

Date: October 28, 2026

To,

National Stock Exchange of India Limited

Listing Compliance Department Exchange Plaza,
C-1, Block-G Bandra Kurla Complex, Bandra (E),
Mumbai-40005

BSE Limited

Corporate Relationship Department
Phiroze Jeejeebhoy Towers, Dalal Street,
Fort, Mumbai-400001

Symbol: ANANTAM

BSE Scrip Code: 544579

Subject: Transcript of the Earnings Conference Call held on October 26, 2026

Dear Sir/Madam,

With reference to our earlier intimation dated October 21, 2026, the Transcript of Earnings Conference Call of Anantam Highways Trust ("Trust") for the quarter ended September 30, 2026, held on Monday, October 26, 2026, at 10:30 A.M. (IST) is attached herewith and the same is also available on the website of the Trust.

You are requested to kindly take the same on record.

Yours faithfully,

For and on behalf of **Alpha Alternatives Fund-Infra Advisors Private Limited**
(acting as Investment Manager to Anantam Highways Trust)

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Company Secretary & Compliance Officer
Membership No. F8322

Cc:

Axis Trustee Services Limited
(Trustee)

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**“Anantam Highways Trust
Q2 FY27 Earnings Conference Call”
October 26, 2026**



**MANAGEMENT: MR. JIGNESH SHAH – WHOLE-TIME DIRECTOR AND
CHIEF EXECUTIVE OFFICER – ANANTAM HIGHWAYS
TRUST**

Moderator: Ladies and gentlemen, good day and welcome to Anantam Highways Trust Q2 FY27 Earnings Conference Call.

As a reminder, all participant lines will be in the listen-only mode and there will be an opportunity for you to ask questions after the presentation concludes. Should you need assistance during the conference call, please signal an operator by pressing star then zero on your touchtone phone. Please note that this conference is being recorded.

I now hand the conference over to Mr. Jignesh Shah, Whole-Time Director and Chief Executive Officer of the Investment Manager of the Trust. Thank you and over to you, Mr. Shah.

Jignesh Shah: Good morning everyone and thank you for joining us for Anantam Highways Trust Q2 FY2027 Earnings Call. This quarter marks an important milestone for us as we have completed one year as a listed InvIT.

It is an appropriate time to reflect on what we set out to build, the progress we have made, and the priorities that will shape our next phase. When we listed, our objective was not simply to create another investment vehicle to hold road assets. We wanted to build an infrastructure investment platform combining predictable cash flows, prudent financial management, robust governance, and a credible pathway to growth.

One year into that journey, we believe the foundations are in place. We have an operating portfolio of seven HAM assets, a track record of distributions, strong credit ratings, and an access to a broader pipeline of opportunities to scale the platform.

Our focus now is on translating these foundations into sustained, long-term value creation for our unitholders. Our underlying portfolio provides visibility through government-backed annuity cash flows without traffic volume risk. This predictability is central to our investment proposition and supports our ability to balance distributions, financial discipline, and future growth.

For an InvIT, reported earnings are only one part of the picture. Equally important are cash generation, sustainability of distributions, debt servicing capacity, and the financial flexibility to pursue future investments.

For Q2 FY2027, consolidated revenue stood at INR158.2 crores. EBITDA was at INR131.9 crores and profit before tax at INR96.9 crores. During the quarter, we also repaid INR91 crores of debt and maintained our AAA credit ratings.

The board has approved a distribution of INR2.75 per unit, taking cumulative distributions since the initial portfolio acquisition in October 2025 to INR10.25 per unit, aggregating an approximate distribution of INR223 crores.

We regard this as an important milestone in our first year. Our objective is to sustain a distribution proposition supported by the underlying cash flows while preserving the financial capacity needed to manage the portfolio responsibly and pursue growth.

On growth, our approach remains unchanged. Our ROFO arrangements provide access to a meaningful pipeline of opportunities, but each acquisition must be appropriately valued, financially sound, and beneficial to existing unitholders. We do not believe in pursuing scale for its own sake. Our objective is to build a larger, stronger platform without compromising the quality of cash flows or the discipline with which we allocate capital.

As we enter our second phase as a listed InvIT, our priorities remain clear, protect the quality of the existing portfolio, sustain cash generation, maintain financial flexibility, and pursue growth that creates enduring value for unitholders.

We recognize that credibility comes from execution rather than ambition alone. We believe the foundations are in place and we remain focused on building on them through consistent performance and sound decisions.

With that, let me take you through the detailed financial and operational performance for the quarter. Total revenue on a consolidated basis for Q2 FY2027 stood at INR158.2 crores compared with INR158.7 crores in the preceding quarter. Total expenses were INR26.3 crores, resulting in an EBITDA of INR131.9 crores.

After accounting for finance costs and depreciation, consolidated profit before tax stood at INR96.9 crores compared with INR89 crores in the preceding quarter. Overall, our financial performance reflects the characteristics of the underlying annuity-based HAM portfolio. The net distributable cash flow at the SPV level for the quarter stood at INR104.1 crores, as reported in the presentation. At the Trust level, the distribution for the quarter aggregates approximately INR59.8 crores, translating into a distribution of INR2.75 per unit.

The distribution comprises interest of INR0.608 per unit, dividend of INR0.349 per unit, capital repayment of INR1.789 per unit, and other income of INR0.002 per unit. With this, cumulative distribution since the acquisition of the initial portfolio on October 10, 2025, will reach INR10.25 per unit.

These metrics need to be considered in the context of the overall InvIT structure. Cash generated at the project level supports debt servicing and other financial obligations, while the cash available at the Trust level supports distributions to unitholders.

We remain focused on delivering distributions supported by the cash flows of the underlying assets while maintaining the financial flexibility needed to manage the portfolio and evaluate future investment opportunities.

Outstanding debt reduced from approximately INR1,943 crores as of June 30, 2026 to INR1,852 crores as of September 30, 2026. The Trust continues to maintain AAA stable credit ratings from India Ratings & ICRA.

Our debt maturity profile remains long-tenured, with the reported maturity extending to December 2037. In addition, the linkage of interest income on outstanding annuities to MCLR and bank rate provides a natural hedge against interest rate movements.

Taken together, predictable annuity cash flows, ongoing debt repayment, and a long-tenor maturity profile support the Trust's ability to service its obligations while retaining financial flexibility.

Looking ahead, our focus remains on protecting the financial strength of the existing portfolio, sustaining distributions, and preserving the capacity to pursue acquisitions that are appropriately valued and beneficial to our unitholders.

With this, I conclude the financial and operating performance review for the quarter. Thank you.

Moderator: Thank you. We will now begin with the question-and-answer session. The first question is from the line of Nilesh Doshi from Prospero Tree AMC. Please go ahead.

Nilesh Doshi: Hello, am I audible?

Moderator: Yes sir, you are audible.

Nilesh Doshi: Good morning to all. Thanks for the opportunity, sir. Sir, mostly the all management of the InvIT or REITs are emphasis on the total return, and the total return is a combination of regular distribution plus capital appreciation. Sir, our current distribution for this quarter, if we consider this quarter, INR2.75 per year -- per quarter, and annually it may be INR11 to INR12 per year.

And the residual life of our all assets, the current assets, are around 12 years. So if I hold this unit for the next 12 years, I will receive the around INR140 to INR144 against the -- my current investment value of INR104, which is the traded price in the stock exchange. So as a common investor, it is not a good investment for me. Please express your view on such investment.

Jignesh Shah: Thank you Mr. Doshi for your question. I wouldn't want to guide on investment philosophy. What I can say is that, you know, distributions -- I have also mentioned this in earlier calls as well -- targeting to generate a overall total return for the unitholders over a period of time, which consists of current distributions combined -- with accretive acquisitions, which basically lead to Mr. Doshi, basically coming back to your question, so what I would say is that the current distribution basically is a reflection of the current cash flows in the InvIT.

This does not translate into the same distribution being there in the future years. The future distribution would be a reflection of the growth opportunities available to the InvIT and the need for cash flow sustenance at the InvIT level at that point in time.

What I would urge you to look at is that over a period of time, are the cash flows being used for pursuing accretive acquisitions for the InvIT, and is it then translating into an overall return for the unitholders?

Nilesh Doshi: Okay, sir. So suppose you are mentioning that there is a ROFO asset and you are going to acquire that asset. But for acquiring that asset, either you require the internal accrual or you have to raise the further capital by issuing the further units and thereby increasing the number of units. So net-net, there will be no increment to the distribution.

There may be a longevity to the distribution, but the net amount of distribution may remain the same. Or if you are not going to acquire or you could not acquire any further asset, then the INR140 to INR144 of the distribution which we are going to receive over a period of time, is it correct understanding, sir?

Jignesh Shah:

No that basically, I mean, I would say is not the correct understanding, sir. First of all, I mean, acquisitions which will be pursued will need to be accretive to the unitholders, which means that it has to be NAV accretive and IRR accretive.

The moment you are acquiring assets which are NAV accretive, while you are partly right that this can be -- the acquisition can be pursued either through internal accruals or through issuance of units, it can also be done through raising leverage, because over a period of time, the InvIT has the potential to increase leverage as well on a prudent basis.

As long as the acquisition is NAV accretive to the InvIT, and though incremental units might be issued, it will still be beneficial for the unitholders, because whatever is coming in is coming in at a better IRR and on an NAV accretive basis. So it will lead to appreciation for the unitholders.

Again, as I mentioned, the current distribution doesn't reflect what's going to happen in the future. Our philosophy is that over a period of time, the distributions will, I mean, we have gone on record to say that we are targeting consistency in distribution and longevity in distribution, and over a period of time, we will also be on a consistent basis increasing the distribution. So looking at the current distribution to kind of come up with what the overall distribution is going to be there over the life of the concession is not the correct way of looking at the matter.

Nilesh Doshi:

Okay. And sir, lastly, I would like to mention my question, because we have the expiry of the asset. It is not like the REIT where the asset will be the perpetual. Here, we have some contractual agreement that we can operate this asset for the certain number of years. And once that years are over, we are not holding or we are not managing that asset, and that will stop our further income accrual.

That's why I am asking, or that's why I am worried about my investment. That is the my -- and sir, my second question is regarding, you have mentioned the current NAV or 112.20, I think it is calculated under the net asset value method or either discounted cash flow. And the discount is 7.25%. I don't understand how that discount factor is decided. Is it not on a lower side?

Jignesh Shah:

So sir, two things. I mean, first of all, regarding your earlier observation that you are worried about the investment, I would basically, strongly suggest to you not to be worried. I mean, while existing assets do have a fixed concession life, InvITs basically are a combination of current cash flows combined with incremental assets coming into the InvIT.

So as long as there is a strong ROFO pipeline and growth visibility, there will be an incremental flow of assets coming into the InvIT, which will keep on adding to the cash flows of the InvIT.

Now coming to your question on the discount rate. The discount rate basically has been calculated by an external valuer. It is done using the CAPM method, where they ascribe basically

a certain cost of equity, they take a cost of debt, and then basically, they apply a weight which they believe reflects the model of the InvIT, and that's how the discount rate has been arrived at.

And this is in line with the discount rates taken in earlier valuation reports as well. In fact, this is in line with the discount rates taken for other comparable InvITs. So it's not it's not low, it is basically reflective of the underlying portfolio.

Nilesh Doshi: Okay, okay. So, but our cost of debt is around 7.73%?

Jignesh Shah: That's true, sir. But the discount rate is after-tax discount rate, not a before-tax discount rate. That working has been given in the valuation report. Sir, I would basically urge you to have a look at how the discount rate has been calculated.

Nilesh Doshi: Okay, okay, sir. Thank you and all the best for the future, sir. Happy Diwali in advance, sir.

Jignesh Shah: Happy Diwali to you as well. Thank you.

Moderator: Thank you. The next question is from the line of Saurabh Lakhotia, an Individual Investor. Please go ahead.

Saurabh Lakhotia: Yes, hello. Good morning. Am I audible?

Moderator: Yes sir, you're audible.

Saurabh Lakhotia: Yes. So my first question is that the ROFO assets which were to be included, and they have been deferred. So what were the specific reasons for this deferment and what will be the implications of this deferment?

Jignesh Shah: Okay. So, on the last call, basically I had indicated that we were waiting for certain clarity from regulatory front, and in the current board meeting, the board basically has taken a considered decision to defer the proposed ROFO asset acquisition and the associated preferential allotment, taking into account the timing, the pricing, and regulatory considerations involved.

What I would like to emphasize on is that, this is the acquisition of the ROFO assets basically is a matter of timing. It's just a deferral. It's basically it's not like we are not going to bring in the ROFO assets. Both our stakeholders, Alpha Alternatives and Dilip Buildcon, they remain committed to the ROFO arrangement, and we expect to undertake these transactions in discussion with the sellers at the appropriate time on the right terms and in the best interest of the unitholders.

In fact, you would see that, we have also given our entire ROFO pipeline that is expected to be inducted into Anantam in a graded manner in the near to mid-term in this current presentation for Q2 FY2027.

Saurabh Lakhotia: Okay. So sir, my second question is that the DPU earlier was 2.5, and now it has climbed up to 2.75. So can we maintain this DPU from now on, 2.75, or is this just a one-off?

- Jignesh Shah:** No, we expect to maintain this and we will also look at increasing it gradually over a period of time.
- Saurabh Lakhota:** Okay. And sir, my last question would be that the interest rates are rising, and the input cost and the overall inflation is also rising. So what will be the effect of this rising inflation along with the rising rates on our DPU and our NAV?
- Moderator:** Mr. Lakhota, the connection for Mr. Shah has been disconnected. Just give us a moment while we have him again.
- Saurabh Lakhota:** Okay, okay.
- Moderator:** We have Mr. Shah again in the conference. Sir, please go ahead.
- Saurabh Lakhota:** Yes. So my question was on the interest rates and inflation both are rising, and what will be the effect of rising inflation and rising interest rates on our DPU and on our NAV?
- Jignesh Shah:** Okay. So, rising interest rates are actually beneficial for HAM assets, because there is an interest income component on the income side, which you get with every annuity, and the basis for receiving the interest income is higher than the corresponding amount of debt.
- So, while the cost of debt goes up, that also basically then translates into higher revenue, overall underlying higher cash flows, and generally from a cash flow generation perspective, it is beneficial for the InvIT. It will be beneficial from an NAV perspective as well, going forward.
- Saurabh Lakhota:** Okay, okay. Thank you so much.
- Moderator:** Thank you. The next question is from the line of Sarvesh Gupta from Maximal Capital Private Limited. Please go ahead.
- Sarvesh Gupta:** Hi, sir. Good morning. I joined in late, so I might have missed, but I could not understand why the NAV, which in the last call I think you had alluded to a figure of closer to 120 or 119, has dropped to 112 in one quarter. So I could not understand that. So can you please throw some light on that? Because INR7 drop in one in one valuation cycle of 6 months, and we haven't seen I think rate increase till September. So how can such a large decrease in NAV happen in 6 months?
- Jignesh Shah:** So Sarvesh, the NAV as of March, basically was INR115, and the NAV as of September has come down to INR112. So first of all, it's not a INR7 drop.
- Sarvesh Gupta:** No, sir, in June call you had alluded to a figure of NAV also, right? Management's estimate or whatever, it was 118, 119 if I'm not wrong.
- Jignesh Shah:** So that was a management, I mean, I will need to go and look at the June transcript, Sarvesh, but essentially the NAV has not, in fact, dropped significantly between March and September. The drop essentially in NAV emanates from the distribution which has happened and the passage of time. It's a INR2.5 drop between March and September.

Sarvesh Gupta: Okay. No, sir, I mean we recall that it was in excess of 115 I think in the last call. But anyways, I mean, what is the glide path going forward? Because you are saying that the rising interest rate is beneficial for the NAVs and now we have seen a huge drop.

So, what is going to be the glide path for NAVs going forward? Will they continue to drop in this pace in the absence of any fresh acquisitions or will it maintain at this level or how we should think about it?

Jignesh Shah: So Sarvesh, first of all, I mean, as I mentioned again, it's not a huge drop. 115 to 112 is not a huge drop. There is a drop, yes, I agree. The current NAV basically reflects only a part increase in the interest rates on the revenue side, because in this quarter, while the bank rate has gone up and that gets reflected in the bank rate linked cash flows for the HAM projects, we also have a decent share of MCLR linked HAM projects where we expect the transition of higher rates to flow through going forward.

So that will then lead to higher amount of cash flows for those projects. In terms of the glide path for NAV, I mean, that will be dynamic in nature. I mean, it's a combination of what we do with the cash flows, whether we use the cash flows to distribute entirely, to pay down debt, to may use that cash for accretive acquisitions. As we have given in this investor presentation, we have a pretty large ROFO pipeline. So how smartly we utilize the cash flow generated will determine the glide path for NAV going forward.

Sarvesh Gupta: Okay. And sir, now if you were to go for the acquisition, again we would require another round of unitholder approval and also the price negotiation, because interest rates have gone up, so the price of these assets would have come down, the ROFO assets that you would want to acquire. I don't know how, I mean, so if you can throw some more light on what is the plan going forward? By when are you planning to acquire, how many assets, and what will be the timelines for the same?

Jignesh Shah: Okay. So as I mentioned a little while back, rising interest rates are actually beneficial for HAM projects. So the price at which these assets will be acquired will be a function of negotiation between the sellers and the InvIT management and the InvIT board. Yes, we will need a fresh unitholder approval as and when we look to bring these assets into the InvIT.

We are targeting to bring some of the ROFO assets to the InvIT in the near-term. The exact timeline, as I mentioned, will be post completing the negotiation between the parties involved. In terms of the overall ROFO pipeline that we have, we've basically added it to the presentation. We intend to bring these assets in a graded manner into the InvIT over the next 18 to 24 months.

Sarvesh Gupta: And sir, in terms of the funding of the same, I mean, we already have a scenario where the shareholding is very much concentrated. So is it not better to go for external fundraise, and then sort of use that to do the ROFO pipeline acquisition to also have a better distributed shareholding base?

Jignesh Shah: So we are mindful of this, Sarvesh, and basically you will see us, I mean in the coming months, quarters taking steps to broad base the unit holding and to do, I mean, for acquisition of assets

to do a combination of InvIT swap plus fresh capital raising towards helping broad base, the investor base and I mean deepening unit holding amongst our target investor segment in over the next 6 to 12 months.

Sarvesh Gupta: Okay, sir. Thank you and all the best.

Jignesh Shah: Thank you.

Moderator: Thank you. The next question is from the line of Nilesh Doshi from Prospero Tree Asset Management Company. Please go ahead.

Nilesh Doshi: Thank you. Thank you for the one more time an opportunity. Sir, Anantam's are operating all assets are HAM assets, and so the traffic on such a road asset is not concerned for the InvIT. So whatever the annuity received is a revenue for InvIT. Is it my correct understanding, sir?

Jignesh Shah: Yes, whatever the annuity received is the revenue for the InvIT, right.

Nilesh Doshi: So, and annuity is the combination of the part payment of the principal amount and the part amount is either interest or the income for the InvIT. So, as the repayment is going on, so there will be a constant fall in the revenue on a quarter-on-quarter basis because of the repayment of the principal amount?

Moderator: Mr. Doshi.

Nilesh Doshi: Okay, okay. So I repeat my question. Sir, as you mentioned that annuity is a revenue for the InvIT. So the annuity is a combination of the principal repayment plus some portion as a income to the InvIT. So as the repayment is going on, there will be a fall in the revenue on quarter-on-quarter basis. Is it correct understanding, sir?

Jignesh Shah: Over a -- I mean, as you rightly mentioned, the annuity is a combination of principal, interest, and O&M income, which you get. And in the initial phase, the interest income will be greater, the principal component is relatively smaller. As time passes by, that composition will keep on changing.

And obviously over a period of time, as the principal portion starts getting repaid, I mean, over a period of time, the overall annuity amount will drop, because the a significant part of the capital has been returned back to you from NHAI.

Nilesh Doshi: Okay. And sir, the InvIT are supposed to distribute the 90% of the NDCF unless they are acquiring any asset. Are we set aside some portion of the NDCF for future acquisition or we are more towards the distribution?

Jignesh Shah: So we have been following a mix, sir. We've been basically using most of the NDCF for distribution. We've also been using it for debt repayment towards creating financial flexibility for future acquisitions. That's the approach that we have taken in the past.

- Nilesh Doshi:** So, future acquisition will be either raising the debt or capital, because we are mostly distributing the NDCF?
- Jignesh Shah:** The future acquisitions will be, yes, a combination of raising primary capital, undertaking InvIT unit swap, or raising incremental leverage within prudential norms for financing the acquisition of the assets.
- Nilesh Doshi:** Okay. And when we are thinking to acquiring any asset other than that, are we thinking any asset other than the from the Dilip Buildcon only, or we are restricted ourselves to the Dilip Buildcon's operating assets?
- Jignesh Shah:** Sir, we are not restricted to acquiring only Dilip Buildcon assets. We have a ROFO arrangement with them, like how we have a ROFO arrangement with Alpha Alternatives as well. In fact, if you look at the ROFO pipeline that we have given in this quarter's presentation, it basically includes a mix of assets. There are 18 assets listed out there in the ROFO pipeline, out of which only 11 are Dilip Buildcon assets.
- The balance basically are assets which have been acquired by Alpha Alternatives. We have mentioned this in the past that Alpha Alternatives basically runs a pretty large infrastructure AIF where we acquire assets from other developers. So the ROFO pipeline is with both Alpha Alternatives and Dilip Buildcon, and in addition to this, the InvIT is basically free to pursue acquisitions directly from the market.
- So you will, going forward, see us acquiring assets from both Dilip Buildcon, Alpha Alternatives, and also pursuing direct acquisitions from the market from other developers.
- Nilesh Doshi:** Okay. Thank you, sir.
- Moderator:** Thank you. The next question is from the line of Anant Mundra from Mytemple Capital Private Limited. Please go ahead.
- Anant Mundra:** Hello, thank you for the opportunity. I hope I am audible.
- Moderator:** Yes sir, you are audible.
- Anant Mundra:** Yes. Sir, I wanted to better understand the reasons for our NAV fall from about 115.8 to about 112.2 right now. Because at the first call you had mentioned that our IRR at the IPO price one can expect is around 11.3% and our payout so far has been around 10%...
- Moderator:** Mr. Mundra, sorry to interrupt. Mr. Mundra, could you repeat your question, please?
- Anant Mundra:** Am I audible?
- Moderator:** Yes, sir. You are audible now.
- Anant Mundra:** Okay. I wanted to actually better understand the reasons for our NAV fall, because the expected IRR from someone who got in at the IPO price of INR100 on the current assets, as mentioned

in the first call, was about 11.3%, whereas the run rate has been about 10%. So we are paying lower than what the accretion that's happening. So ideally, our NAV should be going up, because that 1.3% gap should ideally be captured in the NAV.

So wanted to understand why? And secondly, like you mentioned, that increase in interest rate should also be a benefit to our NAV. 5 bps rate hike. So I just want to understand better why our NAV has fallen?

Jignesh Shah:

Okay. So, two, three reasons, Mr. Mundra. First of all, the as I mentioned, the benefit of the rate hike basically in this quarter's NAV is only partly reflected, because bank rate linked assets have seen an increase in the revenues. The MCLR linked assets are yet to see that increase. So only part of the increase is reflected in the cash flow projections and the resultant impact in the NAV.

Part of the reason for the NAV fall in this six months is attributable to the fact that the effective tax rate has gone up for the SPVs. As you are aware, dividends were made tax-free, but basically what has been done is that the overall tax rate, including surcharge, has gone up, which basically needs to get reflected in the valuation. So that is the primary reason for the drop in the NAV.

When from the time the InvIT basically was started, I mean, since that point in time, then their interest rate has been fallen, which led to a fall and now basically we are in a rising interest rate environment. So it will be a dynamic balance going forward. As I mentioned earlier, the NAV will get influenced by what we do with the cash flow generation, and also be influenced by accretive acquisitions that we will make going forward.

Anant Mundra:

So sir, there have not been any other changes, like any changes in O&M because of bitumen prices or oil prices going up, or anything of that sort?

Jignesh Shah:

We have fixed price O&M contracts, so there's been no change in the O&M expenditure.

Anant Mundra:

So a majority reason for the drop can be attributed to the increase in the income tax rate for the SPVs?

Jignesh Shah:

Yes.

Anant Mundra:

All right. And what is the portion of our assets or annuity inflows annually MCLR versus the ones which are linked to repo rate?

Jignesh Shah:

Four of the assets are linked to repo rate and three are to MCLR.

Anant Mundra:

Okay. And what has been the change in the MCLR rates from the earlier valuation report to now, to the current one?

Jignesh Shah:

There has been very marginal change between the earlier valuation report and now. The repo rate contrary has gone up by 25 bps.

Anant Mundra:

Okay. So that is also getting us a negative carry, because our cost of borrowing has gone up from 7.5% to 7.73%.

Jignesh Shah: Yes.

Anant Mundra: And our cost of borrowing is completely linked to MCLR?

Jignesh Shah: No, it is linked to T-bill.

Anant Mundra: It's linked to T-bill, okay. So there is a bit of a -- okay, all right. So there is a bit of a I mean, it's not fully hedged, but okay, got it, got it. So wouldn't it be better to keep it either linked to MCLR in the proportion of the income that we get in MCLR, and then the others to repo rate?

Jignesh Shah: Absolutely. I mean, this will be the strategy going forward. It will be a combination of, we will basically pursue a combination of debt.

Anant Mundra: Yes, sir. Sir, you were elaborating on your borrowing structure.

Jignesh Shah: Yes, so we will, basically going forward, pursue a combination of debt partly linked to T-bill, partly linked to MCLR to mirror the composition of revenue that we have. You also need to understand that, at different points in time when the borrowing is contracted, I mean, at that point in time, you make decisions based on what is, attractive and what is forecasted to be attractive, vis-a-vis the underlying revenues at that point in time.

So we will be basically, broad-basing our liability base and do a combination of MCLR and T-bill raising funding going forward. We will also, at the appropriate time, bring in other instruments as well in the borrowing that we have.

Anant Mundra: Okay. Got it, sir. And sir, what would be the current IRR of the portfolio now, given the changes that have happened?

Jignesh Shah: I wouldn't want to comment on the IRR. I mean, I can basically only say that basically I would ask you to have a look at, where the NAV is and where we are traded at. And basically, I mean the forecast for the seven assets are available in the valuation report, so I would basically urge you to put the two together to derive the IRR. I wouldn't want to comment on where we are trading in terms of IRR at this stage.

Anant Mundra: Got it, sir. And sir, one final question. If you could just again probably elaborate on the reasons why there was some a preferential issue was called off?

Jignesh Shah: So as I mentioned earlier, somebody else had asked this question that -- the board basically in this last board meeting took a considered call to defer the proposed ROFO asset acquisition and the pref- allotment, taking into account, timing, pricing, and certain regulatory considerations which emanated from the whole exercise.

All I will basically give comfort to the unitholders is that, I mean, it's not like we are not going to bring in the ROFO assets. Both Dilip Buildcon and Alpha Alternatives are committed to bring in not only the ROFO assets which we had taken approval for, but, I mean, the entire pipeline of ROFO assets which we have included in this quarter's presentation, in the near to mid-term into the InvIT. So that is basically the objective and the thought process of both the stakeholders.

- Anant Mundra:** Got it. And would it be possible for you to share the concern that SEBI had, because that's the reason why this was re-thought, because I mean, the board, shareholders, every. So there is no reason why? Yes.
- Jignesh Shah:** See, no, I have never indicated there was a concern. I mean, it's just certain timing, pricing, and regulatory considerations basically from the InvIT unitholders' perspective, the board basically decided that this is I mean, this is the time to defer the acquisition of this asset to a future date.
- Anant Mundra:** Okay. Got it.
- Moderator:** Mr. Mundra, do you have any follow-up questions?
- Anant Mundra:** No, that's it. Thank you.
- Moderator:** Thank you. The next question is from the line of Yash Mishra from SKS Capital & Research Limited. Please go ahead.
- Yash Mishra:** Hi, am I audible?
- Jignesh Shah:** Yes, you are.
- Yash Mishra:** Yes. So I had a bunch of questions. So basically, out of the INR11 projected distribution that we have, how much would be the return of capital?
- Jignesh Shah:** So, I can talk about, the past distribution. Going forward, the composition of distribution will be will be based on the situation at that point in time. I mean, if you look at the presentation, in terms of the previous distributions, approximately two-third of it was in the form of dividend and capital repayment, which is tax-free in nature, and the balance one-third broadly was in the form of interest, which is taxable in the hands of the investors.
- Yash Mishra:** Okay. So should we assume that this trend is going to change, because if we take the last four quarters' history, it's varying a lot in terms of what the income portion is and what the return of capital is. So just to get an idea in terms of the general trend, how is going to fare?
- Jignesh Shah:** So as I said, right, I mean every quarter's distribution composition will vary. I mean, we are mindful of the fact that return of capital and dividend is beneficial in the hands of the investors. I mean, it's a tax-free income component. And we will basically, keep this consideration in mind, when we are distributing. But ultimately, the distribution emanates out of the distribution which you get from the underlying SPVs, right?
- So every quarter's distribution will basically take into account all of these aspects, and that's how the distribution will get made. I mean, I at this stage am not able to kind of, I mean I can directionally talk about where we are going to keep the distribution level at, and I have already mentioned this earlier that 2.75% is the base that you can assume, with basically rising trajectory over a period of time, but the composition of the distribution will be guided by multiple factors on a quarter-on-quarter basis.

- Yash Mishra:** Okay. Secondly, so the trading liquidity in the listed entity has been more or less low. So like what steps are you taking to like broaden the investor base or like improve the free float? Is the company looking at something or is the company aware of it? Any comments on this?
- Jignesh Shah:** So yes, we are in conversations with a lot of investors and with bankers as well to come up with means to kind of, broad-base the investor base and to increase the liquidity in the counter. And you will basically see action from us on this front over the next 6 to 12 months.
- Yash Mishra:** Okay. And any terms of are there any plans of monetization of the sponsors?
- Jignesh Shah:** So the monetization of the sponsors' stake will be an ongoing exercise, I mean we have discussed this previously as well that the stake of the sponsors in the InvIT will vary. There will be times when we sell existing stake, but then the assets that come in, will be against a swap of units. So it will be a dynamic proposition. Yes, sale of sponsors' stake also is one of the considerations that we are deliberating on over a period of time.
- Yash Mishra:** But any colors in terms of what period of time or the time? Are we looking at actually?
- Jignesh Shah:** So currently basically the sponsors' stake is out of the lock-in period.
- Yash Mishra:** Okay.
- Jignesh Shah:** And sorry about that. So basically, continuing the answer. So yes, the existing sponsors' stake is out of lock-in and I mean, I wouldn't basically want to give a specific timeline, but I can only say that like any other sponsor, sale of the sponsors' stake is also one of the active considerations amongst various strategies that we are deliberating on to increase the liquidity in the counter and also to broad-base the investor base.
- Yash Mishra:** Okay. Yes, that was about it from my side. Thank you.
- Moderator:** Thank you. The next question is from the line of Saurabh Lakhotia, an individual investor. Please go ahead.
- Saurabh Lakhotia:** Yes, thank you for giving me the opportunity. So this is my follow-up on the ROFO asset deferment. So my question is that, the rising interest rate would actually, as you said, would help for the HAM assets. So in future when we actually go for the acquisition of these ROFO assets, won't we have to pay higher amount as compared to what we initially agreed to pay?
- Jignesh Shah:** Sir, the amount that basically will have to be paid will be a negotiated amount between the sellers and the InvIT. The InvIT will only acquire the assets as long as they are accretive and, in the interest of the unitholders. So there's no necessity that it will be a higher amount. I mean, and at the end of the day, as I mentioned, from an InvIT point of view, any incoming asset or any acquisition will need to create value for the unitholders.
- Saurabh Lakhotia:** Okay. Thank you.
- Jignesh Shah:** Thank you.

Moderator: Thank you. The next question is from the line of Anant Mundra from Mytemple Capital Limited. Please go ahead.

Anant Mundra: Thank you for the follow-up. Sir, just one just one question. So in the NAV calculation, the only expenses that are not assumed are the InvIT level expenses and the investment managers' expenses. Is that understanding correct?

Jignesh Shah: That's correct.

Anant Mundra: Okay. Thank you, that's it from my end.

Jignesh Shah: Okay.

Moderator: Thank you. As there are no further questions from the participants, I now hand the conference over to Mr. Jignesh Shah for closing comments. Over to you, sir.

Jignesh Shah: Thank you. Thank you for the questions, everyone on the call today, and for the thoughtful engagement this morning. Let me close by reiterating three points that I believe are important to understanding Anantam Highways Trust at this stage of our journey.

First, to reiterate, we have an established operating foundation. Our seven HAM assets provide visibility on government-backed annuity cash flows, and we remain focused on preserving the operating and financial characteristics of this portfolio.

Second, when assessing our performance, we believe it is important to look at the overall return to unitholders rather than any single financial metric in isolation. Distributions are an important component of that return, but so are the strength of the balance sheet, the quality of the underlying assets, the financial flexibility of the trust, and its ability to create value over the long term.

We have approved a distribution of INR2.75 per unit for the quarter, taking cumulative distributions since the initial acquisition to INR10.25 per unit. Our focus remains on making sound capital allocation decisions that balance current distributions with the long-term interest of our unitholders, and management remains fully committed to creating sustainable, long-term overall returns for our unitholders.

Third, we see a meaningful opportunity to grow the platform, but we will pursue that opportunity with discipline. Our priority is to ensure that acquisitions are appropriately valued, financially sound, and beneficial to existing unitholders.

As we complete our first year as a listed InvIT, we believe Anantam has established a sound base from which to move forward. The next stage is about building on that base through consistent execution, careful capital allocation, and continued attention to governance.

We sincerely appreciate the confidence our unitholders have placed in us. We understand that that confidence must be earned quarter-on-quarter through transparency, sound decisions, and

delivery against our stated priorities. This is what the management team remains committed to building a stronger platform and creating enduring value for our unitholders.

Thank you once again for taking the time and participating in today's investor call. We look forward to keeping you updated on our progress. Thank you and have a good day.

Moderator:

Thank you. On behalf of Anantam Highways Trust, that concludes this conference. Thank you for joining us, and you may now disconnect your lines.