NXT-INFRA TRUST

August 14, 2026

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: Outcome of Board Meeting held on Friday, August 14, 2026.

In terms of applicable provisions of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 read with SEBI Master Circular No. SEBI/HO/DDHS-PoD2/P/CIR/2025/102 dated July 11, 2025, and Materiality of Information Policy of Nxt-Infra Trust ("**Trust**"), this is to inform you that the Board of Directors of Walter Infra Manager Private Limited ("**Company**"), Investment Manager to the Trust**,** at its Meeting held on Friday, August 14, 2026, has inter alia:

1. Approved the Unaudited Standalone and Consolidated Financial Results of the Trust for the quarter ended June 30, 2026, along with noting of the limited review reports of the statutory auditors thereon. A copy of the Unaudited Standalone and Consolidated Financial Results of Nxt-Trust for the quarter ended June 30, 2026, along with the limited review reports of the Statutory Auditors thereon annexed as **Annexure 1;**

2. Declared distributions of **INR 610.005 million** (Indian Rupees Six Hundred Ten point Zero Zero Five only) / **INR 1.1482** (Indian Rupees One point One Four Eight Two only) per Unit for the quarter ended June 30, 2026, which comprises of **INR 610.005 million** (Indian Rupees Six Hundred Ten point Zero Zero Five only) / **INR 1.1482** (Indian Rupees One point One Four Eight Two only) per Unit in the form of interest, (less applicable taxes, if any);*

3. Approved the appointment of Mr. Ankur Trehan (DIN: 07959254) as an Additional Non-Executive Non-Independent Director of the Company. A brief profile of Mr. Ankur Trehan is given in **Annexure 2;**

4. Noted the resignation tendered by Mr. Ralf Nowack (DIN: 09518088) as Non-Executive Non-Independent Director of the Company. A copy of the resignation letter received from Mr. Ralf Nowack is enclosed as **Annexure 3**;

5. Approved the quarterly valuation report for the period ended June 30, 2026, obtained from M/s. S. Sundararaman, Independent Valuer of the Trust; and

6. Noted the acquisition of shares aggregating to 51% shareholding in Nxt - Infra MCP Highways Private Limited (“**MCP**”) by the Trust. As disclosed in Final Placement Memorandum dated June 26, 2024, and in terms of the securities subscription and purchase agreement dated June 9, 2022, entered between Sponsor of the Trust and Welspun Enterprises Limited, the Sponsor was entitled to acquire 100% of the equity share capital of MCP. Now, pursuant to the in-principle approval received from the National Highways Authority of India, the Company, at its meeting held today, has approved undertaking of the transfer of MCP shares in favour of the Trust.

The documents referred to above shall also be uploaded on our website at Nxt-Infra | Investor Corner | Reports and Results | Announcements.

Pursuant to NSE Circular bearing reference no. NSE/CML/2023/20, dated March 15, 2023, only the Unaudited Financial Results and Auditor’s Limited Review Reports of Nxt-Infra Trust, for the quarter ended June 30, 2026, have been annexed to this outcome. The Investor Presentation and quarterly valuation report for the quarter ended June 30, 2026, will be uploaded separately.

The record date for the distributions to Unitholders for the quarter ended June 30, 2026, will be **Wednesday, August 19, 2026**, and the payment of distributions will be made on or before **Wednesday, August 26, 2026.**

The meeting commenced at 17:02 Hrs IST and concluded at 17:45 Hrs IST.

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 Sagar Tawde
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Date: 2026.08.14 22:01:35 +05'30'

Aditi Tawde
Company Secretary and Compliance Officer
Membership No. A28753

Encl: As above

**As disclosed in the intimations to NSE dated August 13, 2026, 166,543,895 Units and 7,37,00,000 Units have been allotted by the Issuance Committee through preferential issue and through institutional placement, respectively. We have received the Listing approval for both preferential issue and institutional placement and Trading approval is received for institutional placement however, Trading approval is awaited for preferential issue at the time of submission of this outcome.*
As disclosed in the intimations to NSE dated August 13, 2026, the transfer of 49% of equity shareholding of Darah Jhalawar Highways Private Limited and Vadodara Kim Expressway Private Limited is expected to be completed no later than August 18, 2026; accordingly, the Trust shall allot 60,26,830 through preferential issue to Actis Roadways Holdings Limited no later than August 18, 2026 as consideration for the purchase of the said equity shares. Considering that the 60,26,830 Units will be allotted before the record date, total number of units as on record date shall be 53,12,70,725.

S R B C & CO LLP
Chartered Accountants

12th Floor, The Ruby
29 Senapati Bapat Marg
Dadar (West)
Mumbai - 400 028, India
Tel: +91 22 6819 8000

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Nxt-Infra Trust pursuant to the Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended, including any guidelines and circulars issued thereunder

To
The Board of Directors of
Walter Infra Manager Private Limited
(As an Investment Manager of Nxt-Infra Trust)

1. We have reviewed the accompanying statement of unaudited standalone financial results of Nxt-Infra Trust (the "InvIT") for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by Walter Infra Manager Private Limited (the "Investment Manager") pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended including any guidelines and circulars issued thereunder (together referred as the "InvIT Regulations").

2. The Statement, which is the responsibility of the Investment Manager, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, (as amended), to the extent not contrary to InvIT Regulations, other accounting principles generally accepted in India and read with InvIT regulations. The Statement has been approved by the Board of Directors of the Investment Manager. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. 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, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS") as prescribed in Rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not contrary to InvIT Regulations, other accounting principles generally accepted in India and read with InvIT Regulations, has not disclosed the information required to be disclosed in terms of the InvIT Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to Note 6 of the Statement, which describes the presentation / classification of "Unit Capital" as "Equity" instead of the applicable requirements of Ind AS 32 - Financial Instruments: Presentation, in order to comply with the relevant InvIT Regulations.

   Our conclusion is not modified in respect of this matter.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

Suresh R Yadav

Digitally signed by Suresh R Yadav
DN: cn=Suresh R Yadav, c=IN, o=Personal
Date: 2026.08.14 21:54:11 +05'30'

per Suresh Yadav
Partner
Membership No.: 119878

UDIN: 26119878CUCAGC7324

Place: Mumbai
Date : August 14, 2026

NXT-INFRA TRUST

Registered office : 501, 5th Floor, Vikas Hub, Vikas Centre, Dr G C Road, Wadavali Village, Chembur East, Mumbai, Maharashtra, 400074, India

Email : Info@nxt-infra.com; Website : www.nxt-infra.com

SEBI Registration Number :IN/InvIT/23-24/0028

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(All amounts in Rs. Million unless otherwise stated)

Particulars	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Audited) (Refer note 10)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
I. INCOME				
Revenue from operations (Refer note 3)	816.52	1,689.48	772.53	4,375.28
Other Income (Refer note 4)	533.20	64.19	183.31	217.11
Total Income (I)	**1,349.72**	**1,753.67**	**955.84**	**4,592.39**
II. EXPENSES				
Investment Management Fees	16.89	26.98	23.49	65.02
Finance costs	573.20	569.34	644.69	2,404.38
Depreciation	-	0.02	0.03	0.15
Other Expenses	6.42	5.58	3.43	30.72
Total expenses (II)	**596.51**	**601.92**	**671.64**	**2,500.27**
III. Profit before tax (I-II)	**753.21**	**1,151.75**	**284.20**	**2,092.12**
IV.Tax expense:				
- Current tax (Refer note 10)	8.45	7.27	10.28	33.14
- Tax expenses of earlier year	-	(0.52)	-	(0.52)
- Deferred tax	76.76	(10.34)	23.81	3.47
Total tax expenses	**85.21**	**(3.59)**	**34.09**	**36.09**
V. Profit for the period / year (III-IV)	**668.00**	**1,155.34**	**250.11**	**2,056.03**
VI. Other comprehensive income				
Other comprehensive income to be reclassified to profit or loss in subsequent periods	-	-	-	-
Other comprehensive income not to be reclassified to profit or loss in subsequent periods	-	-	-	-
VII.Total comprehensive income (net of tax) (V+VI)	**668.00**	**1,155.34**	**250.11**	**2,056.03**
VIII. Unit Capital (Net of issue expenses)	**28,388.09**	**28,388.09**	**28,388.09**	**28,388.09**
IX. Distribution - Repayment of Capital as at Balance Sheet date				**(6,205.04)**
X. Other Equity as at Balance Sheet date				**4,141.84**
Earnings per unit (not annualised)				
- Basic	2.34	4.05	0.88	7.21
- Diluted	2.34	4.05	0.88	7.21

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SEBI Registration Number :IN/InvIT/23-24/0028

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026
(All amounts in Rs. Million unless otherwise stated)

NOTES:

1. Nxt Infra Trust ('the InvIT'or 'Trust') was set up as an irrevocable trust under the Indian Trust Act, 1882 pursuant to trust deed dated October 26, 2023. The InvIT has been registered as an Infrastructure Investment Trust with Securities Exchange Board of India ('SEBI') under the Securities Exchange Board of India (Infrastructure Investment Trust) Regulations, 2014 vide Certificate of Registration (IN/InvIT/23-24/0028) dated November 08, 2023. The Trustee to the InvIT is Catalyst Trusteeship Services Limited (the ''Trustee''). The Sponsor of the InvIT is Actis Highway Infra Limited (the ''Sponsor''), Project Manager of the InvIT is Walter Infra Project Private Limited (the ''Project Manager") and Investment Manager for the InvIT is Walter Infra Manager Private Limited (the ''Investment Manager").

2. The unaudited standalone financial results comprises Statement of Profit and Loss, explanatory notes thereto and the additional disclosures as required in Chapter 4 of the Securities Exchange Board of India (SEBI) master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025 as amended including any guidelines and circulars issued thereunder (''SEBI Circulars") of the InvIT for the quarter ended June 30, 2026. The unaudited standalone financial results has been prepared in accordance with Indian Accounting Standard - 34, "Interim Financial Reporting " (Ind AS 34) as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015(as amended), read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with requirement of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time including circulars, notifications, clarifications and guidelines issued thereunder ("InvIT Regulations"). The unaudited standalone financial results has been approved by the Audit Committee and Board of Directors of Investment Manager in their respective meetings held on August 14, 2026.

3. As per the terms of the loans given by the InvIT to the subsidiaries / joint venture, these financial assets are classified as fair valued through profit and loss. Accordingly, the fair value gain / loss is included in interest income recognised on such loans at their coupon rate and disclosed as revenue from operations.

4. In terms of the securities subscription and purchase agreement dated June 9, 2022 (“SSPA”) entered into between our Sponsor and Welspun Enterprise Limited (WEL), our Sponsor is entitled to acquire 100% of the equity share capital of MCP. However, in terms of the requirements of the service concession agreement entered into with NHAI, a change in ownership of MCP may be undertaken only with the prior approval of the NHAI and only after a period of one year from the Commercial operation date (COD) of MCP. Pursuant to letter of assignment dated June 18, 2024, the sponsor in accordance with clause 14.5 of the SSPA, had assigned the SSPA in favour of the InvIT with effect from June 18, 2024, in accordance with the terms set out in the said letter of assignment which inter-alia provides that the InvIT agrees to comply with the terms of transaction documents. Further, the Sponsor, Trustee, and the Investment Manager entered into a Right Of First Refusal Agreement pursuant to which the Trust has the ability to acquire the remaining 51% of the issued and paid-up equity share capital of MCP at a subsequent date for a fixed consideration. The InvIT had recognised a derivative asset with respect to its the right to acquire 51% equity in the joint venture at fair value on date of acquisition and the impact of the same is accounted as follows and included in other income.

Particulars	**Quarter ended June 30, 2026 (Unaudited)**	**Quarter ended March 31, 2026 (Audited) (Refer note 10)**	**Quarter ended June 30, 2025 (Unaudited)**	**Year ended March 31, 2026 (Audited)**
Gain/ (loss) on remeasurement of instrument measured at fair value through profit and loss (Derivative Asset i.e. right to acquire 51% equity in joint venture)	513.44	(69.20)	159.25	23.19

5. The principal activity of the InvIT is to own and invest in infrastructure assets primarily in the SPV's operating in the road infrastructure development sector in India in accordance with the provisions of the InvIT Regulations and Trust deed . The Board of Directors of the Investment Manager allocates the resources and assess the performance of the InvIT and thus are the Chief Operating Decision Maker (CODM). In accordance with the requirements of Ind AS 108- "Operating Segments", the CODM monitors the operating results of the business as a single segment, hence no separate segment needs to be disclosed. As the InvIT and its assets operates only in India, no separate geographical segment is disclosed.

6. Under the provisions of the InvIT Regulations, the InvIT is required to distribute to unitholders not less than 90% of the net distributable cash flows of the InvIT for each financial year. Accordingly, the unit capital contains a contractual obligation to pay cash to the unitholders. Thus, in accordance with requirement of Ind AS 32 - Financial Instruments: Presentation, the unit capital contains liability component which should be classified and treated accordingly. However, InvIT regulations requires the unit capital to be presented/classified as "Equity", which is at variance from the requirements of Ind AS 32. In order to comply with the aforesaid InvIT regulations, the InvIT has presented unit capital as equity in these unaudited standalone financial results.

7. During the FY 24-25, the InvIT had completed its private placement of 152 million units with issue price of Rs 100 per unit and the units of the InvIT got listed with the national stock exchange on July 2, 2024. The proceeds from the issue of these units is Rs 15,200 million.

The details of amount utilised from issue proceeds are as follows:

Particulars	**Amount proposed to be Utilised as per FPM**	**Amount utilised upto June 30, 2026**	**Amount unutilised as at June 30, 2026**
Providing loans to the Project SPVs for redemption of optionally convertible debentures, including any accrued interest, in whole or part, issued by them to the Sponsor Group	13,895.10	13,895.10	
Issue expenses (listing fees, SEBI filing fees and other regulatory expenses for listing the	26.30	-	
General purposes #	1,278.60	182.33	
Total	**15,200.00**	**14,077.43**	**1,122.57**

* The Investment Manager has incurred Rs 61.77 million of issue expenses including fees payable to advisors in relation to the issue, upfront fees for loan taken by the InvIT, listing fees, SEBI filing fees and other regulatory expenses etc. In terms of the provisions of the Final Placement Memorandum (FPM) and investment management agreement, the investment manager has waived off its entitlement to receive aforesaid amount incurred on behalf of the InvIT.

Amount utilised includes Rs. 22.37 million towards payment of interest of Optionally Convertible Debentures as stated in FPM.
Net proceeds unutilised as at June 30, 2026 are temporarily invested in deposits with banks and shall be utilised for payment of consideration for acquisition of balance 51% equity interest in joint venture.

NXT-INFRA TRUST

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SEBI Registration Number :IN/InvIT/23-24/0028

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(All amounts in Rs. Million unless otherwise stated)

8(i) ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 Dated July 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

A. Statement of Net Distributable Cash Flows (NDCFs) of Nxt Infra Trust

Description	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Audited) (Refer note 10)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
Cash flow from operating activities of the InvIT	**6.43**	**(14.36)**	**(12.97)**	**(111.21)**
Add: Cash flows received from SPV's which represent distributions of NDCF computed as per relevant framework	1,736.39	2,220.43	1,527.98	8,820.01
Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5) of InvIT regulation, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	1.72	4.57	10.39
Add: Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs / Holdcos or Investment Entity adjusted for the following	-	-	-	-
-Applicable capital gains and other taxes	-	-	-	-
-Related debts settled or due to be settled from sale proceeds	-	-	-	-
-Directly attributable transaction costs	-	-	-	-
-Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
Add: Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs / Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
Total cash inflow at InvIT level (A)	**1,742.82**	**2,207.79**	**1,519.58**	**8,719.19**
Less: Finance cost on Borrowings as per Profit and Loss account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	572.11	568.25	643.38	2,407.80
Less: Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	559.77	275.00	256.32	1,044.66
Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any:	-	-	-	-
-loan agreement entered with financial institution, or	-	-		-
-terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/Holdco's, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/Holdco's, or	-	-	-	-
-agreement pursuant to which the Trust operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or	(41.67)	96.39	(7.00)	99.27
-statutory, judicial, regulatory, or governmental stipulations;	-	-	32.90	-
Less: any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years*	42.61	29.15	-	257.82
Total cash outflows / retention at InvIT level (B)	**1,132.82**	**968.79**	**925.60**	**3,809.55**
Net Distributable Cash Flows at InvIT level (C) = (A-B)	**610.00**	**1,239.00**	**593.98**	**4,909.64**

* Amount for quarter and year ended March 31, 2026 represent additional consideration towards investment in joint venture for toll extension as per the securities subscription and purchase agreement dated June 9, 2022 ("SSPA") as amended.

NXT-INFRA TRUST

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Email : Info@nxt-infra.com; Website : www.nxt-infra.com

SEBI Registration Number :IN/InvIT/23-24/0028

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(All amounts in Rs. Million unless otherwise stated)

B. STATEMENT OF NET ASSETS AT FAIR VALUE

	As at June 30, 2026		As at March 31, 2026	
	Book value	Fair value	Book value	Fair value
A. Assets	57,048.31	58,847.63	57,839.64	59,196.59
B. Liabilities	31,294.46	31,294.46	31,514.75	31,514.75
C. Net Assets (A-B)	25,753.85	27,553.17	26,324.89	27,681.84
D. Number of units (in absolute number)	28,50,00,000	28,50,00,000	28,50,00,000	28,50,00,000
E. NAV (C/D)	**90.36**	**96.69**	**92.37**	**97.13**

The fair value of assets as at June 30, 2026 and March 31, 2026 is based solely on the fair valuation report dated August 14, 2026 and May 28, 2026 respectively of the independent valuer appointed by Investment Manager under the InvIT Regulations using the discounted cash flow model after adjusting cash and cash equivalent, current liabilities etc. in the enterprise value.

8(ii) ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 Dated July 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

A. Investment Management Fees:

Pursuant to the Investment Management agreement dated October 26, 2023 , Investment Manager is entitled to fees @ 5% on cost plus basis from InvIT per annum plus applicable goods and services tax. There are no changes in the methodology for computation of fees paid to Investment Manager during the quarter ended June 30, 2026.

B. Changes in Accounting policies

There is no change in the Accounting policy of the InvIT for the ended June 30, 2026.

9. The income of InvIT in the form of interest or dividend earned/received from subsidiaries is exempt from tax in accordance with section 10(23FC) of the Income Tax Act, 1961. However, all other incomes are taxable to the InvIT based on the maximum marginal rate.

10. Figures for the quarter ended March 31, 2026 is balancing figures between the audited figures in respect of the full financial year and the unaudited figures for the nine months ended December 31, 2025 which was subjected to limited review.

11. Subsequent to the quarter ended June 30, 2026, the Unitholders of the InvIT have approved an institutional placement of units by way of their resolution dated July 29, 2026. Accordingly, on August 12, 2026, the InvIT has received an amount of Rs. 7,001.50 million by issue of 73,700,000 Units at an issue price of Rs. 95.00 per Unit ("Institutional Placement").

The Institutional Placement is structurally interlinked with the proposed acquisition by the InvIT of five target SPVs — Second Vivekananda Bridge Tollway Company Private Limited ("SVBTCPL"), Darah-Jhalawar Highway Private Limited ("DJHPL"), Vindhyachal Expressway Private Limited ("VEPL"), Vadodara Kim Expressway Private Limited ("VKEPL") and Calicut Expressway Private Limited ("CEPL") — pursuant to a preferential issue of Units also approved by the Unitholders on July 29, 2026, both being sequential and structurally interdependent transactions. As at the date of approval of these financial results, 100% of the equity shares of VEPL, more than 99% of the equity shares of SVBTCPL, and 51% each of the equity shares of DJHPL and VKEPL have been transferred to the InvIT against which the InvIT has allotted 16,65,43,895 units. Further, the balance stake in DJHPL and VKEPL are in the process of being transferred and will be acquired against which the InvIT will allot 60,26,830 units.

The InvIT has received the Listing approval for both preferential issue and institutional placement and Trading approval is received for institutional placement however, Trading approval is awaited for preferential issue.

The above transactions do not have any impact on the standalone financial results as at June 30, 2026.

12. The Board of directors of Investment Manager in their meeting held on August 14, 2026 have approved distribution of Rs. 1.1482 per unit to the unitholders which comprise of Rs. 1.1482 Per unit in the form of interest for the quarter ended June 30, 2026 after considering (53,12,70,725 units) issued under preferential and institutional placement (Refer note 11) which is payable within 5 days from the date of declaration. The above distribution has been declared after June 30, 2026 and hence not included in the quarter ended June 30, 2026.

For and behalf of the Board of Directors of Walter Infra Manager Private Limited
(as an Investment Manager of Nxt-Infra Trust)

Sumit Sen
Digitally signed by Sumit Sen
Date: 2026.08.14 21:37:58 +05'30'

Sumit Sen
Director

DIN: 06734410
Place: Mumbai
Date : August 14, 2026

GAURAV CHATURVEDI
Digitally signed by GAURAV CHATURVEDI
Date: 2026.08.14 21:38:28 +05'30'

Gaurav Chaturvedi
Director & Chief Financial Officer
DIN: 08884892
Place: Mumbai
Date : August 14, 2026

Aditi Sagar Tawde
Digitally signed by Aditi Sagar Tawde
Date: 2026.08.14 21:39:35 +05'30'

Aditi Tawde
Company Secretary
ICSI Membership no.
ACS: 28753
Place: Mumbai
Date : August 14, 2026

S R B C & CO LLP
Chartered Accountants

12th Floor, The Ruby
29 Senapati Bapat Marg
Dadar (West)
Mumbai - 400 028, India
Tel: +91 22 6819 8000

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Nxt-Infra Trust Pursuant to the Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended, including any guidelines and circulars issued thereunder

To
The Board of Directors
Walter Infra Manager Private Limited
(As an Investment Manager of Nxt-Infra Trust)

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Nxt-Infra Trust (the "InvIT") and its subsidiaries (the InvIT and its subsidiaries are together referred to as "the Group"), and its joint venture for the quarter ended June 30, 2026 (the "Statement") attached herewith, being submitted by Walter Infra Manager Private Limited (the "Investment Manager") pursuant to the requirements of Regulation 23 of SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended including any guidelines and circulars issued thereunder (together referred as the "InvIT Regulations").

2. The Statement, which is the responsibility of the Investment Manager, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, (as amended), to the extent not contrary to the InvIT Regulations, other accounting principles generally accepted in India and read with InvIT Regulations. The Statement has been approved by the Board of Directors of the Investment Manager. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures as required by Regulation 13(2)(e) of the InvIT Regulations, as amended, to the extent applicable.

4. The Statement includes the financial results of entities mentioned in Annexure 1 of this report.

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS") as prescribed in Rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not contrary to the InvIT Regulations, other accounting principles generally accepted in India and read with InvIT Regulations, has not disclosed the information required to be disclosed in terms of the InvIT Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We draw attention to Note 5 of the Statement, which describes the presentation / classification of "Unit Capital" as "Equity" instead of the applicable requirements of Ind AS 32 - Financial Instruments: Presentation, in order to comply with the relevant InvIT Regulations.

   Our conclusion is not modified in respect of this matter.

7. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:

   - 5 subsidiaries, whose unaudited interim financial results and other financial information include total revenues of Rs. 942.54 million, total net profit after tax of Rs. 19.20 million and total comprehensive income of Rs. 19.20 million for the quarter ended June 30, 2026, as considered in the Statement which have been reviewed by their respective independent auditors.

   - 1 joint venture, whose unaudited interim financial results and other financial information include InvIT Group's share of net loss of Rs. 23.26 million and InvIT Group's share of total comprehensive loss of Rs. 23.26 million for the quarter ended June 30, 2026, as considered in the Statement which has been reviewed by its independent auditor.

   The independent auditor's reports on interim financial results of these entities have been furnished to us by the Investment Manager and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries and joint venture is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

   Our conclusion on the Statement in respect of matters stated above is not modified with respect to our reliance on the work done and the reports of the other auditors.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003

Suresh R Yadav
Digitally signed by Suresh R Yadav
DN: cn=Suresh R Yadav, c=IN, o=Personal
Date: 2026.08.14 21:55:03 +05'30'

per Suresh Yadav
Partner
Membership No.: 119878

UDIN: 26119878MXUIWA3406

Place: Mumbai
Date : August 14, 2026

Annexure 1 to the review report on unaudited consolidated financial results of Nxt-Infra Trust for quarter ended June 30, 2026 pursuant to the Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended

Parent Entity:

1. Nxt-Infra Trust

Subsidiaries:

Sr No	Entity Name
1	Nxt -Infra CT Highways Private Limited
2	Nxt-Infra CGRG Highways Private Limited
3	Nxt-Infra GSY Highways Private Limited
4	DM Expressway Private Limited
5	NI Road Infra Private Limited

Joint Venture:

1. Nxt-Infra MCP Highway Private Limited

NXT-INFRA TRUST

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SEBI Registration Number :IN/InvIT/23-24/0028

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(All amounts in Rs. Million unless otherwise stated)

Particulars	**Quarter ended June 30, 2026 (Unaudited)**	**Quarter ended March 31, 2026 (Audited) (Refer note 10)**	**Quarter ended June 30, 2025 (Unaudited)**	**Year ended March 31, 2026 (Audited)**
I. INCOME				
Revenue from operations	872.28	874.74	810.49	3,208.13
Other Income (Refer note 3)	1,101.02	641.12	783.40	2,557.19
Total Income (I)	**1,973.30**	**1,515.86**	**1,593.89**	**5,765.32**
II. EXPENSES				
Sub-contracting charges	287.19	273.46	162.54	739.70
Employee benefits expenses	17.82	15.10	18.15	69.86
Investment Management Fees	16.89	26.98	23.49	65.02
Project Management Fees	5.65	16.15	9.75	39.60
Finance costs	573.20	569.23	644.69	2,404.41
Depreciation	0.47	0.65	0.49	2.31
Other expenses	45.59	118.62	41.18	272.69
Total expenses (II)	**946.81**	**1,020.19**	**900.29**	**3,593.59**
III. Profit before share of profit of Joint venture and Tax (I-II)	**1,026.49**	**495.67**	**693.60**	**2,171.73**
IV. Share of Profit / (loss) of joint venture (net of tax)	**(161.15)**	**(426.78)**	**(174.70)**	**(911.09)**
V. Profit/(loss) before tax (III+IV)	**865.34**	**68.89**	**518.90**	**1,260.64**
VI.Tax expense:				
- Current tax	67.88	40.59	44.58	162.59
-Tax expenses of earlier years	-	14.39	-	14.39
- Deferred tax	52.72	25.84	40.94	75.33
Total tax expenses	**120.60**	**80.82**	**85.52**	**252.31**
VII. Profit/(loss) for the year / period after Tax (V-VI)	**744.74**	**(11.93)**	**433.38**	**1,008.33**
VIII. Other comprehensive income				
Other comprehensive income not to be reclassified to profit or loss in subsequent period/year (net of tax)	-	1.10	-	0.61
IX.Total comprehensive Income for the year / period (VII+VIII)	**744.74**	**(10.83)**	**433.38**	**1,008.94**
Net profit for the year /period attributable to :				
- Unitholders	**744.74**	**(11.93)**	**433.38**	**1,008.33**
- Non controlling interests	**-**	**-**	**-**	**-**
Other comprehensive income for the period/year attributable to :				
- Unitholders	**-**	**1.10**	-	**0.61**
- Non controlling interests	-	-	-	**-**
Total comprehensive income for the period/year attributable to :				
- Unitholders	**744.74**	**(10.83)**	**433.38**	**1,008.94**
- Non controlling interests	**-**	**-**	**-**	**-**
X. Unit Capital (Net of issue expenses)	**28,388.09**	**28,388.09**	**28,388.09**	**28,388.09**
XI. Distribution - Repayment of Capital as at Balance Sheet date				**(6,205.04)**
XII. Other Equity as at Balance Sheet date				**1,954.12**
Earnings per unit				
(not annualised)				
- Basic	2.61	(0.04)	1.52	3.54
- Diluted	2.61	(0.04)	1.52	3.54

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UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026
(All amounts in Rs. Million unless otherwise stated)

NOTES:

1. Nxt Infra Trust ('the InvIT'or 'Trust') was set up as an irrevocable trust under the Indian Trust Act, 1882 pursuant to trust deed dated October 26, 2023. The InvIT has been registered as an Infrastructure Investment Trust with Securities Exchange Board of India ('SEBI') under the Securities Exchange Board of India (Infrastructure Investment Trust) Regulations, 2014 vide Certificate of Registration (IN/InvIT/23-24/0028) dated November 08, 2023. The Trustee to the InvIT is Catalyst Trusteeship Services Limited (the ''Trustee'"). The Sponsor of the InvIT is Actis Highway Infra Limited (the ''Sponsor''), Project Manager of the InvIT is Walter Infra Project Private Limited (the ''Project Manager") and Investment Manager for the InvIT is Walter Infra Manager Private Limited (the ''Investment Manager").

2. The unaudited consolidated financial results comprises Statement of Profit and Loss, explanatory notes thereto and the additional disclosures as required in Chapter 4 of the Securities Exchange Board of India (SEBI) master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025 as amended including any guidelines and circulars issued thereunder (''SEBI Circulars") of the InvIT and its subsidiaries (together referred to as the "InvIT Group") and its joint venture for the quarter ended June 30, 2026. The unaudited consolidated financial results has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard - 34, "Interim Financial Reporting " (Ind AS 34) as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with requirement of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time including circulars, notifications, clarifications and guidelines issued thereunder ("InvIT Regulations"). The unaudited consolidated financial results has been approved by the Audit Committee and Board of Directors of Investment Manager in their respective meetings held on August 14, 2026.

3. In terms of the securities subscription and purchase agreement dated June 9, 2022 (“SSPA”) entered into between our Sponsor and Welspun Enterprise Limited (WEL), our Sponsor is entitled to acquire 100% of the equity share capital of MCP. However, in terms of the requirements of the service concession agreement entered into with NHAI, a change in ownership of MCP may be undertaken only with the prior approval of the NHAI and only after a period of one year from the Commercial operation date (COD) of MCP. Pursuant to letter of assignment dated June 18, 2024, the sponsor in accordance with clause 14.5 of the SSPA, had assigned the SSPA in favour of the InvIT with effect from June 18, 2024, in accordance with the terms set out in the said letter of assignment which inter-alia provides that the InvIT agrees to comply with the terms of transaction documents. Further, the Sponsor, Trustee, and the Investment Manager entered into a Right Of First Refusal Agreement pursuant to which the Trust has the ability to acquire the remaining 51% of the issued and paid-up equity share capital of MCP at a subsequent date for a fixed consideration. The InvIT had recognised a derivative asset with respect to its the right to acquire 51% equity in the joint venture at fair value on date of acquisition and the impact of the same is accounted as follows and included in other income.

Particulars	**Quarter ended June 30, 2026 (Unaudited)**	**Quarter ended March 31, 2026 (Audited) (Refer note 10)**	**Quarter ended June 30, 2025 (Unaudited)**	**Year ended March 31, 2026 (Audited)**
Gain/ (loss) on remeasurement of instrument measured at fair value through profit and loss (Derivative Asset i.e. right to acquire 51% equity in joint venture)	513.44	(69.20)	159.25	23.19

4. The principal activity of the InvIT is to own and invest in infrastructure assets primarily in the SPV's operating in the road infrastructure development sector in India in accordance with the provisions of the InvIT Regulations and Trust deed . The Board of Directors of the Investment Manager allocates the resources and assess the performance of the InvIT and thus are the Chief Operating Decision Maker (CODM). In accordance with the requirements of Ind AS 108- "Operating Segments", the CODM monitors the operating results of the business as a single segment, hence no separate segment needs to be disclosed. As the InvIT and its assets operates only in India, no separate geographical segment is disclosed. With respect to subsidiaries under hybrid annuity model, entire revenue from operation is arising from a single customer with whom subsidiaries has entered into service concession arrangement.

5. Under the provisions of the InvIT Regulations, the InvIT is required to distribute to unitholders not less than 90% of the net distributable cash flows of the InvIT for each financial year. Accordingly, the unit capital contains a contractual obligation to pay cash to the unitholders. Thus, in accordance with requirement of Ind AS 32 - Financial Instruments: Presentation, the unit capital contains liability component which should be classified and treated accordingly. However, InvIT regulations requires the unit capital to be presented/classified as "Equity", which is at variance from the requirements of Ind AS 32. In order to comply with the aforesaid InvIT regulations, the InvIT has presented unit capital as equity in these consolidated financial results.

6. During the financial year ended 2024-25, the InvIT had completed its private placement of 152 million units with issue price of Rs 100 per unit and the units of the InvIT got listed with the national stock exchange on July 2, 2024. The proceeds from the issue of these units is Rs 15,200 million.

The details of amount utilised from issue proceeds are as follows:

Particulars	**Amount proposed to be Utilised as per FPM**	**Amount utilised upto June 30, 2026**	**Amount unutilised as at June 30, 2026**
Providing loans to the Project SPVs for redemption of optionally convertible debentures, including any accrued interest, in whole or part, issued by them to the Sponsor Group	13,895.10	13,895.10	
Issue expenses (listing fees, SEBI filing fees and other regulatory expenses for listing the units)*	26.30	-	
General purposes #	1,278.60	182.33	
Total	**15,200.00**	**14,077.43**	**1,122.57**

* The Investment Manager has incurred Rs 61.77 million of issue expenses including fees payable to advisors in relation to the issue, upfront fees for loan taken by the InvIT, listing fees, SEBI filing fees and other regulatory expenses etc. In terms of the provisions of the Final Placement Memorandum (FPM) and investment management agreement, the investment manager has waived off its entitlement to receive aforesaid amount incurred on behalf of the InvIT.

Amount utilised includes Rs. 22.37 million towards payment of interest of Optionally Convertible Debentures as stated in FPM.
Net proceeds unutilised as at June 30, 2026 are temporarily invested in deposits with banks and shall be utilised for payment of consideration for acquisition of balance 51% equity interest in joint venture.

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UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026
(All amounts in Rs. Million unless otherwise stated)

7. ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 DATED JULY 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

A. Statement of Net Distributable Cash Flows (NDCFs)

(i) NXT INFRA TRUST

Description	**Quarter ended June 30, 2026 (Unaudited)**	**Quarter ended March 31, 2026 (Audited) (Refer note 10)**	**Quarter ended June 30, 2025 (Unaudited)**	**Year ended March 31, 2026 (Audited)**
Cash flow from operating activities of the InvIT	**6.43**	**(14.36)**	**(12.97)**	**(111.21)**
Add: Cash flows received from SPV's which represent distributions of NDCF computed as per relevant framework	1,736.39	2,220.43	1,527.98	8,820.01
Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5) of InvIT regulation, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	-	1.72	4.57	10.39
Add: Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs / Holdcos or Investment Entity adjusted for the following	-	-	-	-
-Applicable capital gains and other taxes	-	-	-	-
-Related debts settled or due to be settled from sale proceeds	-	-	-	-
-Directly attributable transaction costs	-	-	-	-
-Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
Add: Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	- -	-	- -	- -
Total cash inflow at InvIT level (A)	**1,742.82**	**2,207.79**	**1,519.58**	**8,719.19**
Less: Finance cost on Borrowings as per Profit and Loss account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	572.11	568.25	643.38	2,407.80
Less: Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	559.77	275.00	256.32	1,044.66
Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any:	-	-	-	-
-loan agreement entered with financial institution, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/HoldCos, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/HoldCos, or	-	-	-	-
-agreement pursuant to which the Trust operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or	(41.67)	96.39	(7.00)	99.27 -
-statutory, judicial, regulatory, or governmental stipulations;	-	-	32.90	-
Less: any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years *	42.61	29.15	-	257.82
Total cash outflows / retention at InvIT level (B)	**1,132.82**	**968.79**	**925.60**	**3,809.55**
Net Distributable Cash Flows at InvIT level (C) = (A-B)	**610.00**	**1,239.00**	**593.98**	**4,909.64**

* Amount for quarter and year ended March 31, 2026 represent additional consideration towards investment in joint venture for toll extension as per the securities subscription and purchase agreement dated June

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SEBI Registration Number :IN/InvIT/23-24/0028

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(All amounts in Rs. Million unless otherwise stated)

ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO.SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 Dated July 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

(ii) DM Expressway Private Limited (Formerly known as Welspun Delhi Meerut Expressway Private Limited)

Description	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Audited) (Refer note 10)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
Cash flow from operating activities as per cash flow statement	**53.37**	**128.90**	**(47.25)**	**177.12**
Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments which will be considered on a cash receipt basis)	142.80	156.29	1.87	320.44
Add: Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
-Applicable capital gains and other taxes	-	-	-	-
-Related debts settled or due to be settled from sale proceeds	-	-	-	-
-Directly attributable transaction costs	-	-	-	-
-Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant	-	-	-	-
Add: Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
Total cash inflow at SPV level -(A)	**196.17**	**285.19**	**(45.38)**	**497.56**
Less: Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	-	-	-	-
Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any:	-	-	-	-
-loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or	30.54	(2.11)	(38.88)	(60.73)
-statutory, judicial, regulatory, or governmental stipulations;	-	-	(6.50)	(28.00)
Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	(0.38)	(0.90)	-	(0.90)
Total cash outflows / retention at SPV level - (B)	**30.16**	**(3.01)**	**(45.38)**	**(89.63)**
Add: Surplus cash available in SPVs due to : (C)				
(i) 10% oF NDCF withheld in line with the Regulation in any earlier year or half year or	-	-	-	-
(ii) Such surplus being available in a new HoldCo/SPV on acquisition of such HoldCo/SPV by InvIT or	-	-	-	-
(iii) Any other reason,excluding if such surplus cash is available due to any debt raise could be considered for distribution by the HoldCo/SPV to the InvIT/HoldCo, or by the InvIT to its Unitholders in part or in full	223.99	71.80	-	91.80
Net Distributable Cash Flows at SPV level D = (A-B+C)	**390.00**	**360.00**	**0.00**	**678.99**

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UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026
(All amounts in Rs. Million unless otherwise stated)

ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO.SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 Dated July 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")
(iii) Nxt-Infra CGRG Highways Private Limited (Formerly known as MBL(CGRG) Road Limited)

Description	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Audited) (Refer note 10)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
Cash flow from operating activities as per cash flow statement	**23.15**	**59.73**	**(68.15)**	**175.61**
Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments which will be considered on a cash receipt basis)	40.79	215.27	6.07	462.01
Add: Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
-Applicable capital gains and other taxes	-	-	-	-
-Related debts settled or due to be settled from sale proceeds	-	-	-	-
-Directly attributable transaction costs	-	-	-	-
-Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
Add: Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
Total cash inflow at SPV level - (A)	**63.94**	**275.00**	**(62.08)**	**637.62**
Less: Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	-	-	-	-
Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any:	-	-	-	-
-loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or	15.71	(7.99)	(82.42)	(116.21)
-statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	(0.08)	(0.02)	-	(0.02)
Total cash outflows / retention at SPV level - (B)	**15.63**	**(8.01)**	**(82.42)**	**(116.23)**
Add: Surplus cash available in SPVs due to : **(C)**				
(i) 10% oF NDCF withheld in line with the Regulation in any earlier year or half year or	-	-	-	-
(ii) Such surplus being available in a new HoldCo/SPV on acquisition of such HoldCo/SPV by InvIT or	-	-	-	-
(iii) Any other reason,excluding if such surplus cash is available due to any debt raise could be considered for distribution by the HoldCo/SPV to the InvIT/HoldCo, or by the InvIT to its Unitholders in part or in full	11.69	97.59	-	122.59
Net Distributable Cash Flows at SPV level - (D=A-B+C)	**60.00**	**380.60**	**20.34**	**876.44**

NXT-INFRA TRUST

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SEBI Registration Number :IN/InvIT/23-24/0028

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(All amounts in Rs. Million unless otherwise stated)

ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO.SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 Dated July 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

(iv) Nxt-Infra GSY Highways Private Limited (Formerly known as MBL(GSY) Road Limited)

Description	**Quarter ended June 30, 2026 (Unaudited)**	**Quarter ended March 31, 2026 (Audited) (Refer note 10)**	**Quarter ended June 30, 2025 (Unaudited)**	**Year ended March 31, 2026 (Audited)**
Cash flow from operating activities as per cash flow statement	**267.29**	**(109.19)**	**136.85**	**240.68**
Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments which will be considered on a cash receipt basis)	313.79	66.16	324.06	626.16
Add: Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
-Applicable capital gains and other taxes	-	-	-	-
-Related debts settled or due to be settled from sale proceeds	-	-	-	-
-Directly attributable transaction costs	-	-	-	-
-Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
Add: Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
Total cash inflow at SPV level - (A)	**581.08**	**(43.03)**	**460.91**	**866.84**
Less: Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	-	-	-	-
Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any:	-	-	-	-
-loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or	-	-	- -	-
-agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or	23.09	(45.81)	(48.30)	(43.96)
-statutory, judicial, regulatory, or governmental stipulations;	-	-	(42.50)	(42.50)
Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	(0.07)	(0.04)	-	(0.04)
Total cash outflows / retention at SPV level - (B)	**23.02**	**(45.85)**	**(90.80)**	**(86.50)**
Add: Surplus cash available in SPVs due to : **(C)**				
(i) 10% oF NDCF withheld in line with the Regulation in any earlier year or half year or	-	-	-	-
(ii) Such surplus being available in a new HoldCo/SPV on acquisition of such HoldCo/SPV by InvIT or	-	-	-	-
(iii) Any other reason,excluding if such surplus cash is available due to any debt raise could be considered for distribution by the HoldCo/SPV to the InvIT/HoldCo, or by the InvIT to its Unitholders in part or in full	71.93	37.19	-	107.19
Net Distributable Cash Flows at SPV level -D = (A-B+C)	**630.00**	**40.01**	**551.71**	**1,060.53**

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UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026
(All amounts in Rs. Million unless otherwise stated)

ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO.SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 Dated July 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

(v) Nxt-Infra CT Highways Private Limited (Formerly known as Chilkhali-Tarsod Highways Private Limited)

Description	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Audited) (Refer note 10)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
Cash flow from operating activities as per cash flow statement	**(85.54)**	**375.07**	**(67.74)**	**464.76**
Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments which will be considered on a cash receipt basis)	3.82	270.78	0.08	560.68
Add: Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
-Applicable capital gains and other taxes	-	-	-	-
-Related debts settled or due to be settled from sale proceeds	-	-	-	-
-Directly attributable transaction costs	-	-	-	-
-Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
Add: Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
Total cash inflow at SPV level (A)	**(81.72)**	**645.85**	**(67.66)**	**1,025.44**
Less: Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	-	-	-	-
Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any:	-	-	-	-
-loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or	(26.11)	36.14	2.34	11.72
-statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	(0.01)	(0.13)	-	(0.13)
Total cash outflows / retention at SPV level - (B)	**(26.12)**	**36.01**	**2.34**	**11.59**
Add: Surplus cash available in SPVs due to : **(C)**				
(i) 10% oF NDCF withheld in line with the Regulation in any earlier year or half year or	-	-	-	-
(ii) Such surplus being available in a new HoldCo/SPV on acquisition of such HoldCo/SPV by InvIT or	-	-	-	-
(iii) Any other reason,excluding if such surplus cash is available due to any debt raise could be considered for distribution by the HoldCo/SPV to the InvIT/HoldCo, or by the InvIT to its Unitholders in part or in full	55.60	20.00	70.00	125.00
Net Distributable Cash Flows at SPV level - D=(A-B+C)	**-**	**629.84**	**-**	**1,138.85**

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UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026
(All amounts in Rs. Million unless otherwise stated)

ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO.SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 Dated July 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

(vi) NI Road Infra Private Limited (Formerly known as Welspun Road Infra Private Limited)

Description	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Audited) (Refer note 10)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
Cash flow from operating activities as per cash flow statement	**(110.69)**	**(180.66)**	**(248.90)**	**724.16**
Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments which will be considered on a cash receipt basis)	1.77	196.67	5.50	743.94
Add: Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
-Applicable capital gains and other taxes	-	-	-	-
-Related debts settled or due to be settled from sale proceeds	-	-	-	-
-Directly attributable transaction costs	-	-	-	-
-Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
Add: Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
Total cash inflow at SPV level - (A)	**(108.92)**	**16.01**	**(243.40)**	**1,468.10**
Less: Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	-	-	-	-
Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any:	-	-	-	-
-loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or	0.60	(12.83)	(31.01)	(41.35)
-statutory, judicial, regulatory, or governmental stipulations;	-	-	(83.00)	(83.00)
Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	(0.08)	0.03	(0.06)	0.64
Total cash outflows / retention at SPV level -(B)	**0.52**	**(12.80)**	**(114.07)**	**(123.71)**
Add: Surplus cash available in SPVs due to : **(C)**				
(i) 10% oF NDCF withheld in line with the Regulation in any earlier year or half year or	-	-	-	-
(ii) Such surplus being available in a new HoldCo/SPV on acquisition of such HoldCo/SPV by InvIT or	-	-	-	-
(iii) Any other reason,excluding if such surplus cash is available due to any debt raise could be considered for distribution by the HoldCo/SPV to the InvIT/HoldCo, or by the InvIT to its Unitholders in part or in full	137.23	172.19	129.33	505.49
Net Distributable Cash Flows at SPV level - D=(A-B+C)	**27.79**	**201.00**	**0.00**	**2,097.30**

NXT-INFRA TRUST

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UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(All amounts in Rs. Million unless otherwise stated)

ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO.SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 Dated July 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

(vii) NXT-INFRA MCP HIGHWAYS PRIVATE LIMITED

Description	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Audited) (Refer note 10)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
Cash flow from operating activities as per cash flow statement	**527.61**	**1,385.76**	**798.10**	**3,759.19**
Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments which will be considered on a cash receipt basis)	45.63	5.83	56.31	80.23
Add: Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
-Applicable capital gains and other taxes	-	-	-	-
-Related debts settled or due to be settled from sale proceeds	-	-	-	-
-Directly attributable transaction costs	-	-	-	-
-Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-	-	-
Add: Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
Total cash inflow at SPV level - A	**573.24**	**1,391.59**	**854.41**	**3,839.42**
Less: Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	-	-	-	-
Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-
Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any:	-	-	-	-
-loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or	-	-	-	-
-agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or	(307.13)	323.60	(171.56)	172.04
-statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-
Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	0.27	0.05	0.04	0.25
Total cash outflows / retention at SPV level - B	**(306.86)**	**323.65**	**(171.52)**	**172.29**
Add: Surplus cash available in SPVs due to : **(C)**				
(i) 10% oF NDCF withheld in line with the Regulation in any earlier year or half year or	-	-	-	-
(ii) Such surplus being available in a new HoldCo/SPV on acquisition of such HoldCo/SPV by InvIT or	-	-	-	-
(iii) Any other reason,excluding if such surplus cash is available due to any debt raise could be considered for distribution by the HoldCo/SPV to the InvIT/HoldCo, or by the InvIT to its Unitholders in part or in full	-	(250.01)	-	(210.28)
Net Distributable Cash Flows at SPV level - D = A-B+C	**880.10**	**817.93**	**1,025.93**	**3,456.85**

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026
(All amounts in Rs. Million unless otherwise stated)

B. STATEMENT OF NET ASSETS AT FAIR VALUE

	As at June 30, 2026		As at March 31, 2026	
	Book value	Fair value	Book value	Fair value
A. Assets	55,779.35	59,692.56	56,563.54	60,108.21
B. Liabilities	32,136.48	32,136.48	32,426.37	32,426.37
C. Net Assets (A-B)	23,642.87	27,556.08	24,137.17	27,681.84
D. Number of units (in absolute number)	28,50,00,000	28,50,00,000	28,50,00,000	28,50,00,000
E. NAV (C/D)	**82.96**	**96.69**	**84.69**	**97.13**

The fair value of assets as at June 30, 2026 and March 31, 2026 is based solely on the fair valuation report dated August 14, 2026 and May 28, 2026 respectively of the independent valuer appointed by Investment Manager under the InvIT Regulations using the discounted cash flow model after adjusting cash and cash equivalent, current liabilities etc. in the enterprise value.

Project wise breakup of fair value assets

Project	As at June 30, 2026	As at March 31, 2026
Nxt - Infra CT Highways Private Limited ("CTHPL")	5,927.63	6,514.09
Nxt - Infra CGRG Highways Private Limited ("CGRG")	4,584.68	4,749.83
Nxt - Infra GSY Highways Private Limited ("GSY")	6,050.97	6,417.30
DM Expressway Private Limited ("DME")	2,736.69	2,597.67
NI Road Infra Private Limited ("WRIPL")	5,960.46	6,083.40
Nxt - Infra MCP Highways Private Limited ("MCP")*	10,081.69	9,588.39
Other Assets of the Trust	24,350.44	24,157.53
Total Assets	**59,692.56**	**60,108.21**

* The InvIT owns 49% equity stake and assessed the same as a joint venture. Accordingly 49% of the fair value of net assets is reflected above.

7(C) ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO.SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 Dated July 11, 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

(i) Investment Management Fees:

Pursuant to the Investment Management agreement dated October 26, 2023 , Investment Manager is entitled to fees @ 5% on cost plus basis from InvIT per annum plus applicable goods and services tax. There are no changes in the methodology for computation of fees paid to Investment Manager during the quarter ended June 30, 2026.

(ii) Project Management Fees

Pursuant to the Project Management agreement dated April 25, 2024 , Project Manager is entitled to fees @ 5% on cost plus basis from each of the subsidiaries and joint venture per annum plus applicable goods and services tax. There are no changes in the methodology for computation of fees paid to Project Manager during the quarter ended June 30, 2026.

(iii) Changes in Accounting policies

There is no change in the accounting policy of the InvIT Group and joint venture for the quarter ended June 30, 2026.

8. Additional disclosure as required in chapter 4 of the SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025 issued under the InvIT Regulations, as amended ("SEBI Circulars").

A) Ratios

Particulars	Quarter ended June 30, 2026 (Unaudited)	Quarter ended March 31, 2026 (Audited) (Refer note 10)	Quarter ended June 30, 2025 (Unaudited)	Year ended March 31, 2026 (Audited)
1. Debt-equity ratio (in times) (Total Borrowings (Current Borrowings + Non Current Borrowings)) / Total Equity	1.30	1.29	1.15	1.29
2. Debt service coverage ratio (in times) (Earnings Before Interest, Taxes, Depreciation, and Amortization / Debt service) (Debt Service = Interest on Loans + Repayment of Non Current Borrowings (Including Current Maturities of Term Loans) for the period	1.27	0.76	1.30	1.07
3. Interest service coverage ratio (in times) ((Profit before tax + Finance costs + Deprecation and amortisation expense) / Interest expenses)	2.53	1.13	1.82	1.53
4. Asset cover available (in times) (Total asset / Total Borrowings (Current borrowings + Non current Borrowings))	1.81	1.82	1.91	1.82
5. Total debts to total assets (in times) ((Total Borrowings (Current Borrowings + Non Current Borrowings)) / Total Assets)	0.55	0.55	0.52	0.55
6. Net worth i.e. unitholders funds (Total Equity) (Rs. in millions)	23,642.87	24,137.17	27,232.28	24,137.17
7. Distribution per unit (in Rs.)	1.15	4.35	2.08	17.23
8. EBITDA margin (i.e. Earnings before interest tax depreciation and amortisation margin) (%) (Profit before tax + finance cost + exceptional items - other income) / (Revenue from operation)	38.75%	-0.27%	46.97%	34.60%
9. Net profit margin percent (%) (Profit after tax for the period / Revenue from operation)	85.38%	-1.36%	53.47%	31.43%
10. Current ratio (in times)* (Current Assets / current liabilities)	2.61	2.93	4.72	2.93

*Excludes balances relating to acquisition of balance 51% equity stake in MCP.

B) Statement of Net Borrowings Ratio

Particulars	June 30, 2026	March 31, 2026
A. Borrowings (Refer note 1)	30,826.77	31,122.94
B. Deferred Payments	-	-
C. Cash and Cash Equivalents (Refer note 2)	2,401.19	3,346.65
D. Aggregate Borrowings and Deferred Payments net of Cash and Cash Equivalents (A+B-C)	28,425.58	27,776.29
E. Value of InvIT assets (Refer note 3)	55,919.88	55,724.00
F. Net Borrowings Ratio (D/E)*	50.83%	49.85%

*As the ratio is more than 49%, the additional disclosure with respect to fair valuation of assets as at June 30, 2026, as applicable have been given in the financial results [Refer note 7(B)]

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UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(All amounts in Rs. Million unless otherwise stated)

Notes:

(1) Break-up of borrowings including current maturities of term loan is as below -

Particulars	June 30, 2026	March 31, 2026
Term loan from banks / financial institutions		
- Bank - Axis Bank	9,282.00	9,454.00
- Financial institutions - National Bank for Financing Infrastructure and Development (NABFID)	21,544.77	21,668.94
Total	**30,826.77**	**31,122.94**

Project wise break up of Borrowings

Particulars	June 30, 2026	March 31, 2026
Term loan from banks / financial institutions		
- NXT-INFRA TRUST	30,826.77	31,122.94
Total	**30,826.77**	**31,122.94**

(2) Break-up of Cash and cash equivalents and other bank balances including bank deposit is as below -

Particulars	June 30, 2026	March 31, 2026
Cash and cash equivalents	1,147.97	1,742.54
Other bank balances*	3.37	3.32
Cash and Bank balance (including Deposits) of Joint Venture^	1,249.85	1,600.79
Total	**2,401.19**	**3,346.65**

^Considered for calculation of net debt as the external borrowings raised by the InvIT were also advanced to the joint venture for repayment of its erstwhile borrowings (Refer note 1 & 3).

*Excluding balances earmarked for payment towards acquisition of remaining 51% of equity stake in MCP.

Note: For the purpose of computing "Net Borrowing Ratio", the Trust has considered Cash and cash equivalents (including Cash and bank balances other than restricted cash and bank balance), and Bank deposits.

Project wise breakup of Cash and cash equivalents and other bank balances including bank deposit is as below -

Particulars	June 30, 2026	March 31, 2026
NXT-INFRA TRUST*	50.60	11.80
Nxt-Infra CGRG Highways Private Limited (Formerly known as MBL(CGRG) Road Limited)	114.75	322.59
Nxt-Infra GSY Highways Private Limited (Formerly known as MBL(GSY) Road Limited)	239.58	108.11
NI Road Infra Private Limited (Formerly known as Welspun Road Infra Private Limited)	90.44	295.22
Nxt-Infra CT Highways Private Limited (Formerly known as Chilkhali-Tarsod Highways Private Limited)	23.81	679.78
DM Expressway Private Limited (Formerly known as Welspun Delhi Meerut Expressway Private Limited)	632.16	328.36
Nxt-Infra MCP Highways Private Limited (Formerly known as Welspun Infra Facility Private Limited)	1,249.85	1,600.79
Total	**2,401.19**	**3,346.65**

*Excluding balances earmarked for payment towards acquisition of remaining 51% of equity stake in MCP.

(3) Project wise break up of Value of InVIT assets is as below -

Particulars	As at June 30, 2026	As at March 31, 2026
Nxt - Infra CT Highways Private Limited ("CTHPL")	3,833.84	3,735.30
Nxt - Infra CGRG Highways Private Limited ("CGRG")	4,409.28	4,374.60
Nxt - Infra GSY Highways Private Limited ("GSY")	5,648.69	6,143.50
DM Expressway Private Limited ("DME")	2,037.09	2,215.80
NI Road Infra Private Limited ("WRIPL")	5,346.43	5,237.70
Nxt - Infra MCP Highways Private Limited ("MCP") $	34,644.55	34,017.10
Total Assets	**55,919.88**	**55,724.00**

$ Including enterprise value of balance 51% of equity stake to be acquired by the InvIT (refer note 3)

Note - Value of assets represent enterprise value of subsidiaries which is solely based on the latest available independent fair valuation reports as at March 31, 2026 issued by the independent valuer appointed under the InvIT Regulations, considered in accordance with the requirement of 4.6.6 of the SEBI circulars.

9. The income of InvIT in the form of interest or dividend earned/received from subsidiaries is exempt from tax in accordance with section 10(23FC) of the Income Tax Act, 1961. However, all other incomes are taxable to the InvIT based on the maximum marginal rate.

10. The quarter ended March 31, 2026 consolidated financial results are the balancing figures between the audited figures in respect of the year ended March 31, 2026 and the published year-to-date figures up to December 31, 2025, which were subject to limited review.

11. Subsequent to the quarter ended June 30, 2026, the Unitholders of the InvIT have approved an institutional placement of units by way of their resolution dated July 29, 2026. Accordingly, on August 12, 2026, the InvIT has received an amount of Rs. 7,001.50 million by issue of 73,700,000 Units at an issue price of Rs. 95.00 per Unit ("Institutional Placement").

The Institutional Placement is structurally interlinked with the proposed acquisition by the InvIT of five target SPVs — Second Vivekananda Bridge Tollway Company Private Limited ("SVBTCPL"), Darah-Jhalawar Highway Private Limited ("DJHPL"), Vindhyachal Expressway Private Limited ("VEPL"), Vadodara Kim Expressway Private Limited ("VKEPL") and Calicut Expressway Private Limited ("CEPL") — pursuant to a preferential issue of Units also approved by the Unitholders on July 29, 2026, both being sequential and structurally interdependent transactions. As at the date of approval of these financial results, 100% of the equity shares of VEPL, more than 99% of the equity shares of SVBTCPL, and 51% each of the equity shares of DJHPL and VKEPL have been transferred to the InvIT against which the InvIT has allotted 16,65,43,895 units. Further, the balance stake in DJHPL and VKEPL are in the process of being transferred and will be acquired against which the InvIT will allot 60,26,830 units.

The InvIT has received the Listing approval for both preferential issue and institutional placement and Trading approval is received for institutional placement however, Trading approval is awaited for preferential issue.

The above transactions do not have any impact on the consolidated financial results as at June 30, 2026.

12. The Board of directors of Investment Manager in their meeting held on August 14, 2026 have approved distribution of Rs. 1.1482 per unit to the unitholders which comprise of Rs. 1.1482 Per unit in the form of interest for the quarter ended June 30, 2026 after considering (53,12,70,725 units) issued under preferential and institutional placement (Refer note 11) which is payable within 5 days from the date of declaration. The above distribution has been declared after June 30, 2026 and hence not included in the quarter ended June 30, 2026.

For and behalf of the Board of Directors of Walter Infra Manager Private Limited
(as Investment Manager of Nxt-Infra Trust)

Sumit Sen Digitally signed by Sumit Sen Date: 2026.08.14 21:40:52 +05'30'

Sumit Sen
Director

DIN: 06734410
Place: Mumbai
Date : August 14, 2026

GAURAV CHATURVEDI Digitally signed by GAURAV CHATURVEDI Date: 2026.08.14 21:40:36 +05'30'

Gaurav Chaturvedi
Director & Chief Financial Officer
DIN: 08884892
Place: Mumbai
Date : August 14, 2026

Aditi Sagar Tawde Digitally signed by Aditi Sagar Tawde Date: 2026.08.14 21:40:08 +05'30'

Aditi Tawde
Company Secretary
ICSI Membership no. ACS: 28753
Place: Mumbai
Date : August 14, 2026

Annexure 2

Brief Profile of Mr. Ankur Trehan

"Ankur is a Director at Actis responsible for Actis' Sustainable and Digital Infrastructure activities across India and South-East Asia. He has over 19 years of experience across private equity investing, investment banking, and accounting.

Before joining Actis, Ankur worked for three years at Abraaj leading growth investments in India and South-East Asia with a focus on healthcare, infrastructure and financial services. Prior to Abraaj, he worked for over 10 years at Goldman Sachs across investments and advisory roles with a specific focus on Telecom, Infrastructure and Financial Services. Ankur began his career in the assurance division at A.F Ferguson in India.

He is a Member of the Institute of Chartered Accountants of India and a graduate of Delhi University."

Annexure 3

Date: 11.08.2026

To
The Board of Director,
Walter Infra Project Manager Private Limited
Unit No. S-39, 2nd Floor, Vasant Square Mall,
Plot No. A, Community Centre, Pocket - V,
Sector-B, Vasant Kunj, New Delhi - 110070, India

Subject: Resignation as Director of Walter Infra Manager Private Limited ("the Company")

I, Mr. Ralf Nowack Winfried Friedrich hereby tender my resignation from the position as a Director of the Company with effect from August 14, 2026 due to my other commitments.

Kindly acknowledge the receipt of this resignation letter and relieve me of my duties and arrange to submit the necessary forms with the office of the Registrar of Companies and other authorities to that effect.

Request you to kindly take the same on record

Thanking You

Yours faithfully

Mr. Ralf Nowack Winfried Friedrich
DIN: 09518088