

NXT-INFRA TRUST

August 13, 2025

To,
The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, Bandra-Kurla Complex,
Bandra (E), Mumbai – 400051

Re: Script Symbol “NXT-INFRA”

Dear Sir/ Madam,

Subject: : Investor Presentation of Nxt-Infra Trust (“Nxt-Trust”) for the quarter ended June 30, 2025

In continuation to our intimation dated August 13, 2025, regarding the outcome of the Board Meeting of Walter Infra Manager Private Limited, Investment Manager to Nxt-Trust held on Wednesday, August 13, 2025, please see enclosed herewith the Investor Presentation of the Nxt-Trust for the quarter ended June 30, 2025 as **Annexure I**.

The documents referred to above will also be uploaded on our website at <https://nxt-infra.com/investor-corner/regulatory-filings/>.

You are requested to kindly take the same on record.

Thanking you,

For Nxt-Infra Trust
(acting through Walter Infra Manager Private Limited)
(in its capacity as Investment Manager of the Trust)

Aditi Tawde
Company Secretary and Compliance Officer
Membership No. A28753

Encl: As above

Investor Presentation Q1-FY26



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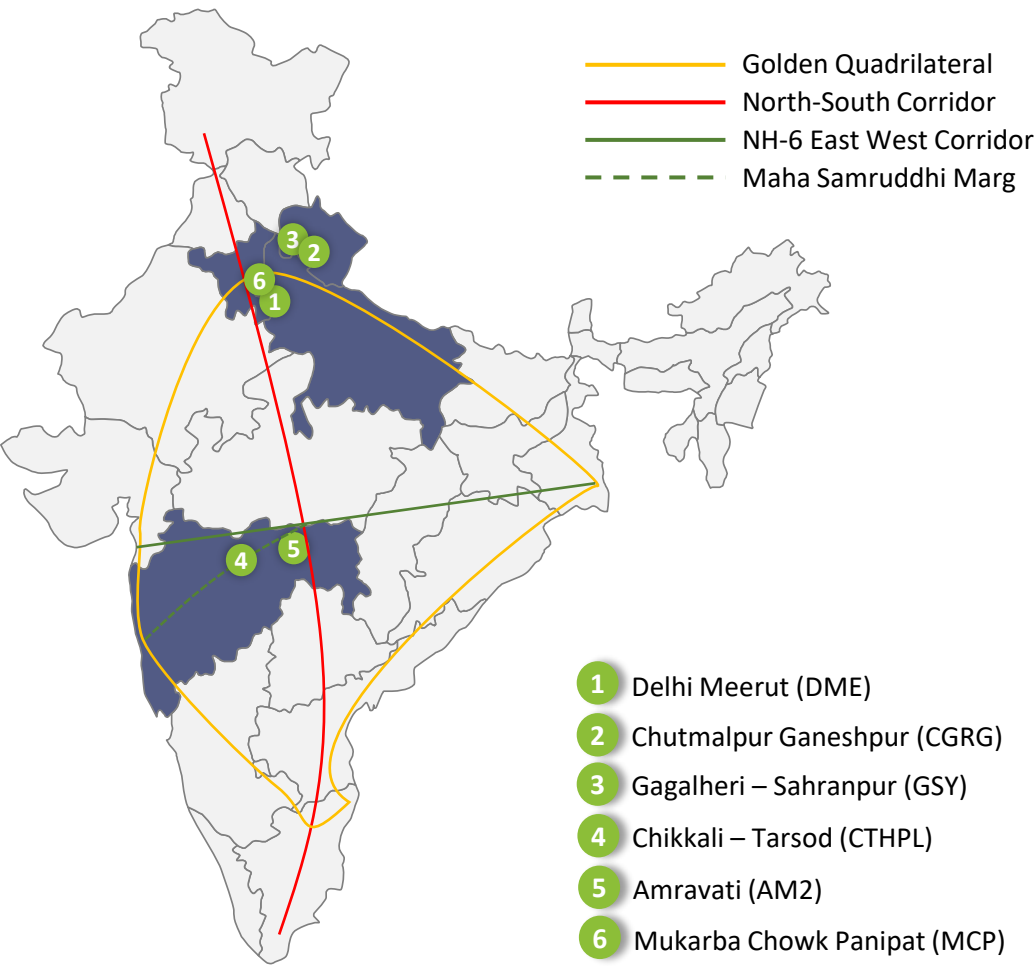
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6⁽¹⁾
Revenue Generating
Assets



2,087
Lane Kms



Rs. 2.08
Distribution per unit for
Q1 FY 26



~ 34:66⁽²⁾
Q1 FY26 Toll Revenue
: HAM Revenue



~11.04 Years⁽³⁾
Balance Life as on
Mar-25



47.38%
Debt/EV ⁽⁴⁾
March -25

Healthy mix of Toll and HAM Assets provide steady yields and growth income

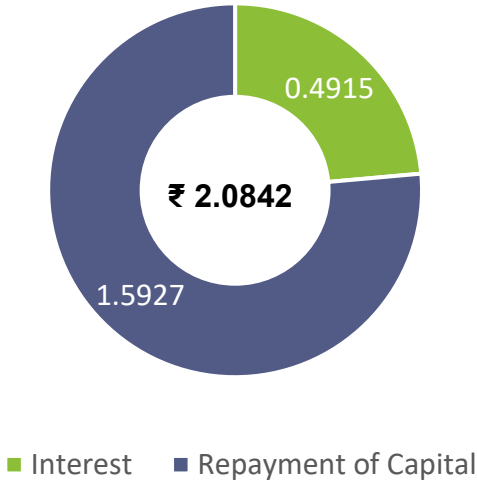
1. 4 NHAH HAM asset, 1 State HAM, 1 NHAH toll
2. Due to timing difference of HAM Annuities Billing, quarterly HAM & Toll Annuity mix differs. FY 25 revenue mix for Toll & HAM was at 42:58 (As per IGAAP Financials)
3. Weighted average balance life basis FY 25 IndAS EBITDA
4. Enterprise Value as on 31st March 2025 as per RV report dated 28th May 2025 and Debt net of cash & cash equivalents

Net Distributable Cash Flows

Net Distributable Cash flow at Trust ⁽¹⁾		INR in Million
	Net Distributable Cashflow from SPV	1,528
Less:	Trust Expenses	-13
Add/Less:	Working Capital Changes	7
Less:	Taxes Paid	-33
Add:	Treasury Income	5
Less:	Debt Obligations	-900
	Net Distributable Cashflow (Q1 FY26)	594

Distribution During Q1 FY 26		
Quarter	INR mn	₹ / Unit
Q1 FY 26	59.3997	2.0842

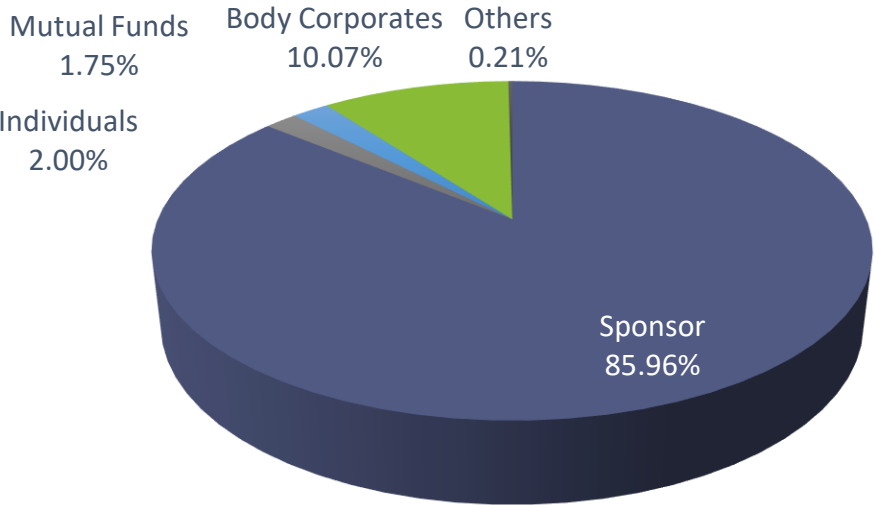
Breakup of Distribution⁽²⁾ (Rs per unit) Q1 FY26



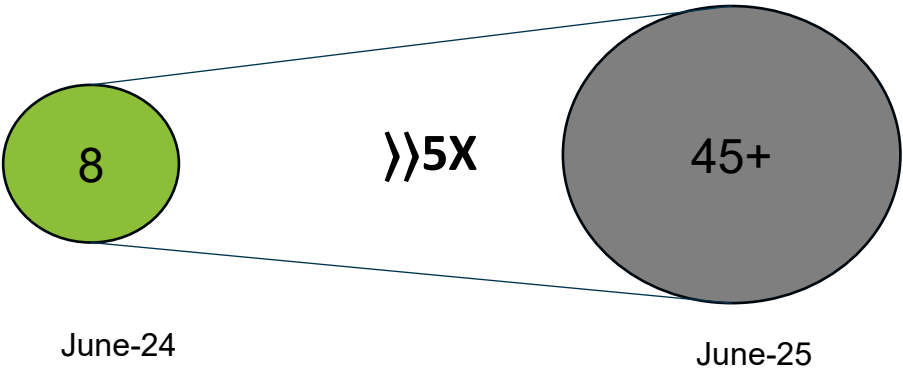
Total distribution of INR 59.3997 mn in Q1 FY26 translating to INR 2.0842/unit

1. The above amounts may differ from the reported NDCF workings as certain reclassifications made here simpler understanding

Unitholding Pattern (June 2025)



5X Growth in No of Unitholders

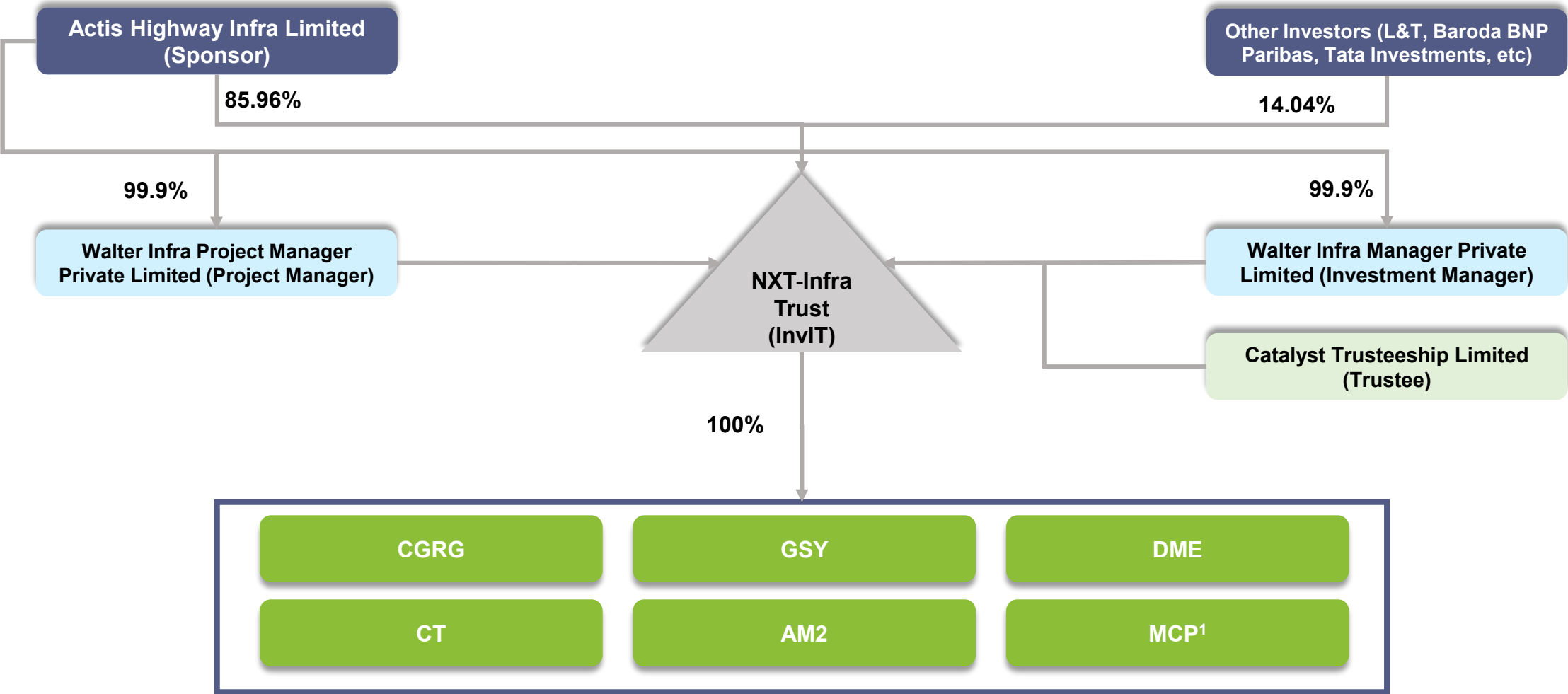


Sponsor & Marquee Investors



Achieved the right balance of institutional and Other investors to maximize value







Annexures



Well Diversified Portfolio with Healthy Mix of Toll and HAM Operating Assets

1. Current Holding in MCP is 49%, remaining 51% to be acquired as per the terms of ROFR agreement

Portfolio Summary

							
Values in USD mn	DME	CGRG	GSY	CT	AM2	MCP	Total
State	DL & UP	UK & UP	UP & HR	MH	MH	HR	
Authority	NHAI	NHAI	NHAI	NHAI	MAHA PWD	NHAI	
Type	HAM	HAM	HAM	HAM	HAM	Toll	
Stretch	Delhi to Meerut/NE-3	Chutmalpur - Ganeshpur & Roorkee – Gagalheri/NH-72A and NH-73	Gagalheri-Saharanpur- Yamunanagar/ NH-73	Chikhali-Tarsod/ NH-6	9 Stretches in Maharashtra	Mukarba Chowk to Panipat/ NH-1	
Length (km) / Lane kms	8.71/122	53.3/213	51.455/206	62.7/251	362.75/724	70.5/571	609.41/2087
Pavement	Flexible	Rigid	Rigid	Flexible	Flexible	Flexible	
PCOD	28-Jun-18	05-Aug-20	31-Oct-20	25-Aug-21	11-Nov-21	31-Mar-22	
Operations period (years)	15.0	15.0	15.0	15.0	10.0	17.0	
Concession end	27-Jun-33	04-Aug-35	30-Oct-35	24-Aug-36	10-Nov-31	03-Dec-37 ⁽²⁾	
Balance Life in Years (As on Mar-25)	8.24	10.35	10.58	11.40	6.61	12.49	11.04 ⁽¹⁾

1. Weighted average balance life basis FY25 EBITDA
2. Basis the estimated concession extension of 3.4 years as per the Projected vs Target traffic as per the terms of concession agreement



Anil Kumar Chaudhary
Independent Director

- Ex-Chairman - SAIL and Chairman - Minerals and Metals Committee, PHDCCI
- 44 years of experience - widely acknowledged leader and amongst the most respected veterans
- B Com (Hons) from DU and acquired professional degrees like CMA, CS, PG Diploma in Personnel Management and LLB



Rajat Kumar Mishra
Independent Director

- MD at EFKON India and has been associated with Siemens in different capacities
- Bachelors' degree in Technology (Electrical Engineering) from IIT Delhi and MBA (International Business) from IIFT, New Delhi
- Involved in the implementation of the FASTag systems.



Jyoti Davar
Woman Independent Director

- Serving as Director General at FICCI.
- Masters in Business Economics from University of Delhi and Bachelors of Commerce from SRCC, New Delhi
- Worked as Chief of Regulatory Affairs, Corporate Governance, and Financial Services at the Confederation of Indian Industry



Sumit Sen
Director

- A CA from Institute of Chartered Accountants of India
- 21+ years of experience across Accounting, Investment Banking and investing in Energy Infrastructure
- Joined the Actis Long Life Infrastructure team in 2017 - responsible for Actis' infrastructure activities in India and South East Asia



Ralf Nowack
Director

- A mechanical engineer holding a PhD from Aachen University in Germany
- 30+ years of experience in the power sector across Europe, Latam and Asia
- Joined Actis in 2019 as Energy & Infrastructure Operations Director
- Previously worked at Contour Global for 3 years as Renewables COO, managing a portfolio of over 1500MW



Gaurav Chaturvedi
Director & Chief Financial Officer

- A Chartered Accountant from Institute of Chartered Accountants of India
- 19+ years of experience in raising debt & equity financing in roads, metro & transmission sector
- Worked with large groups like L&T and Interise has led the team for setting up of Interise & Nxt Intra Trust



Jayanta Neelkanth Dixit
Chief Executive Officer -
Project Manager

- A Civil Engineer from Collage of Engineering Pune
- ~37 years of experience in large Infrastructure projects like National Highways and Expressways and Operation and Maintenance of Road projects
- Involved in bidding for greenfield and brown field road projects, evaluating M&A options for road assets in India and abroad



Gaurav Chaturvedi
Chief Financial Officer

- A Chartered Accountant from Institute of Chartered Accountants of India
- 19+ years of experience in raising debt & equity financing in roads, metro & transmission sector
- Worked with large groups like L&T and Interise has led the team for setting up of Interise & Nxt Intra Trust



Aditi Tawde
Company Secretary &
Compliance Officer

- A CS and holds a Bachelor of Commerce and Bachelor of Laws from the University of Mumbai.
- Experience in the corporate and legal domains
- 15+ years of experience, worked with Tata Communications Payment Solutions Limited, K Raheja Corp and with Nexus Select Mall Management Private Limited

DME	DM Expressway Private Limited
CGRG	NXT – Infra CGRG Highways Private Limited
GSY	NXT- Infra GSY Highways Private Limited
CT	NXT - Infra CT Highways Private Limited
AM2	NI Road Infra Private Limited
MCP	NXT – Infra MCP Highways Private Limited
PCU	Passenger Car Unit
ETC	Electronic Toll Collection
HAM	Hybrid Annuity Model
NAV	Net Asset Value
MAHA PWD	Maharashtra Public Works Department
ESG	Environmental, Social, and Governance
EHS	Environmental, Health, and Safety