CAPITAL Infra Trust
GROWTH | GOVERNANCE | GOAL

July 21, 2026

To

National Stock Exchange of India Limited
Exchange Plaza, C-I, Block-G
Bandra Kurla Complex,
Bandra (E), Mumbai-400051
Symbol: CAPINVIT
ISIN: INE0Z8Z07016, INE0Z8Z07024

BSE Limited
Corporate Relationship Department
Phiroze Jeejeebhoy Towers, Dalal Street,
Fort, Mumbai- 400001
Scrip Code: 544338

Subject: Press Release for Q1 FY 2026-27 Financial Results

Dear Sir / Madam,

We hereby submit the Press Release of Capital Infra Trust ("Trust") for Q1 FY 2026-27 Financial Results.

Kindly take the above information on your records.

The above information is also available on the website of Trust i.e. https://capitalinfratrust.com/

For Capital Infra Trust
(acting through its Investment Manager, Gawar Investment Manager Private Limited)

SHUBHAM JAIN
Digitally signed by SHUBHAM JAIN
Date: 2026.07.21 19:32:40 +05'30'

Shubham Jain
Company Secretary and Compliance Officer

Enclosed: As Above

Copy to:

Trustee to the Trust
Axis Trustee Services Limited
Axis House, P B Marg, Worli, Mumbai, Maharashtra, India – 400025

Debt Security Trustee
IDBI Trusteeship Services Limited
Ground Floor, Universal Insurance Building Sir P.M. Road, Fort, Mumbai, Maharashtra – 400001

Press Release

Capital Infra Trust Delivers Stable Q1 FY27 Performance; Advances Next Phase of Growth

Declares DPU of ₹2.32 per unit with FY27 distribution guidance of ₹9.0–₹9.25 per unit; due diligence underway for six HAM asset acquisitions, targeted to expand AUM to ~₹100 billion

Haryana, India | July 21, 2026: Capital Infra Trust (erstwhile National Infrastructure Trust; NSE Symbol: CAPINVIT, BSE Scrip Code: 544338) a leading infrastructure investment trust (InvIT), today announced its financial results for the **first quarter ended June 30, 2026**.

Key Operational & Financial Highlights (Q1 FY27):

Portfolio Performance

- Operational portfolio of **12 HAM assets** with **AUM of ₹66,348 Mn** as on Jun'26
- **Portfolio operations remained stable**, with smooth ride quality, no major surface issues, and in compliance with concession terms
- **Annuity inflows amounting to ₹2,162 Mn** were received from 4 projects during Q1FY27
- **The Trust received an indemnity claim** amounting to ₹104.1 Mn

Capital Structure

- **Net Debt/AUM stood at 41.1%** as of Jun'26, providing flexibility for future asset acquisitions
- **Cost of debt declined to 7.24% in Jun'26** from 7.33%, supported by easing interest rates
- **~59% of debt linked to floating rates,** with an effective borrowing cost of 6.9%

Distributions

- Declared **₹2.32 per unit** distribution for Q1FY27, totaling to **₹1,140.04 Mn**
- Cumulative distribution at **₹37.8 per unit, translating to ₹12,079.3 Mn** since IPO

Consolidated Financial Performance:

Particulars (₹Mn)	Q1 FY27	Q4 FY26	*QoQ (%)*
Total Income	2,949.5	3,449.7	*(14.5%)*
EBITDA	1,807.4	2,818.0	*(35.9%)*
Net Profit	1,256.0	1,950.4	*(35.6%)*
DPU (₹per unit)	2.32	2.40	

- Total income during the quarter stood at ₹2,949.5 Mn as against ₹3,449.7 Mn in Q4FY26
- EBITDA for Q1FY27 was ₹1,807.4 Mn against ₹2,818.0 Mn in Q4FY26
- Net profit in Q1FY27 was ₹1,256.0 Mn against ₹1,950.4 Mn in Q4FY26

Commenting on the performance, Mr. Hare Krishna, CEO of Capital Infra Trust, said: *"Q1 FY27 marks another step forward in Capital Infra Trust's journey of delivering stable yields today while building a larger and stronger platform for tomorrow. During the quarter, we declared a distribution of ₹2.32 per unit, supported by our portfolio of operational HAM assets that continue to generate predictable annuity-backed cash flows and reinforce the resilience of our business model.*

What differentiates our platform is its ability to remain resilient across market cycles. With annuity receipts linked to prevailing interest rates, largely fixed operating costs and an optimized debt structure, our portfolio is naturally positioned to withstand macroeconomic volatility while preserving cash flow visibility and distribution sustainability. At the same time, we continued to strengthen our balance sheet. Net debt remained comfortable at 41.1% and our effective borrowing cost reduced further to 7.24%, enhancing financial flexibility and providing capacity to fund future growth opportunities in a disciplined manner.

Looking ahead, FY27 is expected to be a transformative year for the Trust. We are currently undertaking due diligence on six sponsor-owned HAM assets which, upon successful acquisition, have the potential to increase our AUM by nearly 50% to approximately ₹100 billion, expand our portfolio from 12 to 18 assets, deepen our presence across India, and extend annuity visibility largely to 2040. These acquisitions are not merely about scale; they are intended to enhance portfolio quality, support NAV accretion, diversify cash flows and strengthen our ability to deliver predictable and sustainable distributions over the long term. Backed by a healthy balance sheet, a robust ROFO pipeline and disciplined capital allocation, we remain well positioned to create enduring value for our unitholders."

FY27 Guidance:

- **DPU:** ₹9.0 - ₹9.25 per unit
- **Six HAM Assets under due diligence,** targeted for acquisition in FY27

About Capital Infra Trust

Established in September 2023, Capital Infra Trust is an infrastructure investment trust sponsored by Gawar Construction Limited. The InvIT was formed to invest in infrastructure assets under the SEBI InvIT Regulations. The sponsor specializes in road and highway construction projects across 19 Indian states for various government agencies, including the NHAI, MoRTH, MMRDA, and CPWD. As of March 2026, the sponsor company's portfolio includes 17 hybrid annuity mode ("HAM") road projects with NHAI.

For more information, please contact:

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