

February 05, 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 Q3 & 9M FY26 Financial Results

Dear Sir/ Madam,

We hereby submit the Press Release of Capital Infra Trust for Q3 & 9M FY26 Financial Results.

Kindly take the above information on your records.

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

For Capital Infra Trust (InvIT)

(acting through its Investment Manager, Gawar Investment Manager Private Limited)

Shubham Jain
Company Secretary and Compliance Officer

Enclosed: As Above

Copy to:

Trustee to the InvIT
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



Capital Infra Trust Reports Strong Q3 & 9M FY26 Performance

57% AUM Growth Driven by Acquisition of 3 HAM Assets; NAV Rises to ₹72.31 per Unit; Consistent Distribution of ₹2.34 per Unit Declared for Q3FY26

Haryana, India | February 05, 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 **third quarter and nine months ended December 31, 2025**, delivering a strong operational and financial performance supported by accretive acquisitions, balance-sheet optimization and stable annuity inflows.

During the quarter, the Trust **successfully completed the acquisition of 3 ROFO HAM assets**, expanding the portfolio to **12 HAM assets** and driving a **~57% increase in AUM to ₹67,329 million** from ₹42,818 million in the previous quarter

Key Operational & Financial Highlights (Q3 & 9MFY26):

Portfolio Expansion & Asset Performance

- Acquired **3 operational HAM assets** (JRR Highways, Hasanpur–Bakhtiyarpur, Champa–Korba) with steady annuity streams.
- Portfolio expanded to **12 HAM assets** across 8 states, totaling ~847 kms.
- Portfolio road conditions remain robust across the portfolio, with **smooth ride quality and zero major defects**, ensuring adherence to concession agreements.
- Accretive acquisitions led to **NAV growth of 7.2%** during Q3FY26

AUM & Capital Structure

- **AUM increased to ₹67,329 Mn**, a ~57% QoQ growth fueled by strategic acquisitions.
- **Net Debt/EV improved to 43.3%**,
- Raised ₹3,450 Mn through preferential issue and ₹12,500 Mn through QIP, deploying proceeds towards debt reduction and acquisition of 3 strategic ROFO assets respectively.

Distributions

- Declared **₹2.34 per unit** distribution for Q3FY26, totaling **₹1,150 Mn (includes interim distribution of ₹438 Mn)**.
- Cumulative distribution of **₹9.20 per unit** during 9MFY26 (**₹3,179.8 Mn** in aggregate).

Consolidated Financial Performance:

| Particulars | ₹ in Mn | | |
|------------------|---------|---------|---------|
| | Q3 FY26 | Q2 FY26 | 9M FY26 |
| Total Income | 1,818.7 | 1,870.6 | 5,752.1 |
| EBITDA | 478.4 | 1,351.1 | 1,198.9 |
| Net Profit | 107.6 | 784.3 | 154.7 |
| DPU (₹ per unit) | 2.3 | 3.3 | 9.2 |

- The Trust continued to demonstrate the strength and stability of its operating portfolio in Q3, with total income of INR 1,818.7 million, broadly consistent with INR 1,870.6 million in Q2, reflecting steady performance across assets.
- Operational performance during the quarter translated into EBITDA of INR 478.4 million, while the nine-

month EBITDA stood at INR 1,198.9 million, highlighting the Trust's ability to generate resilient earnings over the period.

- The Trust reported profit after tax of INR 107.6 million in Q3, with PAT of INR 154.7 million for the nine-month period, supported by disciplined financial and operational management.
- Distributions to unitholders remained a key focus. The Trust declared a DPU of INR 2.3 for Q3, compared to INR 3.3 in Q2, taking the cumulative distribution for the nine-month period to INR 9.2, underscoring the Trust's commitment to delivering predictable and sustainable returns.

Commenting on the performance, Mr. Hare Krishna, CEO of Capital Infra Trust, said: "This quarter has been a transformative quarter for Capital Infra Trust. The acquisition of 3 high-quality HAM assets has meaningfully scaled our portfolio, expanded annuity visibility and strengthened NAV, taking our AUM to over ₹67 billion. Our balance sheet is now significantly stronger with Net Debt to EV reduced to 43.3%, supported by the successful capital raise and disciplined debt optimization. We are also progressing well on our refinancing strategy, which will lower our cost of debt and further enhance free cash flow. With a robust ROFO pipeline and strong industry tailwinds, we are well positioned to pursue additional value-accretive opportunities while continuing to deliver stable, predictable distributions in line with our targeted annualized yield of 11–12%"

Outlook

The Trust expects continued momentum supported by:

- A strong pipeline of ROFO assets becoming available through FY27 and FY29,
- Refinancing initiatives expected to reduce the effective interest rate by Q4FY26, and
- A robust industry backdrop, with higher government spending and the HAM model dominating 74% of upcoming NHAI projects.

These factors collectively position the Trust for steady expansion and long-term value creation

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 December 2024, the sponsor company's portfolio includes 26 hybrid annuity mode ("HAM") road projects with NHAI.

For more information, please contact:

Ernst & Young LLP

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Certain statements in this document that are not historical facts are forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like government actions, local, political, or economic developments, industry risks, and many other factors that could cause actual results to differ materially from those contemplated by the relevant forward-looking statements. Capital Infra Trust will not be responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.