of NIIF Infrastructure Finance Limited for the Quarter ended June 30, 2026, pursuant to Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as Amended**

To the Board of Directors of  
**NIIF Infrastructure Finance Limited**

1. We have reviewed the accompanying statement of unaudited financial results of **NIIF Infrastructure Finance Limited** ("the Company") for the quarter ended June 30, 2026 together with notes thereon ("the Statement") being submitted by the Company pursuant to the requirements of Regulations 52 of the Securities Exchange Board of India (Listing, Obligations and Disclosure requirements) Regulations, 2015 as amended ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 'Interim Financial Reporting' ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 ("the Act") as amended read with relevant rules issued thereunder and the circulars, guidelines and directions issued by Reserve Bank of India ("RBI") from time to time, applicable to the Company ("RBI guidelines") and other accounting principles generally accepted in India and in compliance with the presentation and disclosure requirement under Regulation 52 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial information are free of material misstatement. A review is limited primarily to inquiries of Company's personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited financial results prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ("Ind AS") and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations read with circular issued from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by RBI in respect of income recognition, asset classification, provisioning and other related matters.

**For G. M. Kapadia & Co.,**  
**Chartered Accountants**  
Firm Registration No. 104767W



**Atul Shah**  
Partner  
Membership No.: 039569  
UDIN: 26039569PIWFEZ1415

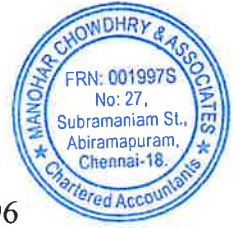


Date: July 30, 2026  
Place: Mumbai

**For Manohar Chowdhry & Associates**  
**Chartered Accountants**  
Firm Registration No. 001997S

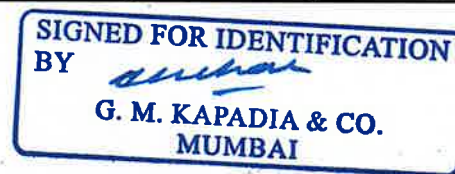


**Muthurajan R .**  
Partner  
Membership No.: 228596  
UDIN: 26228596QUFUBZ6470



Date: July 30, 2026  
Place: Mumbai

| Particulars                                                                                                                            | Quarter ended<br>30.06.2026 | Quarter ended<br>31.03.2026 | Quarter ended<br>30.06.2025 | Year ended<br>31.03.2026 |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------|-----------------------------|--------------------------|
|                                                                                                                                        | Unaudited                   | Audited                     | Unaudited                   | Audited                  |
| <b>I Revenue from operations</b>                                                                                                       |                             |                             |                             |                          |
| Interest income                                                                                                                        | 692.13                      | 640.84                      | 579.76                      | 2,443.80                 |
| Fees and commission Income                                                                                                             | 15.50                       | 36.78                       | 4.72                        | 62.90                    |
| Net gain on fair value changes                                                                                                         | 2.83                        | 3.32                        | 5.87                        | 18.91                    |
| <b>I Total revenue from operations</b>                                                                                                 | <b>710.46</b>               | <b>680.94</b>               | <b>590.35</b>               | <b>2,525.61</b>          |
| <b>II Other income</b>                                                                                                                 | -                           | 14.36                       | 13.53                       | 35.44                    |
| <b>III Total income (I + II)</b>                                                                                                       | <b>710.46</b>               | <b>695.30</b>               | <b>603.88</b>               | <b>2,561.05</b>          |
| <b>Expenses</b>                                                                                                                        |                             |                             |                             |                          |
| Finance costs                                                                                                                          | 529.24                      | 489.00                      | 446.94                      | 1,863.04                 |
| Fees and commission expenses                                                                                                           | 0.12                        | 0.12                        | 0.13                        | 0.50                     |
| Impairment on Financial Instruments                                                                                                    | -                           | 12.96                       | -                           | 12.96                    |
| Employee Benefits Expenses                                                                                                             | 14.08                       | 12.71                       | 10.11                       | 42.71                    |
| Depreciation, amortisation and impairment                                                                                              | 1.63                        | 1.80                        | 1.59                        | 6.72                     |
| Other expenses                                                                                                                         | 8.14                        | 5.15                        | 5.60                        | 24.52                    |
| <b>IV Total expenses</b>                                                                                                               | <b>553.21</b>               | <b>521.74</b>               | <b>464.37</b>               | <b>1,950.45</b>          |
| <b>V Profit before tax (III- IV)</b>                                                                                                   | <b>157.25</b>               | <b>173.56</b>               | <b>139.51</b>               | <b>610.60</b>            |
| <b>VI Tax expense: (Refer Note 6)</b>                                                                                                  |                             |                             |                             |                          |
| (1) Current tax                                                                                                                        | -                           | -                           | -                           | -                        |
| (2) Deferred tax                                                                                                                       | -                           | -                           | -                           | -                        |
| (3) Earlier year tax adjustment                                                                                                        | -                           | -                           | 5.31                        | 10.35                    |
| <b>VII Net Profit for the period (V - VI)</b>                                                                                          | <b>157.25</b>               | <b>173.56</b>               | <b>134.20</b>               | <b>600.25</b>            |
| <b>VIII Other Comprehensive Income</b>                                                                                                 |                             |                             |                             |                          |
| A (i) Items that will not be reclassified to profit and loss                                                                           |                             |                             |                             |                          |
| Re-measurements of post-employment benefit obligations                                                                                 | -                           | 0.65                        | (0.06)                      | 0.40                     |
| (ii) Income tax relating to items that will not be reclassified to profit and loss                                                     | -                           | -                           | -                           | -                        |
| B (i) Items that will be reclassified to profit and loss                                                                               |                             |                             |                             |                          |
| (ii) Income tax relating to items that will be reclassified to profit and loss                                                         | -                           | -                           | -                           | -                        |
| <b>Other Comprehensive Income (A + B)</b>                                                                                              | <b>-</b>                    | <b>0.65</b>                 | <b>(0.06)</b>               | <b>0.40</b>              |
| <b>IX Total Comprehensive Income for the period<br/>(VII + VIII) (Comprising profit and other comprehensive income for the period)</b> | <b>157.25</b>               | <b>174.21</b>               | <b>134.14</b>               | <b>600.65</b>            |
| <b>X Earnings per equity share (not annualised):</b>                                                                                   |                             |                             |                             |                          |
| (1) Basic ( ₹ )                                                                                                                        | 1.14                        | 1.26                        | 0.98                        | 4.36                     |
| (2) Diluted ( ₹ )                                                                                                                      | 1.14                        | 1.26                        | 0.98                        | 4.36                     |



**Statement of Unaudited Financial Results for the quarter ended June 30, 2026**

**Notes:**

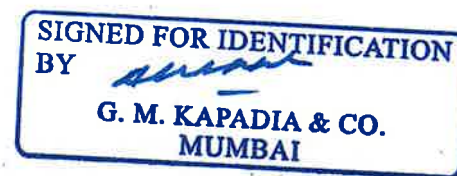
- 1 A Limited review of the financial results has been carried out by the Joint Statutory auditors of the Company, recommended by the Audit Committee on July 30, 2026 and approved by the Board of Directors at their meeting held on July 30, 2026.
- 2 The above financial results of the Company have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 ("Ind AS") prescribed under section 133 of the Companies Act, 2013 read with relevant rules thereunder and the other accounting principles generally accepted in India, any application guidance/ clarification/ directions issued by Reserve Bank of India or other regulators are implemented as and when they are issued/applicable and in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The disclosures under Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter ended June 30, 2026 are enclosed as Annexure.
- 3 The Debentures issued by the Company have been assigned rating of "AAA" by ICRA Limited, CARE Ratings Limited & CRISIL Ratings Limited
- 4 No Debenture Redemption Reserve (DRR) is created as the Non Banking Financial Companies registered with Reserve Bank of India are exempted from creation of DRR for privately placed debentures.
- 5 The Company is engaged in business of financing by way of loans (non banking financial services). All other activities of the Company revolve around the main business and accordingly, there are no separate reportable segments in terms of Ind AS 108 – Operating Segments.
- 6 The Company is registered as Infrastructure Debt Fund (IDF-NBFC) with RBI. As per Section 10(47) of the Income Tax Act, any income of IDFs notified by Central Board of Direct Taxes (CBDT) for this purpose is exempt from income tax.
- 7 In terms of requirement as per RBI notification no RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020 on implementation of Indian Accounting Standards, Non-Banking Financial Companies (NBFCs) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 109- Financial Instruments and Income Recognition, Asset Classification and Provisioning ('IRACP') norms (including provision on standard assets). The impairment allowance under IND AS 109 made by the Company exceeds the total provision required under IRACP (including standard asset provisioning), as at June 30, 2026 and accordingly, no amount is required to be transferred to impairment reserve.
- 8 The figures for the quarter ended March 31, 2026 represent the balancing figures between the audited results for the year ended March 31, 2026 and the year-to-date figures up to the end of Q3 of the relevant financial year, which were subject to a limited review by statutory auditor
- 9 In accordance with Reserve Bank of India (Non-Banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025 (Ref No. DOR. ACC. REC. No. 278/21.04.018/2025-26 dated November 28, 2025):
  - (a) The Company has neither transferred nor acquired any loans in current quarter.
  - (b) The Company has neither acquired nor transferred any stressed (SMA & NPA) loans.
- 10 The figures for previous periods have been regrouped wherever required to correspond with those of the current period.

For and on behalf of the Board  
of NIIF Infrastructure Finance Limited



**Nilesh Shrivastava**  
Director  
DIN no.09632942

Date: July 30, 2026  
Place: Mumbai



July 30, 2026

The Manager – Listing Department  
National Stock Exchange of India Ltd.  
Exchange Plaza, Plot no. C/1, G Block,  
Bandra-Kurla Complex,  
Bandra (E), Mumbai - 400 051

Dear Sir,

In compliance with clause 6 of the listing agreement for debt securities, we are enclosing the following data for the period ended June 30, 2026 for your perusal.

| Ratios                                               | Description                          | June 30, 2026 |
|------------------------------------------------------|--------------------------------------|---------------|
| Debt-Equity Ratio                                    | Total Debt / Total Equity            | 5.69          |
| Current Ratio                                        | NA                                   | NA            |
| Long Term Debt to Working Capital                    | NA                                   | NA            |
| Bad Debts to Account Receivable Ratio                | NA                                   | NA            |
| Current Liability Ratio                              | NA                                   | NA            |
| Total Debts to Total Assets                          | Total Debt / Total Asset             | 0.85          |
| Debtors Turnover                                     | NA                                   | NA            |
| Inventory Turnover                                   | NA                                   | NA            |
| Profit before tax margin (%)                         | PBT / Total Revenue                  | 22.13%        |
| Net Profit Margin (%)                                | PAT / Total Revenue                  | 22.13%        |
| Net Worth (₹ in crore)                               | Share capital + Reserves and surplus | 5,063.25      |
| Net Profit After Tax (₹ in crore)                    |                                      | 157.25        |
| Earnings Per Share (Basic)                           | PAT / Total number of shares         | 1.14          |
| Earnings Per Share (Diluted)                         | PAT / Total diluted number of shares | 1.14          |
| Gross/ Net Non-Performing Assets (NPAs)              |                                      | Nil           |
| Capital Redemption Reserve/Debt Redemption Reserve * | NA                                   | NA            |

\* Not applicable, being a Non-Banking Financial Service Company registered with the Reserve Bank of India.

The results for the period ended June 30, 2026 has been attached as per format shared by SEBI master circular dated July 11, 2025.

No event of default with respect to Regulatory Compliance or terms of the Issue/Trust Deed/listing agreement has taken place during the period ended June 30, 2026

The name, designation and contact details of the "Compliance Officer" of the Company are:

(A) Name: Ankit Sheth  
(B) Designation: Company Secretary  
(C) Correspondence address: 3rd Floor, UTI Tower, North Wing, GN Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051  
(D) Phone/Fax: 022- 6859 1340  
(E) Email: [ankit.sheth@niifil.in](mailto:ankit.sheth@niifil.in)

We hope that the aforesaid information would meet with your requirements.

Thanking you

Yours faithfully

For NIIF Infrastructure Finance Limited

  
  
Sudeep Bhatia  
Chief Financial Officer

**A. Statement of utilization of issue proceeds for the quarter ended June 30, 2026**
**(Rs. in Crores)**

| Name of the Issuer                  | ISIN                         | Mode of Fund Raising (Public issues/ Private placement) | Type of instrument         | Date of raising funds | Amount Raised (Face Value) | Funds utilized (Face Value) | Any deviation (Yes/ No) | If 8 is Yes, then specify the purpose of for which the funds were utilized | Remarks, if any                                                                                                            |
|-------------------------------------|------------------------------|---------------------------------------------------------|----------------------------|-----------------------|----------------------------|-----------------------------|-------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 1                                   | 2                            | 3                                                       | 4                          | 5                     | 6                          | 7                           | 8                       | 9                                                                          | 10                                                                                                                         |
| NIIF Infrastructure Finance Limited | INE246R07897                 | Private Placement                                       | Secured Redeemable         | 29-Apr-2026           | 557                        | 557                         | No                      | No                                                                         | Funds have been Utilized as per the objects stated in General Information Document / Key Information document / Term Sheet |
|                                     | INE246R07897 (Re-Issuance I) |                                                         | Non-Convertible Debentures | 21-May-2026           | 450                        | 450                         | No                      | No                                                                         |                                                                                                                            |
|                                     | INE246R07905                 |                                                         |                            | 17-June-2026          | 500                        | 500                         | No                      | No                                                                         |                                                                                                                            |
| <b>Total</b>                        |                              |                                                         |                            |                       | <b>1,507</b>               | <b>1,507</b>                |                         |                                                                            |                                                                                                                            |

**B. Statement of Deviation or Variation in use of Issue proceeds for the quarter ended June 30, 2026:**

|                                                                                                                   |                    |
|-------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Name of Listed Entity</b>                                                                                      | As Mentioned Above |
| <b>Mode of Fund Raising (Public Issue/Private Placement)</b>                                                      |                    |
| <b>Type of Instrument</b>                                                                                         |                    |
| <b>Date of Raising Funds</b>                                                                                      |                    |
| <b>Amount Raised (in Rs. Crore)</b>                                                                               |                    |
| <b>Report filed for Quarter ended</b>                                                                             |                    |
| <b>Is there a Deviation or Variation in use of funds raised?</b>                                                  | Not Applicable     |
| <b>Whether any approval is required to vary the objects of the issue stated in the prospectus/offer document?</b> |                    |
| <b>If yes, details of the approval so required?</b>                                                               |                    |
| <b>Date of Approval</b>                                                                                           |                    |
| <b>Explanation for the deviation/ variation</b>                                                                   |                    |
| <b>Comment of Audit Committee after review</b>                                                                    |                    |
| <b>Comment of Auditors, if any</b>                                                                                |                    |

**Object for which funds have been raised and where there has been a deviation/variation, in the following table.**
**(Rs. in Crores)**

| Original Object                                                                                                                                                                     | Modification object, if any | Original allocation (Face Value) | Modified allocation, If any | Funds utilized                      | Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %) | Remarks, if any |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------|-----------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------|
| The proceeds of the issue Debentures will be used for (i) refinancing Infrastructure Projects which have completed at least 1 (One) year of satisfactory commercial operation, (ii) | NA                          | 1507                             | NA                          | Funds have been Utilized as per the | No Deviation                                                                                          |                 |



|                                                                                                                                                                                                                                                                               |  |  |  |                 |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------------|--|--|
| financing toll operate transfer (TOT) projects under applicable RBI regulations from time to time, (iii) deployment of funds in permitted instruments for the purpose of Liquidity Coverage Ratio (LCR)/ High Quality Liquid Assets (HQLA) as required by extant regulations. |  |  |  | stated objects. |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------------|--|--|

Deviation could mean:

- Deviation in the objects or purposes for which the funds have been raised.
- Deviation in the amount of funds actually utilized as against what was originally disclosed.

**For NIIF Infrastructure Finance Limited**



**Sudeep Bhatia**  
**Chief Financial Officer**



**Independent Auditors' Certificate on maintenance of security cover and compliance with the covenants as per the Debenture Trust Deed including the Information Memorandum pursuant to Regulation of 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended**

To,  
**The Board of Directors of  
NIIF Infrastructure Finance Limited**

**1. Introduction**

We, as the joint statutory auditors of NIIF Infrastructure Finance Limited ("the Company"), are issuing a certificate regarding maintenance of security cover as at June 30, 2026, as per the terms of the Debenture Trust Deed including the Information Memorandum, in the form of book debts/receivables on the amounts due and payable to all secured lenders in respect of listed debt securities ("Secured Lenders") issued by the Company including compliance with the covenants that the Company was required to comply with for the quarter ended June 30, 2026. This certificate is required as per Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time and as per the SEBI Circular SEBI/HO/MIRSD/MIRSO\_CRADT/CIR/P/2022/67 dated May 19, 2022 ("the Circular").

Accordingly, the management of the Company has prepared the accompanying statement ('Annexure I') in the format required as per the Circular, containing the details of security cover available for debenture holders in accordance with the unaudited financial statements as at June 30, 2026 and other relevant documents/records maintained by the Company.

**2. Management's Responsibility**

The Management of the Company is responsible for:

- preparation of the accompanying Annexure I from unaudited financial statements of the Company as at June 30, 2026 and other records maintained by the Company;
- ensuring maintenance of the security cover available for debenture holders is more than the cover required as per the Debenture Trust Deed including the Information Memorandum in respect of listed debt securities;



- c. accurate computation of security cover available for debenture holders based on unaudited financial statements of the Company as at June 30, 2026;
- d. compliance with the covenants of the Debenture Trust Deed including the Information Memorandum in respect of listed debt securities;
- e. preparation and maintenance of proper accounting and other records & design, implementation and maintenance of adequate internal procedures/systems/processes/controls relevant to the creation and maintenance of the aforesaid records.

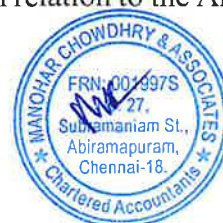
This responsibility includes ensuring that the relevant records provided to us for our examination are correct and complete.

### **3. Auditors' Responsibility**

Our responsibility is to provide limited assurance in form of conclusion based on the examination of unaudited financial statements as at June 30, 2026 and other relevant records maintained by the Company as to whether amounts appearing in Annexure I are extracted from unaudited financial statements as at June 30, 2026 and other records maintained by the Company and whether security cover available for debenture holders has been maintained in accordance with the Debenture Trust Deed including the Information Memorandum in respect of listed debt securities and whether the Company has complied with the covenants of the Debenture Trust Deed including the Information Memorandum during the quarter ended June 30, 2026 in respect of listed debt securities.

Our responsibility is also to provide limited assurance that prima facie the Company has complied with the covenants mentioned in the Debenture Trust Deed including the Information Memorandum during the quarter ended June 30, 2026 in respect of listed debt securities. Our scope of work did not involve performing audit tests for the purpose of expressing an opinion on the fairness or accuracy of any of the financial information or the financial statements of the Company, taken as a whole. We have not performed an audit, the objective of which would be the expression of an opinion on the financial statements, specified elements, accounts or items thereof, for the purpose of this certificate. Accordingly, we do not express such a opinion.

A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph mentioned above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. We have performed the following procedures in relation to the Annexure



- a. Obtained and read the Debenture Trust Deed and the Information Memorandum in respect of the secured Debentures and noted the asset cover percentage required to be maintained by the Company in respect of such Debentures and covenants applicable to the Company during the period; and
- b. Traced whether amounts mentioned in Annexure I have been correctly extracted from unaudited financial statements as at June 30, 2026 and other relevant records maintained by the Company.
- c. Examined and verified the arithmetical accuracy of the computation of Security in accompanying Statement.
- d. With respect to compliance with covenants (including financial, ISIN Specific, informative, negative and Special covenants) the Management has represented and confirmed that the Company has complied with all other covenants as prescribed in the Debenture Trust Deed as at June 30, 2026.
- e. Performed necessary inquiries with the Management and obtained necessary representations.

We conducted our examination of the Annexure I in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) – 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Service Engagements, issued by the ICAI.

#### **4. Conclusion**

Based on our examination and information & explanation given to us, nothing has come to our attention that causes us to believe that;

- a. the amounts appearing in the Annexure I are incorrectly extracted from unaudited financial statements as at June 30, 2026;
- b. the security cover available for debenture holders is not maintained as per the cover required in the Debenture Trust Deed including the Information Memorandum in respect of listed debt securities;
- c. that Company has not complied with the covenants of the Debenture Trust Deed including the Information Memorandum during the quarter ended June 30, 2026 in respect of listed debt securities: and



**5. Restriction on use**

This Certificate has been issued at the specific request of the Company pursuant to the requirements of Regulation of 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time and it should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

**For G.M. Kapadia & Co.,**  
**Chartered Accountants**  
Firm Registration No. 104767W



**Atul Shah**  
Partner  
Membership No.: 039569  
UDIN: 26039569OMXCZQ2892

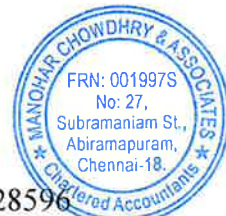


Date: July 30, 2026  
Place: Mumbai

**For Manohar Chowdhry & Associates.**  
**Chartered Accountants**  
Firm Registration No. 001997S



**Muthurajan R**  
Partner  
Membership No.: 228596  
UDIN: 26228596COOSMQ8483



Date: July 30, 2026  
Place: Mumbai

Security Cover Certificate as on June 30, 2026

| Column A                                                        | Column B                                              | Column C                                        | Column D                                                                  | Column E                                        | Column F                                                                                                     | Column G                                                                               | Column H                       | Column I                                                                        | Column J         | Column K                                                | Column L                                                                                                                                                     | Column M                                  | Column N                                                                                                                                                               | (Amt in INR lacs)     |
|-----------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------|------------------|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Particulars                                                     | Description                                           | Exclusive Charge                                | Statement of Unaudited Financial Results for the year ended June 30, 2026 | Pari- Passu Charge                              | Pari- Passu Charge                                                                                           | Pari- Passu Charge                                                                     | Assets not offered as Security | Elimination (amount in negative)                                                | (Total C to H)   | Related to only those items covered by this certificate |                                                                                                                                                              |                                           |                                                                                                                                                                        |                       |
|                                                                 |                                                       | Debt for which this certificate is being issued | Other Secured Debt                                                        | Debt for which this certificate is being issued | Assets shared by pari passu-holder (includes debt for which this certificate is issued & pari- passu charge) | Other assets on which there is pari-Passu charge (excluding items covered in column F) |                                | debt amount considered more than once (due to exclusive plus pari passu charge) |                  | Market Value for Assets charged on Exclusive basis      | Carrying /book value for exclusive charge assets where market value is ascertainable or applicable (For Eg.Bank Balance,DSRA market value is not applicable) | Market Value for Pari passu charge Assets | Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg.Bank Balance,DSRA market value is not applicable) | Total Value (K+L+M+N) |
|                                                                 |                                                       | Book Value                                      | Book Value                                                                | Yes/ No                                         | BookValue                                                                                                    | BookValue                                                                              |                                |                                                                                 |                  |                                                         |                                                                                                                                                              |                                           |                                                                                                                                                                        |                       |
| <b>ASSETS</b>                                                   |                                                       |                                                 |                                                                           |                                                 |                                                                                                              |                                                                                        |                                |                                                                                 |                  |                                                         |                                                                                                                                                              |                                           |                                                                                                                                                                        |                       |
| Property, Plant and Equipment*                                  | Land (valuation as on 31.03.2024)                     | -                                               | -                                                                         |                                                 | 4                                                                                                            | -                                                                                      | -                              | -                                                                               | 4                | -                                                       |                                                                                                                                                              | 5                                         |                                                                                                                                                                        | 5                     |
| Investments                                                     | T bills                                               | -                                               | -                                                                         |                                                 | 0                                                                                                            | -                                                                                      | -0                             | -                                                                               | -                | -                                                       |                                                                                                                                                              |                                           |                                                                                                                                                                        |                       |
| Investments                                                     | Mutual Fund                                           | -                                               | -                                                                         |                                                 |                                                                                                              | -                                                                                      | -                              | -                                                                               | -                | -                                                       |                                                                                                                                                              |                                           |                                                                                                                                                                        |                       |
| Loans (Net of excess collection)                                | Loans and advances before EIR adjustment & provisions | -                                               | -                                                                         |                                                 | 33,12,685                                                                                                    | -                                                                                      | -45,380                        | -                                                                               | 32,67,305        | -                                                       |                                                                                                                                                              | 7,23,634                                  | 25,54,026                                                                                                                                                              | 32,77,660             |
| Cash and Cash Equivalents                                       | In deposit account                                    | -                                               | -                                                                         |                                                 | 51,525                                                                                                       | -                                                                                      | -                              | -                                                                               | 51,525           | -                                                       |                                                                                                                                                              |                                           | 51,525                                                                                                                                                                 | 51,525                |
| Bank Balances other than Cash and Cash Equivalents              | In current account                                    | -                                               | -                                                                         |                                                 | 20,780                                                                                                       | -                                                                                      | -20,780                        | -                                                                               | -                | -                                                       |                                                                                                                                                              |                                           |                                                                                                                                                                        |                       |
| Others                                                          | Other Financial Assets                                | -                                               | -                                                                         |                                                 | 24,075                                                                                                       | -                                                                                      | -                              | -                                                                               | 24,075           | -                                                       |                                                                                                                                                              |                                           | 24,075                                                                                                                                                                 | 24,075                |
|                                                                 | Current tax assets                                    | -                                               | -                                                                         |                                                 |                                                                                                              | -                                                                                      | -                              | -                                                                               |                  | -                                                       |                                                                                                                                                              |                                           |                                                                                                                                                                        |                       |
| <b>Total</b>                                                    |                                                       | -                                               | -                                                                         |                                                 | <b>34,09,069</b>                                                                                             | -                                                                                      | <b>-66,160</b>                 | -                                                                               | <b>33,42,909</b> | -                                                       |                                                                                                                                                              | <b>7,23,639</b>                           | <b>26,29,626</b>                                                                                                                                                       | <b>33,53,265</b>      |
| <b>LIABILITIES</b>                                              |                                                       |                                                 |                                                                           |                                                 |                                                                                                              |                                                                                        |                                |                                                                                 |                  |                                                         |                                                                                                                                                              |                                           |                                                                                                                                                                        |                       |
| Debt securities to which this certificate pertains (1:1)        |                                                       | -                                               |                                                                           | Yes                                             | 23,58,000                                                                                                    |                                                                                        |                                | -                                                                               | 23,58,000        | -                                                       |                                                                                                                                                              |                                           | 23,58,000                                                                                                                                                              | 23,58,000             |
| Debt securities to which this certificate pertains (1:1.25) #   | Borrowings before EIR adjustment                      | -                                               |                                                                           | Yes                                             | 4,15,000                                                                                                     |                                                                                        |                                |                                                                                 | 5,18,750         |                                                         |                                                                                                                                                              |                                           | 5,18,750                                                                                                                                                               | 5,18,750              |
| Other debt sharing pari-passu charge with above debt            |                                                       | -                                               |                                                                           | Yes                                             | 95,432                                                                                                       |                                                                                        |                                | -                                                                               | 95,432           | -                                                       |                                                                                                                                                              |                                           | 95,432                                                                                                                                                                 | 95,432                |
| Other debt sharing pari-passu charge with above debt (1:1.25) # | Accrued Interest on borrowings                        | -                                               |                                                                           | Yes                                             | 16,867                                                                                                       |                                                                                        |                                |                                                                                 | 21,084           |                                                         |                                                                                                                                                              |                                           | 21,084                                                                                                                                                                 | 21,084                |
| <b>Total</b>                                                    |                                                       | -                                               |                                                                           |                                                 | <b>28,85,299</b>                                                                                             |                                                                                        |                                | -                                                                               | <b>29,93,266</b> | -                                                       |                                                                                                                                                              |                                           |                                                                                                                                                                        | <b>29,93,266</b>      |
| <b>Cover on Book Value</b>                                      |                                                       |                                                 |                                                                           |                                                 |                                                                                                              |                                                                                        |                                |                                                                                 | <b>1.12</b>      |                                                         |                                                                                                                                                              |                                           |                                                                                                                                                                        |                       |
| <b>Cover on Market Value</b>                                    |                                                       |                                                 |                                                                           |                                                 |                                                                                                              |                                                                                        |                                |                                                                                 |                  |                                                         |                                                                                                                                                              |                                           |                                                                                                                                                                        | <b>1.12</b>           |

i This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.

ii This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.

iii This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.

iv This column shall include a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). other debt sharing pari- passu charge along with debt for which certificate is issued.

v This column shall include book value of all other assets having pari passu charge or d outstanding book value of corresponding debt.

vi This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.

vii In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is nonoverlap.

viii Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value.

ix The market value shall be calculated as per the total value of assets mentioned in Column O.

x. Bank balances, Investment in T- Bills & NCD's considered as High Quality Liquid Assets are excluded from security cover.

xi. Loans are considered net of advances received from borrowers

\* Valuation report of land is dated 31st March 2024.

# Liability figures in Total Column J and Column O consider value of security cover provided as per covenants in respective Deed of hypothecation

Thanking you,  
Yours faithfully,  
For NIIF Infrastructure Finance limited

  
Authorised Signatories



**SIGNED FOR IDENTIFICATION**  
BY   
**G. M. KAPADIA & CO.**  
**MUMBAI**



## NIIF Infrastructure Finance Limited

### List of NCDs Covenants

30-Jun-26

| Sr. No. | Covenant type | Salient Covenants:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Jun-26             |
|---------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1       | Financial     | Security cover of 1:1.25 for ISINs INE246R07400, INE246R07657, INE246R07673, INE246R07699, INE246R07723, INE246R07772<br>Security cover of 1:1 for the remaining ISINs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Complied           |
| 2       | Financial     | The Company shall ensure that the Security Cover as stipulated in the Deed of Hypothecation is maintained at all times and in the event the Security Cover being met by the charge created over the Hypothecated Property falls below the stipulated Security Cover, the Company shall forthwith create charge over such other assets so as to maintain the Security Cover in accordance with the terms of the Deed of Hypothecation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Complied           |
| 3       | ISIN Specific | If the rating of the instrument is downgraded to "double A minus (AA-)" or below at any time, investor reserves the right to increase the interest rate by upto 25 bps for every notch of downgrade with effect from the date of downgrade. (Covenant applicable to ISINs INE246R07657, INE246R07673, INE246R07699, INE246R07723 and INE246R07772)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Ratings remain AAA |
| 4       | ISIN Specific | In case the rating falls to "A" or below at any time, investor reserves the right to recall the outstanding principal amount on the aforesaid NCDs along with all other monies/ accrued interest due in respect thereof including compensation for all real/nominal losses calculated on the basis as it may deem fit by providing notice period of 30 calendar days to the issuer. (Covenant applicable to ISINs INE246R07657, INE246R07673, INE246R07699, INE246R07723 and INE246R07772)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Ratings remain AAA |
| 5       | Non-Financial | Keep Debenture Trustees informed about orders/directions, notices of courts/ tribunals or likely to affect security                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Complied           |
| 6       | Non-Financial | Disclose material events to debenture trustees on ongoing basis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Complied           |
| 7       | Non-Financial | Furnish following certificates to the Debenture Trustee:<br>Duly audited annual accounts, within six months from the close of its financial year and in case the statutory audit is not likely to be completed during this period, the Company shall get its accounts audited by an independent firm of Chartered Accountants                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Complied           |
| 8       | Non-Financial | A certificate from the Auditors in respect of the utilisation of funds raised by the issue of the Debentures at the end of every accounting year.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Complied           |
| 9       | Non-Financial | a quarterly report including but not limited to the following particulars:<br>(i) Details of interest due but unpaid and reasons for the same and timely and accurate payment of the interest on the Debentures;<br>(ii) That the number and nature of grievances received from the Debenture-holder(s) and resolved by the Company, not resolved by the Company and reasons for the same;<br>(iii) Creation of Debenture Redemption Reserve, if required<br>(iv) Updated list of names and address of debenture holders<br>(v) A statement stating that those assets of the Company which are available by way of security are sufficient to discharge the claims of debenture holders                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Complied           |
| 10      | Non-Financial | Comply all the provisions as mentioned in the Exchange Board of India (Debenture Trustee) Regulations, the Securities and Exchange Board of India (issue and listing of debt securities regulations) 2021, Companies Act 2013, the simplified listing agreement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Complied           |
| 11      | Non-Financial | Due Payment of Public and Other Demands: Confirm that the Company is not in arrears of any undisputed public demands such as income- tax, corporation tax and all other taxes and revenues or any other statutory dues payable to Central or State Governments or any local or other authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Complied           |
| 12      | Non-Financial | Maintain Listing: Confirm that the Company shall take all necessary steps and comply with the listing agreement with the NSE to ensure that the Debentures remain listed. Additionally, the Company shall comply with terms and conditions of listing as per Debenture Trust Deed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Complied           |
| 13      | Non-Financial | Maintenance of Rating: Confirm that the Company will comply with any agreement with the rating agencies and provide any necessary information to the rating agencies so as to continue to maintain a credit rating. Additionally, the Company shall comply with terms and conditions of credit ratings as per Debenture Trust Deed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Complied           |
| 14      | Information   | The Company shall provide/ cause to be provided information in respect of the following promptly and no later than 30 (Thirty) Business Days (unless otherwise specified in the sub-clauses hereinbelow) from the occurrence of such event (unless otherwise specifically provided):<br>(i) Notification to the Debenture Trustee in writing of any proposed change in the nature or scope/conduct of the business or operations of the Company prior to the date on which such action is proposed to be given effect.<br>(ii) Notification to the Debenture Trustee in writing of any significant change in the composition of the Company Board of Directors.<br>(iii) Notification to the Debenture Trustee of any merger, consolidation, reorganisation scheme or arrangement or compromise with its creditors or shareholders or any scheme of amalgamation or reconstruction proposed by the Company;<br>(iv) Notify the Debenture Trustee in writing of any material legal proceeding pending, regulatory notices or judicial orders against the Company, or any litigation between the Company and/ or any other Persons and/ or any governmental authority which may have an adverse impact. | Complied           |

**SIGNED FOR IDENTIFICATION BY**  
*G. M. KAPADIA & CO.*  
**G. M. KAPADIA & CO.**  
**MUMBAI**



| Sr. No. | Covenant type | Salient Covenants:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Jun-26   |
|---------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 15      | Information   | The Company shall furnish to the Debenture Trustee periodical status/performance reports within 7 (Seven) days of the relevant board meeting or within 45 (Forty Five) days of the respective quarter whichever is earlier                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Complied |
| 16      | Information   | The Company shall furnish to the Debenture Trustee a certificate on a half-yearly basis from the statutory auditor (as required under applicable law) regarding maintenance of the security cover, certifying the value of the receivables charged in favour of the Debenture Trustee for securing the Debentures and compliance with the covenants set out in the Shelf Disclosure Document / Tranche DD, along with the half-yearly financial results                                                                                                                                                                                                                                                                                                           | Complied |
| 17      | Information   | The Company shall furnish to the Debenture Trustee, a compliance status with respect to financial covenants of the Debentures, on a quarterly basis, as certified by statutory auditor of the Company                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Complied |
| 18      | Information   | The Company shall furnish to the Stock Exchange as well as the Debenture Trustee the un-audited or audited quarterly and year to date standalone financial results (accompanied by limited review report prepared by the statutory auditors) on a quarterly basis in the format as specified by SEBI within 45 (Forty- Five) days from the end of the quarter, provided that for the last quarter of the financial year, the Company shall submit un-audited or audited quarterly and year to date standalone financial results within 60 (Sixty) days from the end of the quarter to the recognised Stock Exchange(s)                                                                                                                                            | Complied |
| 19      | Information   | The Company shall submit a quarterly compliance report on corporate governance in the format as specified by SEBI from time to time to the Stock Exchange, signed either by the compliance officer or the chief executive officer of the Company, within 21 (Twenty One) days from the end of each quarter, together with the details of all material transactions with related parties                                                                                                                                                                                                                                                                                                                                                                           | Complied |
| 20      | Information   | The Company shall submit to the Stock Exchange for dissemination, along with the quarterly/ annual financial results, a quarterly/annual communication, along with the Debenture Trustee's letter of noting of the following information:<br>debt equity ratio; debt service coverage ratio; interest service coverage ratio; Outstanding redeemable preference shares (quantity and value); Capital redemption reserve / Debenture redemption reserve; if applicable; Net worth; Net profit after tax; Earnings per share; Current ratio; Long term debt to working capital; bad debts to Account receivable ratio; current liability ratio; total debts to total assets; debtors turnover; inventory turnover; operating margin (%); and net profit margin (%); | Complied |
| 21      | Negative      | During continuance of security, without prior written approval of debenture trustees, the Company shall not-<br>(i) Declare or pay any dividend to its shareholders if the Company is in breach of any of its obligations under the Transaction Documents.<br>(ii) Sale of dispose off mortgaged/hypothecated property<br>(iii) Undertake consent to any merger, amalgamation, consolidation, reconstruction, scheme of arrangement or compromise with its creditors or shareholders which has material adverse effect on payment obligations                                                                                                                                                                                                                     | Complied |

For NIIF Infrastructure Finance Limited

  
Sudeep Bhatia  
Chief Financial Officer

SIGNED FOR IDENTIFICATION  
BY   
G. M. KAPADIA & CO.  
MUMBAI



Bx