Walker Chandiok & Co LLP

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Independent Auditor's Review Report on Unaudited Standalone Quarterly Financial Results of Oriental InfraTrust pursuant to the Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 (as amended) and SEBI Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated 11 July 2025

To the Board of Directors of OIT Infrastructure Management Limited (As the Investment Manager of Oriental InfraTrust)

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of Oriental InfraTrust ('the Trust') for the quarter ended 30 June 2026 and additional financial information disclosed as per the Trust's 'Disclosure of Information Policy' (hereinafter together referred to as 'the Statement'), being submitted by the OIT Infrastructure Management Limited ('the Investment Manager of the Trust') pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 (as amended) (hereinafter referred to as 'the SEBI Regulations') read with the SEBI Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated 11 July 2025 ('SEBI Master Circular').

2. This Statement, which is the responsibility of the Investment Manager of the Trust and approved by the Board of Directors of Investment Manager of the Trust, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), and / or any addendum thereto as defined in rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, and is in compliance with the presentation and disclosure requirements of Regulation 23 of the SEBI Regulations read with the SEBI Master Circular. 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 (the 'ICAI'). 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 the Standards on Auditing issued by the ICAI, 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.

Independent Auditor's Review Report on Unaudited Standalone Quarterly Financial Results of Oriental InfraTrust pursuant to the Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 (as amended) and SEBI Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated 11 July 2025 (Cont'd)

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 Ind AS 34 and / or any addendum thereto as defined in rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 23 of the SEBI Regulations read with the SEBI Master Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm Registration No: 001076N/N500013

Danish Ahmed
Partner
Membership No. 522144
UDIN: 26522144DRIEEU2059

Place: New Delhi
Date: 14 August 2026

Oriental InfraTrust

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Email: info@orientalinfratrust.com; Website: www.orientalinfratrust.com; Tel: + 91-11-44454600
SEBI Registration Number : IN/InvIT/18-19/0011

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

(All amounts in ₹ millions unless otherwise stated)

Particulars	Quarter ended			Year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	(Unaudited)	(Refer note 3)	(Unaudited)	(Audited)
Income				
Revenue from operations	2,803.96	3,445.28	2,871.35	11,430.81
Other income	39.86	44.65	44.58	380.18
Total income	**2,843.82**	**3,489.93**	**2,915.93**	**11,810.99**
Expenses				
Investment manager fees	51.98	44.76	51.40	198.26
Finance costs	895.52	922.66	899.55	3,662.85
Impairment of investments and non current loans (refer note 6)	45.52	1,172.97	111.20	1,691.80
Other expenses	27.90	35.70	29.70	120.82
Total expenses	**1,020.92**	**2,176.09**	**1,091.85**	**5,673.73**
Profit for the period/year before tax	**1,822.90**	**1,313.84**	**1,824.08**	**6,137.26**
Tax expense:				
Current tax	-	1.19	-	1.19
Deferred tax	-	-	-	-
Total tax expense	**-**	**1.19**	**-**	**1.19**
Profit for the period/year after tax	**1,822.90**	**1,312.65**	**1,824.08**	**6,136.07**
Other comprehensive income				
(a) Items that will not be reclassified to profit or loss in subsequent period / year (net of tax)	-	-	-	-
(b) Items that will be reclassified to profit or loss in subsequent period / year (net of tax)	-	-	-	-
Total other comprehensive income for the period/ year	**-**	**-**	**-**	**-**
Total comprehensive income for the period/ year	**1,822.90**	**1,312.65**	**1,824.08**	**6,136.07**
Earnings per unit (₹ per unit) (not annualized for quarters)				
Basic (₹)	3.13	2.25	3.13	10.52
Diluted (₹)	3.13	2.25	3.13	10.52

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Oriental InfraTrust

Notes to Unaudited Standalone Financial Results for quarter ended 30 June 2026

(All amounts in ₹ millions unless otherwise stated)

A. Statement of Net Distributable Cash Flows ('NDCF')

S. No.	Particulars	Quarter ended			Year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
		(Unaudited)	(Refer note 3)	(Unaudited)	(Audited)
1	**Cash flows from operating activities of the Trust (A)**	**8.47**	**(140.56)**	**80.06**	**(287.73)**
2	**Add:** Cash flows received from Special Purpose Vehicles ('SPV's)/Investment entities which represent distributions of NDCF computed as per relevant framework.	2,551.74	2,140.47	3,249.80	13,071.01
3	**Add:** Treasury income/income from investing activities of the Trust (interest income received from fixed deposits, 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. Further clarified that these amounts have been considered on a cash receipt basis).	33.78	43.54	44.46	178.78
4	**Less:** Finance cost on borrowings, excluding amortisation of any transaction costs as per profit and loss account of the Trust.	(884.65)	(899.43)	(894.77)	(3,705.75)
5	**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).	(345.29)	(515.43)	(451.47)	(1,933.92)
6	**Less:** any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). 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 (v). statutory, judicial, regulatory, or governmental stipulations. (refer note below).	159.13	1,654.43	(172.22)	207.10
7	**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.	-		-	0.57
	Total adjustments at the Trust level (B)	**1,514.71**	**2,423.58**	**1,775.81**	**7,817.79**
	Net Distributable Cash Flows (C)=(A+B)	**1,523.18**	**2,283.02**	**1,855.87**	**7,530.06**

Note:

Reserves for the quarter ended 30 June 2026 includes amount kept aside for Debt Service Reserve Account (DSRA), investment manager fees payable to investment manager of the Trust and expenses for proposed public offer of the units of the Trust.

ORIENTAL INFRATRUST NEW DELHI

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WALKER CHANDIOK & CO LLP CHARTERED ACCOUNTANTS

Oriental InfraTrust
Additional Financial information disclosed as per the Trust's "Disclosure of Information Policy"
(All amounts in ₹ millions unless otherwise stated)

I. Standalone Balance Sheet as at 30 June 2026, 31 March 2026 and 30 June 2025

Particulars	As at 30 June 2026 (Unaudited)	As at 31 March 2026 (Audited)	As at 30 June 2025 (Unaudited)
ASSETS			
Non-current assets			
Property, plant and equipment	0.07	0.07	0.64
Financial assets			
Investments	46,773.13	46,818.65	46,120.91
Loans	44,492.56	44,885.64	40,264.97
Other financial assets	1,212.42	0.83	-
Income tax assets (net)	2.92	-	15.77
Total non-current assets	**92,481.10**	**91,705.19**	**86,402.29**
Current assets			
Financial assets			
Investments	-	20.53	253.35
Cash and cash equivalents	73.45	507.82	33.55
Bank balances other than cash and cash equivalents above	174.34	174.40	3.31
Loans	1,726.60	1,401.34	3,719.68
Others financial assets	244.67	1,590.58	1,683.72
Other current assets	64.16	46.39	41.51
Total current assets	**2,283.22**	**3,741.06**	**5,735.12**
Total assets	**94,764.32**	**95,446.25**	**92,137.41**
EQUITY AND LIABILITIES			
Initial settlement amount	0.02	0.02	0.02
Unit capital	58,307.88	58,307.88	58,307.88
Distribution – Repayment of Capital (refer note 9)	(8,508.86)	(7,498.03)	(6,910.81)
Other equity	(1,334.62)	(1,885.29)	(1,926.34)
Total equity	**48,464.42**	**48,924.58**	**49,470.75**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
Borrowings	44,589.19	45,020.10	40,832.73
Other non current liabilities	2.72	2.78	2.97
Total non-current liabilities	**44,591.91**	**45,022.88**	**40,835.70**
Current liabilities			
Financial liabilities			
Borrowings	1,480.95	1,381.27	1,627.50
Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises	3.14	3.19	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	124.90	65.27	121.25
Payable to sponsor	33.37	31.34	-
Other current liabilities	64.68	16.77	82.21
Current tax liabilities (net)	0.95	0.95	-
Total current liabilities	**1,707.99**	**1,498.79**	**1,830.96**
Total liabilities	**46,299.90**	**46,521.67**	**42,666.66**
Total equity and liabilities	**94,764.32**	**95,446.25**	**92,137.41**

ORIENTAL INFRATRUST * NEW DELHI *

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WALKER CHANDIOK & CO * CHARTERED ACCOUNTANTS *

Oriental InfraTrust
Additional Financial information disclosed as per the Trust's "Disclosure of Information Policy"
(All amounts in ₹ millions unless otherwise stated)

II. Standalone Statement of Cash Flows

Particulars	Quarter ended			Year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	(Unaudited)	(Refer note 3)	(Unaudited)	(Audited)
A. Cash flow from operating activities				
Profit for the period/year before income tax	**1,822.90**	**1,313.84**	**1,824.08**	**6,137.26**
Adjustment for:				
Profit on buy back of shares in subsidiary	-	-	-	(203.28)
Unwinding interest income on interest free loans to subsidiary	(57.91)	(55.75)	(51.98)	(217.20)
Impairment of investments and non-current loans (refer note 6)	45.52	1,172.97	111.20	1,691.80
Interest income on bank deposits and others	(39.71)	(44.26)	(35.14)	(161.90)
Gain on sale of investments in mutual funds	(0.09)	(0.52)	(6.66)	(14.74)
Gain on investments measured at fair value through profit and loss	-	0.19	(2.73)	(0.01)
Interest income on loans to subsidiaries	(1,619.06)	(1,575.37)	(1,513.94)	(6,189.63)
Dividend income from subsidiaries	(1,126.99)	(1,814.17)	(1,305.43)	(5,023.99)
Loss on sale of property, plant and equipment	-	0.27	-	0.27
Unwinding income on deferred liability	(0.06)	(0.06)	(0.06)	(0.25)
Finance costs				
Interest on term loans	744.12	759.66	899.53	3,393.14
Interest on Non Convertible Debenture	151.21	151.18	-	257.82
Other finance cost	0.19	11.82	0.02	11.89
Operating loss before working capital changes and other adjustments	**(79.88)**	**(80.20)**	**(81.11)**	**(318.82)**
Working capital changes and other adjustments:				
Financial assets and other assets	(0.47)	29.62	(6.62)	29.62
Other current assets	(17.77)	(7.68)	-	(11.50)
Trade payables	59.57	(69.12)	54.62	(1.81)
Other financial liabilities	2.04	-	-	-
Other liabilities	47.90	(29.06)	74.24	(39.90)
Cash flow from/(used in) operating activities post working capital changes	**11.39**	**(156.44)**	**41.14**	**(342.41)**
Income tax paid (net of refund)	(2.92)	15.88	38.92	54.68
Net cash flow from/(used in) operating activities (A)	**8.47**	**(140.56)**	**80.06**	**(287.73)**
B. Cash flow from investing activities:				
Proceeds from sale of property, plant and equipment	-	-	-	0.57
Loan given to Rajiv Chowk Sohna Highway Private Limited (prior to acquisition)	-	-	-	(3,162.70)
Payment for acquisition of subsidiary	-	-	-	(2,330.00)
Loan given to subsidiaries	-	(2,392.32)	-	(2,392.32)
Proceeds from refund of loan given	451.00	2,415.97	37.40	3,378.94
Investment in bank deposits	(2,371.54)	-	(58.57)	(2,371.25)
Proceeds from redemption in bank deposits	2,515.58	115.27	278.23	2,544.92
Interest received on loan to subsidiaries	1,293.81	1,275.58	1,777.24	6,241.87
Dividend received from subsidiaries	1,126.99	1,814.17	1,305.43	5,023.99
Interest received on bank deposits	33.69	43.03	37.80	164.04
Gain on sale of investments in mutual funds	0.09	0.52	6.66	14.74
Investment in mutual funds	(20.65)	(72.96)	(791.98)	(2,587.51)
Proceeds from redemption of mutual funds	41.18	83.75	541.36	2,566.98
Proceeds from buyback of shares in subsidiary	-	-	-	542.24
Net cash flow from investing activities (B)	**3,070.15**	**3,283.00**	**3,133.57**	**7,634.51**
C. Cash flow from financing activities:				
Repayment of borrowings	(4,183.62)	(432.73)	(451.47)	(4,573.23)
Proceeds from borrowings	3,904.90	-	-	-
Proceeds from issuance of non convertible debentures	-	-	-	8,297.40
Repayment of non convertible debentures	(66.57)	(82.69)	-	(165.39)
Distribution to unit holders (refer note 5)	(2,283.05)	(1,331.40)	(2,127.65)	(6,985.80)
Interest paid	(877.67)	(899.42)	(894.76)	(3,595.17)
Payment of processing fees	(6.98)	-	-	(110.58)
Net cash used in financing activities (C)	**(3,512.99)**	**(2,746.24)**	**(3,473.88)**	**(7,132.77)**
D. Net (decrease)/increase in Cash and cash equivalent (A+B+C)	**(434.37)**	**396.19**	**(260.25)**	**214.01**
E. Cash and cash equivalents at the beginning of the quarter/year	507.82	111.63	293.81	293.81
Cash and cash equivalents at the end of the quarter/year (D+E)	**73.45**	**507.82**	**33.55**	**507.82**

Note:
The above Standalone Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in Ind AS 7, 'Statement of Cash Flows'.



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Oriental InfraTrust
Notes to Unaudited Standalone Financial Results for quarter ended 30 June 2026
(All amounts in ₹ millions unless otherwise stated)

1 The unaudited standalone financial results of Oriental InfraTrust ('Trust') for the quarter ended 30 June 2026 have been reviewed by the Audit Committee of OIT Infrastructure Management Limited ('Investment Manager' of the Trust) at their meeting held on 14 August 2026 and approved by the Board of Directors of the Investment Manager at their meeting held on 14 August 2026. The statutory auditors have issued an unmodified conclusion on these unaudited standalone financial results.

2 The unaudited standalone financial results comprises the standalone statement of profit and loss (including other comprehensive income) for the quarter ended 30 June 2026, pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 (as amended) (hereinafter referred to as 'the SEBI Regulations') read with the SEBI Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated 11 July 2025 ('SEBI Master Circular') and additional financial information disclosed as per the Trust's 'Disclosure of Information Policy'. The unaudited standalone financial results have been prepared by 'the Investment Manager' in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), and / or any addendum thereto as defined in rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, and is in compliance with the presentation and disclosure requirements of Regulation 23 of the SEBI Regulations read with the SEBI Master Circular.

3 Figures for the quarter year ended 31 March 2026 represent the balancing figures between the audited standalone figures for the year ended 31 March 2026 and published audited year-to-date standalone figures upto the third quarter ended 31 December 2025.

4 The Trust was registered as an irrevocable Trust under the provisions of the Indian Trusts Act, 1882 on 15 June 2018. Trust was registered as an Infrastructure Investment Trust under the SEBI Regulations on 26 March 2019 having registration number IN/ InvIT/ 18-19/ 0011.

5 **Distribution:**

Related to financial year ended 31 March 2026:

The Board of Directors of Investment Manager of the Trust have declared distribution of ₹ 0.67 (rounded off) per unit amounting to ₹388.84 millions in their meeting held on 27 May 2025 and the aforesaid distribution was paid to the eligible unitholders on 02 June 2025 and ₹ 2.52 (rounded off) per unit amounting to ₹ 1,467.03 millions in their meeting held on 13 August 2025 and the aforesaid distribution was paid to the eligible unitholders on 20 August 2025 and ₹ 2.83 (rounded off) per unit amounting to ₹ 1,652.60 millions and ₹ 0.70 (rounded off) per unit amounting to ₹ 407.14 millions in their meeting held on 13 November 2025 and the aforesaid distribution was paid to eligible unitholders on 19 November 2025 and ₹ 2.28 (rounded off) per unit amounting to ₹ 1,331.43 millions in their meeting held on 13 February 2026 and the aforesaid distribution was paid to eligible unitholders on 19 February 2026 and ₹3.92 (rounded off) per unit amounting to ₹2,283.05 millions in their meeting held on 28 May 2026 and the aforesaid distribution was paid to the eligible unitholders on 03 June 2026.

Related to quarter ended 30 June 2026

Subsequent to the quarter ended 30 June 2026, the Board of Directors of Investment Manager of the Trust have declared distribution of ₹2.61 (rounded off) per unit amounting to ₹1,523.18 millions in their meeting held on 14 August 2026.

6 As per Ind AS 36 'Impairment of assets', management carried out the impairment assessment of non-current investments and loan given to subsidiaries and provided for an impairment loss basis the fair valuation conducted as per the future projected cash flows of the assets (after performing sensitivity analysis) during the quarter ended 30 June 2026 in respect of non-current investment and loans of the subsidiaries of Trust. The unaudited standalone financial results of Trust includes following amount of Impairment of non-current investments and loan given :-

Particulars	Quarter ended			Year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	(Unaudited)	(Refer note 3)	(Unaudited)	(Audited)
Impairment of non-current investments	45.52	1,172.97	111.20	1,691.80

7 During the current quarter ended 30 June 2026, the Trust has entered into a loan agreement dated 05 June 2026 with Union Bank of India for a sanctioned facility of ₹7,525.60 millions. Out of the sanctioned facility, ₹3,904.90 millions was disbursed on 29 June 2026 and utilised for refinancing the existing term loan from India Infrastructure Finance Company Limited (IIFCL). The balance amount of ₹3,620.70 millions was subsequently disbursed on 31 July 2026 and utilised for refinancing the outstanding external debt of one of the SPV of the Trust namely Biora Dewas Highway Private Limited.

8 During the previous financial years, Securities and Exchange Board of India ("SEBI"), as per Regulation 27 of Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 (as amended) had conducted inspections (physical and thematic inspection) relating to the activities of Oriental InfraTrust ("Trust") and provided their observations to the Investment Manager of the Trust. The Investment Manager of the Trust had already provided the action taken report to SEBI on the observations received from SEBI within the prescribed timelines, the details of which had already been disclosed in the previous financial statements/information of Oriental InfraTrust.

Further, during the previous year ended 31 March 2025, the Investment Manager of the Trust had received observations from SEBI vide letter dated 25 November 2024 pursuant to thematic inspection with respect to the valuation reports disclosed by Trust for the financial year ended 31 March 2020 to financial year ended 31 March 2024 on which the Investment Manager of the Trust responded to SEBI within the specified timelines. Further, SEBI had issued its observations vide letter dated 06 February 2025 requiring the Investment Manager of the Trust to submit an action taken report on the observations shared by SEBI and placed the findings of the inspection, corrective actions to be taken by Investment Manager of the Trust before the Board of Directors for their comments and satisfaction. In this regard, the SEBI have granted extension to the Investment Manager of the Trust on 26 March 2025 for the period of 15 days for submitting the said action taken report. The Investment Manager of the Trust has submitted an action taken report within the prescribed timeline on 10 April 2025 with SEBI.

Further, SEBI had issued its observations vide letter dated 28 February 2025, based on the submission made by the internal auditors with respect to the compliance with the SEBI Regulations and Circulars pertaining to Infrastructure Investment Trust ("InvIT"), requiring the Investment Manager of the Trust to submit their comments along with the relevant supporting records. The Investment Manager of the Trust responded to the SEBI observations vide letter dated 22 March 2025. In furtherance to the response submitted by Investment Manager ('IM') vide letter dated 22 March 2025, SEBI had issued a letter dated 28 March 2025, requiring the Investment Manager of the Trust to submit an action taken report on the observations shared by SEBI and placed the findings of the inspection, corrective actions to be taken by Investment Manager of the Trust before the Board of Directors for their comments and satisfaction. The Investment Manager of the Trust has submitted action taken report within the prescribed timeline on 26 April 2025 with SEBI and also placed the findings of the inspection, corrective actions taken by Investment Manager of the Trust before the Board of Directors for their comments and satisfaction in the meeting held on 27 May 2025 and accordingly, the Boards' satisfaction has been submitted with SEBI on 05 June 2025.

Management basis their internal assessment believes that there will not be any material impact on these unaudited standalone financial results for the quarter ended 30 June 2026.

9 The Trust had reduced the Retained earnings (under Other equity) for the amount of NDCF in the nature of repayment of capital in past periods. In terms of Clause 4.2.8(b) of the SEBI Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated 11 July 2025, the Trust is required to regroup the figures for Retained earnings (under Other equity) for prior periods presented in the Unaudited Standalone Financial Results and to disclose the same as a separate line item on the face of the Balance Sheet.

10 **Buy-back of equity share capital of subsidiary:**

During the previous year ended 31 March 2026, the Board of Directors of one of the special purpose vehicle of the Trust namely Oriental Pathways Indore Private Limited ('OPIPL') in its board meeting held on 11 June 2025, approved the buy-back of the OPIPL's fully paid-up equity shares of face value of ₹ 10/- each (representing 16.72% of the total number of equity shares in the paid – up equity share capital of the Company) at a price not exceeding ₹ 24.95/- per equity share payable in cash for an aggregate amount not exceeding ₹ 542.24 million. The buy-back size was 25% (approx.) of aggregate of the OPIPL's paid-up equity capital and free reserves based on the audited financial results of OPIPL for the year ended 31 March 2025, in compliance with the maximum permissible limit of 25% of the total paid up equity share capital and free reserves in accordance with Section 68(2) of Companies Act, 2013 for which special resolution was passed by OPIPL on 25 July 2025. The process of the buy-back of OPIPL's fully paid-up equity shares has been completed and the payment was made to the existing shareholders of OPIPL on 08 August 2025. Necessary impacts were considered in the previous year ended 31 March 2026.

ORIENTAL INFRATRUST * NEW DELHI *

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WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *

Oriental InfraTrust

Notes to Unaudited Standalone Financial Results for quarter ended 30 June 2026

(All amounts in ₹ millions unless otherwise stated)

11 During the previous year ended 31 March 2026, the Board of Directors of the Investment Manager of the Trust approved the allotment of secured, rated, senior, listed, taxable, transferable, redeemable, non-convertible debt securities ("NCDs") aggregating to ₹ 8,297,400,000 (Indian Rupees Eight Hundred Twenty-Nine Crores and Seventy-Four Lakhs only), each having a face value of ₹ 100,000 (Indian Rupees One Lakh) and were issued in three tranches on a private placement basis on 29 October 2025 and are listed on National Stock Exchange of India.

12 The details of outstanding secured, rated, senior, listed, taxable, transferable, redeemable non-convertible debentures ("NCDs") issued by the Trust ("the Issuer") is mentioned below:

ISIN/ Tranche	Date of allotment	Date of listing	NCDs issued (Nos.)	Face value of NCDs issued (per NCD) (₹)	Total amount issued (₹ million)	Outstanding balance as on 30 June 2026 (₹ million)	Interest rate and frequency
INE07Z507011- Tranche A	29 October 2025	30 October 2025	28,047	100,000.00	2,804.70	2,701.55	6.92% p.a. - Quarterly
INE07Z507029- Tranche B	29 October 2025	30 October 2025	31,627	100,000.00	3,162.70	3,038.52	7.02% p.a. - Quarterly
INE07Z507037- Tranche C	29 October 2025	30 October 2025	23,300	100,000.00	2,330.00	2,238.83	7.12% p.a. - Quarterly
Total					**8,297.40**	**7,978.90**	

The Trust has utilised all of the issue proceeds for the purpose for it was issued. Hence, no amount remains unutilsed as at 30 June 2026.

13 **Breakup of other income and other expense:-**

a) Other income

Particulars	Quarter ended			Year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	(Unaudited)	(Refer note 3)	(Unaudited)	(Audited)
Interest on bank deposits	39.71	43.40	33.21	159.11
Profit on buy back of shares in subsidiary company	-	-	-	203.28
Gain of fair valuation of mutual funds	-	(0.19)	2.73	0.01
Income from redemption of mutual funds	0.09	0.52	6.66	14.74
Miscellaneous income	0.06	0.92	1.98	3.04
Total	**39.86**	**44.65**	**44.58**	**380.18**

Note: Miscellaneous income include interest on income tax refund and unwinding income on deferred liability.

b) Other expense

Particulars	Quarter ended			Year ended
	30 June 2026	31 March 2026	30 June 2025	31 March 2026
	(Unaudited)	(Refer note 3)	(Unaudited)	(Audited)
Valuation expenses	1.16	2.69	0.88	6.46
Audit fees	5.93	10.63	4.29	23.64
Trustee fees	1.03	1.03	1.24	4.13
Rating fees	3.42	0.39	7.20	10.98
Legal and professional fees	10.98	6.49	5.03	29.78
Acquisition expenses	-	5.62	2.83	11.64
Rates and taxes	0.24	1.33	0.20	1.98
Environmental, health and safety expenses	4.84	6.52	7.17	29.09
Miscellaneous expenses	0.30	1.00	0.86	3.12
Total	**27.90**	**35.70**	**29.70**	**120.82**

Note: Miscellaneous expenses include demat fees, loss on sale of property, plant and equipment, loss on fair valuation of mutual fund and other miscellaneous expense.

14 **Reduction of equity share capital of subsidiary:**

During the year ended 31 March 2026, the Board of Directors of one of the Trust's special purpose vehicles, namely Oriental Pathways Indore Private Limited ("OPIPL"), at its board meeting held on 23 January 2026, approved the capital reduction scheme. Also, the approval of the members of OPIPL and the unitholders of Oriental InfraTrust ("the Trust") was also sought on 24 February 2026, subject to the approval and confirmation of the Hon'ble National Company Law Tribunal, New Delhi Bench ("NCLT"), in accordance with Sections 66 and 52 of the Companies Act, 2013, and other applicable provisions. Pursuant to the approval of the capital reduction scheme by the Board of Directors and members of OPIPL and the unitholders of the Trust, 83,690,250 equity shares shall stand cancelled, and the consideration payable to the shareholders shall remain outstanding until completion of the statutory procedures.

Further, during the quarter ended 30 June 2026, the matter was heard before the Hon'ble National Company Law Tribunal (NCLT) on 11 June 2026. During the hearing, the Hon'ble NCLT directed the Company to serve notice to concerned parties and to publish advertisement. The next date of hearing is 15 October 2026.

15 During the previous year ended 31 March 2026, Oriental InfraTrust ("Trust") has entered into a Sale and Transfer Agreement (Agreement) on 09 October 2025 to acquire 100% shareholding and management control of Rajiv-Chowk (Sohna) Highway Private Limited ("RCSHPL") from Oriental Structural Engineers Private Limited for a purchase consideration as specified in Schedule IV of the Agreement. Consequently, the Trust acquired 100% issued and paid up share capital of RCSHPL on 31 October 2025 ('acquisition date'), thereby making RCSHPL a wholly owned subsidiary of the Trust with effect from acquisition date. The Trust has recognised the aforesaid investments in RCSHPL, as subsidiary, at the cost of such investments.

16 All values are rounded to nearest millions, unless otherwise indicated. Certain amounts that are required to be disclosed and do not appear due to rounding off are expressed as 0.00

17 Previous period/year figures have been reclassified/regrouped wherever necessary to confirm with current period classification. The impact of the same is not material to the users of the unaudited standalone financial results.

For and on behalf of Board of Directors of
OIT Infrastructure Management Limited
(as Investment Manager of Oriental InfraTrust)

Deepak Dasgupta	**Ashish Jasoria**	**Jitendra Kumar**	**Sanjit Bakshi**
Director	Chief Financial Officer	Chief Executive Officer	Director
DIN: 00457925			DIN: 00020852

Place: New Delhi
Date: 14 August 2026

ORIENTAL INFRATRUST * NEW DELHI *

SIGNED FOR IDENTIFICATION PURPOSES

WALKER CHANDIOK & CO LLP * CHARTERED ACCOUNTANTS *