August 12, 2026

To,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400 001,
Maharashtra, India.

Sub: **Investor Presentation for Altius Telecom Infrastructure Trust**

Ref: **Altius Telecom Infrastructure Trust *(formerly known as Data Infrastructure Trust)* ("Trust") (Scrip Code: 543225, 975969, 975996, 975997, 976624, 977618; ISIN: INE0BWS23018, INE0BWS07011, INE0BWS07029, INE0BWS07037, INE0BWS07045, INE0BWS08050)**

Dear Sir/Madam,

Further to our intimation dated August 5, 2026 and the outcome of the Board Meeting dated August 12, 2026, we are glad to present to you the Investor Presentation for the Trust, a copy of which is enclosed herewith.

The same is also available on the website of the Trust i.e. https://www.altiusinfra.com/investors/altius#investor-update

You are requested to kindly take the same on record.

Thanking you,

For **Altius Telecom Infrastructure Trust**
Data Link Investment Manager Private Limited
(acting in its capacity as the Investment Manager of Altius Telecom Infrastructure Trust)

YESHA NIMISH MANIAR
Digitally signed by YESHA NIMISH MANIAR
Date: 2026.08.12 19:11:15 +05'30'

Data Link Investment Manager Private Limited

Yesha Maniar
Company Secretary & Compliance Officer

Encl.: a/a
CC:

Axis Trustee Services Limited ("Trustee of the Trust") Axis House, P B Marg, Worli, Mumbai – 400025, Maharashtra, India.	**Catalyst Trusteeship Limited ("Debenture Trustee")** Unit No. 901, 9th Floor, Tower – B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai-400013, Maharashtra, India.

Altius

Investor Presentation

FY27 Q1 Results

Disclaimer

By reading this presentation (the "Presentation"), you agree to be bound by the following limitations: This Presentation is for information purposes only without regard to specific objectives, financial situations or needs of any particular person, and should not be disclosed, reproduced, transmitted, summarized, distributed or furnished, in whole or in part, to any other person or persons. The material that follows is a Presentation on the information pertaining to key updates of Altius Telecom Infrastructure Trust ("Altius InvIT"). We don't assume responsibility to amend, modify or revise any statements in the Presentation on the basis of any subsequent development, information or events, or otherwise. This Presentation comprises information given in summary form and does not purport to be complete, and it cannot be guaranteed that such information is true and accurate. For ease and simplicity of representation, certain figures may have been rounded. No representation, warranty or undertaking, express or implied, is made or assurance given that such statements, views, projections or forecasts, if any, are correct or that any objectives specified herein will be achieved. Neither we, nor any of our affiliates, as such, make any representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, any loss, howsoever, arising from any use or reliance on this Presentation or its content or otherwise arising in connection therewith. Unless otherwise stated in this Presentation, the information contained herein is based on management information as they exist as of date/date indicated in this Presentation and estimates. The information contained herein is subject to change without notice and past performance is not indicative of future results.

Certain information contained herein potentially could/does carry forward-looking statements, estimates, projections, and other predictive statements that reflect the Altius InvIT's current views with respect to future events and financial performance. These statements are based on assumptions and are subject to risks and uncertainties that may cause actual results to differ materially. Past performance is not indicative of future results, and no assurance can be given that any future results will be achieved. The Altius' InvIT expressly disclaims any and all liability relating to or resulting from the use of this Presentation. Due to various risks and uncertainties, actual events or results or the actual performance of Altius InvIT may differ from those reflected or contemplated in such forward-looking statements. Although Altius InvIT believes that the anticipated future results, performance or achievements expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations in light of the information presently available, user of the information should not place undue reliance on forward-looking statements and information because they involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Altius InvIT to differ from anticipated future results, performance or achievement expressed or implied by such information in the Presentation. Factors that could cause actual results to differ materially from those set forward in the forward-looking statements or information include but are not limited to: general economic conditions, changes in interest and exchange rates, availability of equity and debt financing and risks particular to underlying portfolio company investments. There is no guarantee that Altius InvIT will be able to successfully execute on all or any future deals, projects or exit strategies, achieve leasing plans, secure debt or receive development approvals as set forth in this Presentation. Projected results reflected herein have been prepared based on various estimations and assumptions made by management, including estimations and assumptions about events that have not yet occurred. Projected results are based on underwriting. Due to various risks, uncertainties and changes beyond the control of Altius InvIT and its affiliates , the actual performance of the Altius InvIT could differ materially from the forward-looking statements. There is no assurance, representation or warranty being made by any person that any of the results will be achieved and undue reliance should not be put on them.

Certain information presented herein is based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on GAAP, Ind AS or any other internationally accepted accounting principles. The reader should not consider such items as an alternative to the historical financial results or other indicators of Altius InvIT's performance based on GAAP. Actual results may be materially different from the expectations expressed or implied by this information, and there can be no assurance that the expectations reflected in this information will prove to be correct.

Any changes to assumptions could have a material impact on future performance and actual returns. Actual returns on unrealized investments will depend on, among other factors, future operating results, the value of the assets and market conditions at the time of disposition, legal and contractual restrictions on transfer that may limit liquidity, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the valuations used in the prior performance data contained herein are based. Accordingly, the actual realized returns on unrealized investments may differ materially from the returns indicated herein.

In considering investment performance information contained herein, you should bear in mind that past performance is not necessarily indicative of future results and there can be no assurance that comparable results will be achieved, that an investment will be similar to the historic investments presented herein (because of economic conditions, the availability of investment opportunities or otherwise), that targeted returns, diversification or asset allocations will be met or that an investment strategy or investment objectives will be achieved. Any information regarding prior investment activities and returns contained herein has not been calculated using generally accepted accounting principles and has not been audited or verified by an auditor or any independent party. Nothing contained herein should be deemed to be a prediction or projection of future performance.

Certain of the information contained herein is based on or derived from information provided by independent third-party sources. While Altius InvIT believes that such information is accurate as of the date it was produced and that the sources from which such information has been obtained are reliable, Altius InvIT does not guarantee the accuracy or completeness of such information and has not independently verified such information or the assumptions on which such information is based. This document is subject to the assumptions (if any), factors mentioned herein and notes contained herein.

The information in this Presentation does not take into account your investment objectives, financial situation or particular needs and nothing contained herein should be construed as legal, business, investment, financial or tax advice. Each prospective investor/ user of this information should consult its own attorney, business adviser and tax advisor as to legal, business, tax and related matters concerning the information contained herein.

This document is just a Presentation and is not intended to be a "prospectus" or "draft offer document" or "offer document" or "final offer document" or "offer letter" or "offering memorandum" (as defined or referred to, as the case may be, under the Companies Act, 2013 and the rules notified thereunder, and the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended, or any other applicable law). This Presentation has not been and will not be reviewed, endorsed or approved by a regulatory authority in India or elsewhere or by any stock exchange in India or elsewhere. None of the information contained herein (or in any future communication (written or oral) regarding an investment) is intended to be investment advice with respect to a proposed investment.

If we should at any time commence an offering of units, debentures, bonds or any other securities/ instruments of Altius InvIT, any decision to invest in any such offer to subscribe for or acquire units, debentures, bonds or any other securities/ instruments of Altius InvIT, must be based wholly on the information contained in an offer document or offering circular (including the risk factors mentioned therein) issued or to be issued in connection with any such offer and not on the contents hereof. Any prospective investor investing in such invitation, offer or sale of securities by Altius InvIT should consult its own advisors before taking any decision in relation thereto. This communication is not an offer for securities in the United States or any other jurisdiction. This presentation and any of its contents do not provide for and should not be construed as any assurance or guarantee of returns or distribution to investors or the trading price of the units or any other securities of Altius InvIT.

1. Who We Are

Altius

Altius

Largest Independent Wireless Connectivity Infrastructure Platform in India[1]

258k+
Pan-India Towers, IBS[2] & Small Cell Sites

315k+
Tenancies

1.2x
Tenancy Ratio

1,370+
Employees

SEBI Registered InvIT Backed by Marquee Investors

- Brookfield (Sponsor)
- GIC[5]
- BCI[6]
- Others[7]

Altius

Investment Manager
Data Link Investment Managers Pvt Ltd
(Brookfield Controlled Entity)

Trustee
Axis Trustee Services Ltd

% Altius Shareholding

100% – Summit Digitel (SPV)
- ✓ Pan-India network and revenue visibility from anchor operator
- ✓ Long-term (~30-year) MSA[3] with contracted revenue and costs certainty

\+

100% – Elevar Digitel (SPV)
- ✓ Pan-India network and relationships with all telecom operators
- ✓ Enhanced platform's operational capabilities

\+

100% – Crest Digitel (HoldCo)
- ✓ IBS[2] & small-cell infrastructure business addressing urban densification needs
- ✓ BTS[4] model enabling scalable indoor connectivity solutions

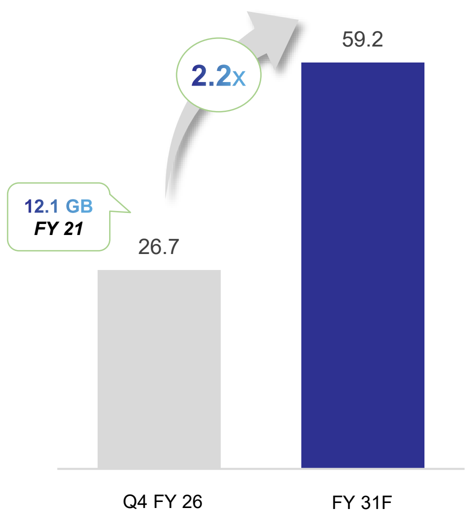
Source: 1. Analysys Mason.
Note: Data as on 30th June 2026; Site and tenancy figures are rounded off to the nearest thousand. SPV – Special Purpose Vehicle; Jio Infrastructure Management Services Ltd is the Project Manager to Summit Digitel and Jarvis Data-Infra Project Manager Pvt Ltd is the Project Manager to Elevar Digitel and Crest Digitel. Organization structure also includes Roam Digitel Infrastructure Pvt Ltd which is directly held under the InvIT and Crest Virtual Network Private Limited which is held under Crest Digitel (holding company of Crest Virtual Network Private Limited); 2. IBS - In-Building Sites; 3. MSA - Master Service Agreement; 4. BTS - Built-to-suit; 5. Anahera Investment Pte. Ltd.; 6. BCI IRR India Holdings Inc., Rossland IMC Limited Partnership, BCI IRR India Holdings Limited Partnership; 7. Includes Mutual Funds, Family offices, NBFCs and Individuals.

2. India Telecom Infrastructure – Multi-Decade Organic Growth Tailwinds

Altius

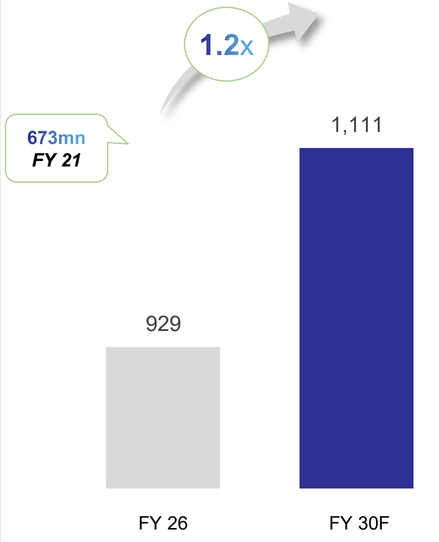
Data Consumption is Growing Exponentially in India

Indian Data Consumption[1]
(GB per month per user)



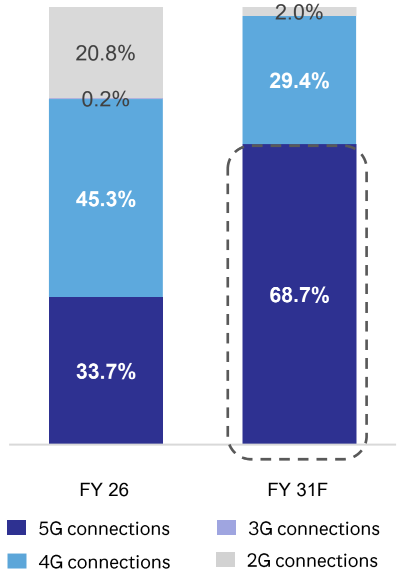
Robust Data Demand

Indian Smartphone Connections[2]
(mn)



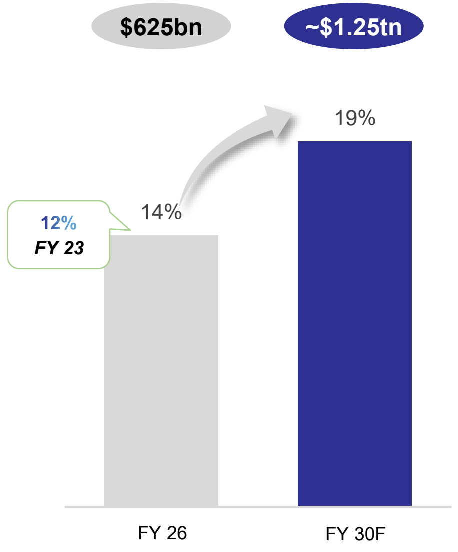
Growing Digital Adoption

Indian Mobile Subscription Mix[3]
(%)



Rapid Transition to 5G

Digital Economy Size[4]
(% of GDP, $)



Significant GDP Contribution

Key Growth Drivers:

OTT & Short-Form Video Surge | Digital Payments, eCommerce & App Ecosystem | Online Gaming & Interactive Content | Affordable Tariffs + 5G Rollout | Rural & Tier 2/3 Internet Penetration

India's Data Growth Requires Strong Infrastructure Support

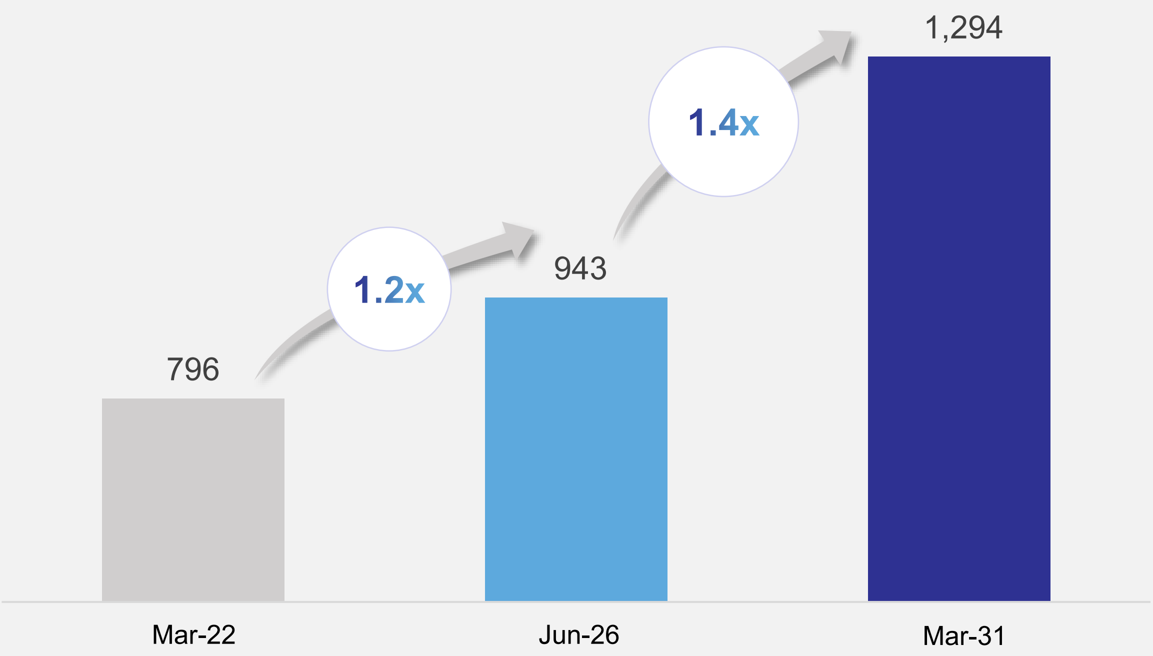
Source: Analysys Mason.

Note: 1. TRAI, Analysys Mason estimate; 2. GSMA; Smartphone Base - Unique SIM cards (or phone numbers, where SIM cards are not used) that have been registered on the mobile network and are used in a smartphone device at the end of the period; 3. TRAI, Analysys Mason estimate; 4. As per MEITY (Ministry of Electronics and Information Technology). Digital economy includes traditional ICT sector (largest component of the digital economy), digital platforms and digitalization of brick-and-mortar sectors. Digitally enabling industry, which includes sectors such as information and communication related services, telecommunication (traditionally referred to as the ICT sector), and manufacturing of electronic components, computers, and communication equipment, is the highest contributor. The new digital industries, which include big tech players, other digital platforms and intermediaries, and firms dependent on digital intermediaries. Balance contribution is from digital contribution of three traditional industries (BFSI, trade and education). The % is determined using OECD augmented approach

Telecom Operators are Investing to Meet the Demand

India Tenancy Growth To Remain Robust[1,2]

(in '000s)



The Economic Times

Voda Idea continues discussions with lenders, enters FY27 with financial clarity : KM Birla

05-Aug-2026

Discussions continue with lenders to secure long-term funding for the planned capital investment programme of INR 45,000 Crore over FY27 to FY29, supporting the expansion of a fully competitive network

Communications Today

Airtel will continue to invest $3–4B capex , chairman Sunil Bharti Mittal told shareholders at the company's AGM...

04-Aug-2026

Bharti Airtel will continue investing US$3–4 billion annually in network expansion and digital infrastructure while maintaining its long-term capital expenditure strategy.

Navbharat Times

"BSNL will install new advanced mobile towers at ~19,000 places across the country...

15-July-2026

The state-run company will install new advanced mobile towers at about 19097 places across the country, which will further strengthen its 4G connectivity.

Altius : *Providing Critical Infrastructure Enabling Industry Growth*

Platform Independence | Pan-India Network | Enhanced Operational Capabilities | Execution Track Record

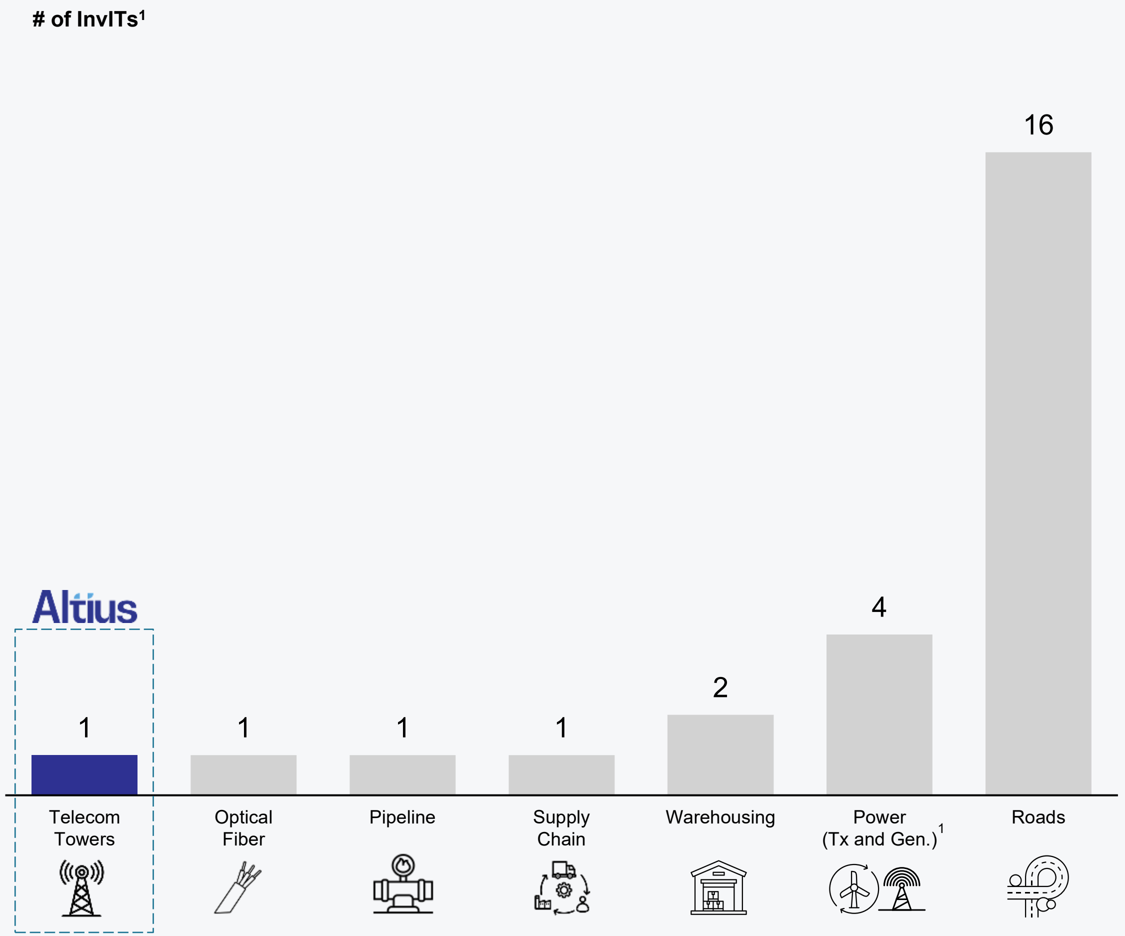
Source: 1. Analysys Mason ; News updates source : from publicly available news articles
Note: 2. Represents macro tower tenancies by telecom operators.

3. InvIT Structure

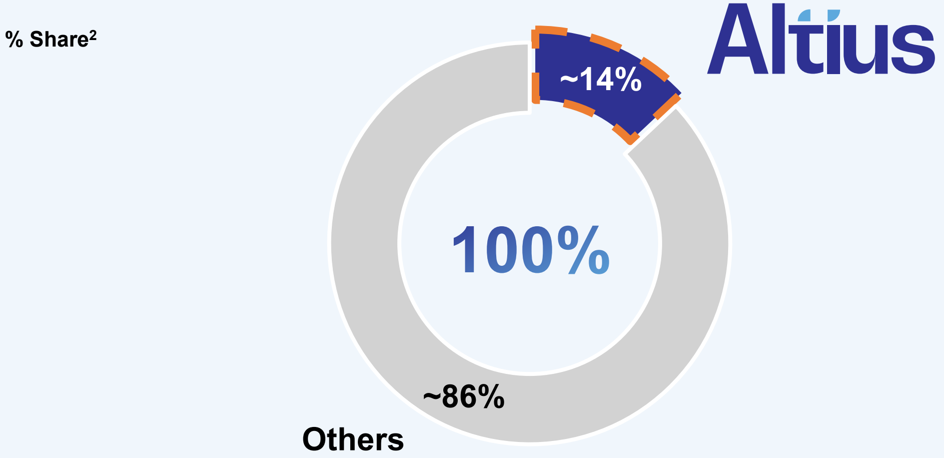
Altius

Altius : The Only Listed Telecom Tower InvIT

Altius offers a scarce opportunity to participate in digital growth story with benefits of an InvIT structure…



…and has a ~14% Share Of The AUM Across InvITs



Altius: Key differentiating factors

- WALE of ~15.4 years, one of the best in the industry[3]
- Organic & inorganic growth
- Built-in revenue escalation
- Low capex intensity
- Proxy on the digitization theme
- AAA / stable credit ratings

Note: 1. As per SEBI, there are 26 listed InvITs (privately & publicly) as of 22nd July 2026, 'Tx and Gen' (in the chart) refers to 'Transmission and Generation'.; 2. AUM Data as per the Bharat InvIT Association (BIA) report dated Jun-26, Altius AUM as on 30th Jun 26 ; 3. As per Analysys Mason.

Altius

Clear Structural Differentiation | Sponsor aligned with unitholders

Acquisitions at the InvIT-Level with Efficiency

- The InvIT has a proven track record of acquiring assets directly at the Trust level, ensuring all transaction upside and value accretion fully accrue to unitholders
- Assets are acquired with no DevCo, sponsor, or affiliate layer involved
- This structure eliminates value leakage and ensures that all economics remain within the InvIT and flow transparently to unitholders

Fees structured on a cost-plus basis

Investment and Project Management fees operate on a cost-plus model, avoiding percentage-of-revenue fee constructs, and reducing fee. This aligns manager incentives to unitholder distributions rather than asset growth

4. Recent Operational & Financial Highlights

Altius

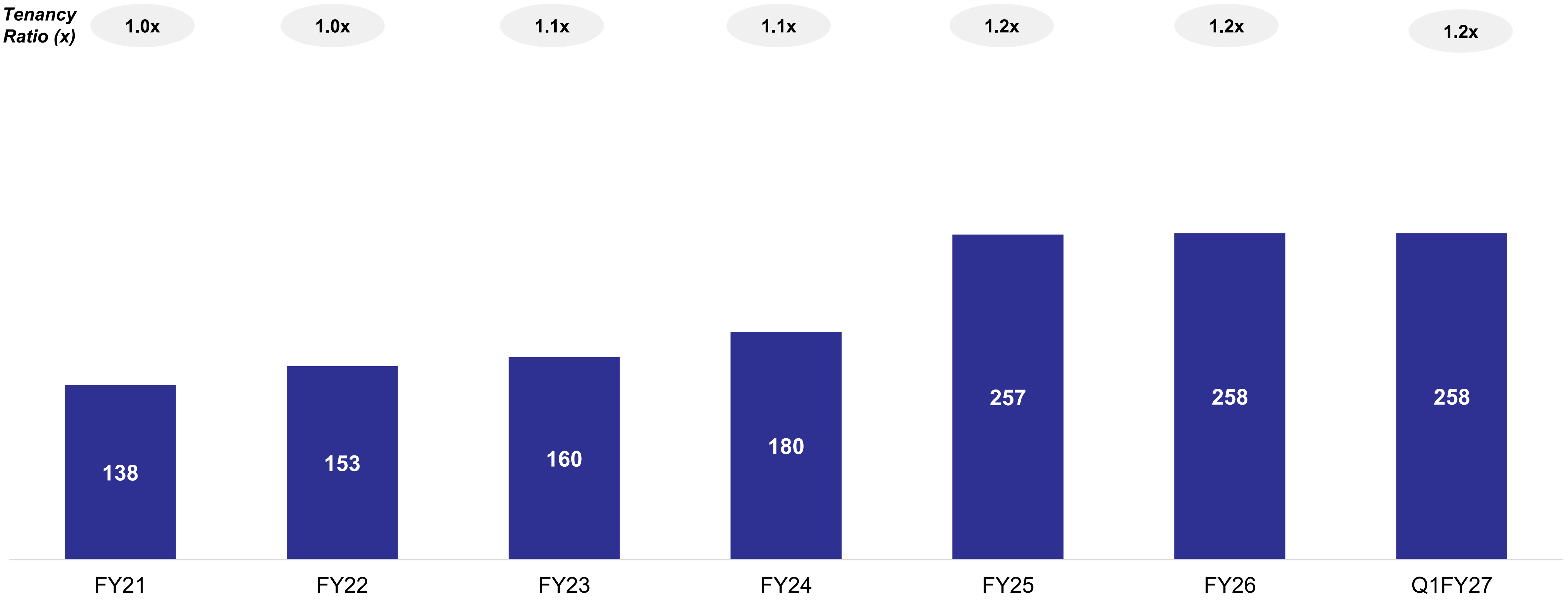
Financial Highlights

Particulars (INR Mn)	Q1 FY27	Q4 FY26	Q1 FY26	QoQ	YoY
Adjusted Revenue[1]	31,535	31,037	30,478	1.6%	3.5%
Cash EBITDA[2]	21,409	21,050	20,356	1.7%	5.2%

Note: 1. Adjusted revenue is calculated as Revenue from Operations less Energy and other recoveries, site rent reimbursement and IND AS 116 adjustments; 2. Cash EBITDA is EBITDA less Ind AS 116 adjustments i.e., lease liability payments as reflected in the cash flow statement under financing activities and Revenue Equalization Reserve

Operational Highlights (Historical)

Towers *(in '000s)*[1]

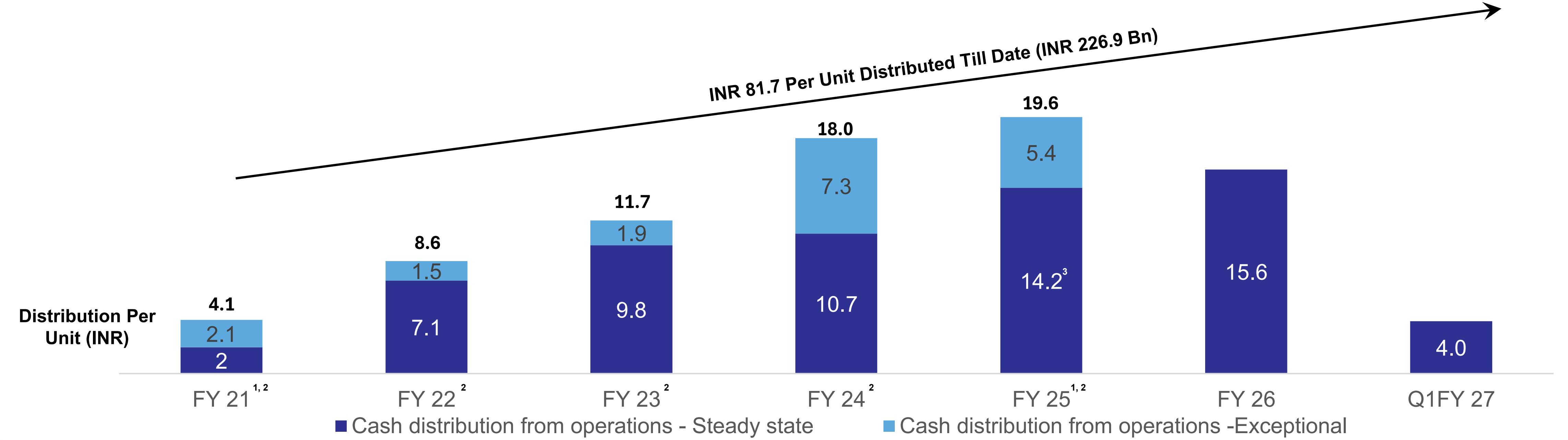


Note: 1. Rounded off to the nearest thousand

Consistent Distribution Payment Track Record

Distribution Track Record

Total Distributions (INR Bn)	10.3	21.8	30.6	46.8	57.5	47.7	12.2
Return on Capital per unit (INR)	4.1	8.6	11.7	17.9	14.7	10.3	2.5
Return of Capital per unit (INR)				0.1	4.9	5.3	1.5



94%+ of NDCF has been Distributed on Quarterly Basis

Note: 1. FY 21 represents 7 months of Summit operations and FY 25 includes ~7 months of Elevar operations; 2. FY21 to FY25 includes cash distributions from operations - exceptional items during such periods, including the purchase of additional towers in Summit and the acquisition of Elevar. The distribution components, mix and quantum may vary in subsequent periods. 3. Elevar was acquired on 12 Sept 24 by Altius, with a significant opening cash balance that was distributed. For illustrative and presentation purposes only, FY 25 distribution components presented herein reflect an adjustment to the extent of corresponding reduction in distributions from the opening cash balance of Elevar, on account of Elevar cash flows for the period from 1 April to 11 September 24 (period during which Elevar was not acquired), net of Altius debt servicing, assuming the debt was in place from 1 April 2024. Accordingly, the distribution from the opening cash balance has been reduced to that extent.

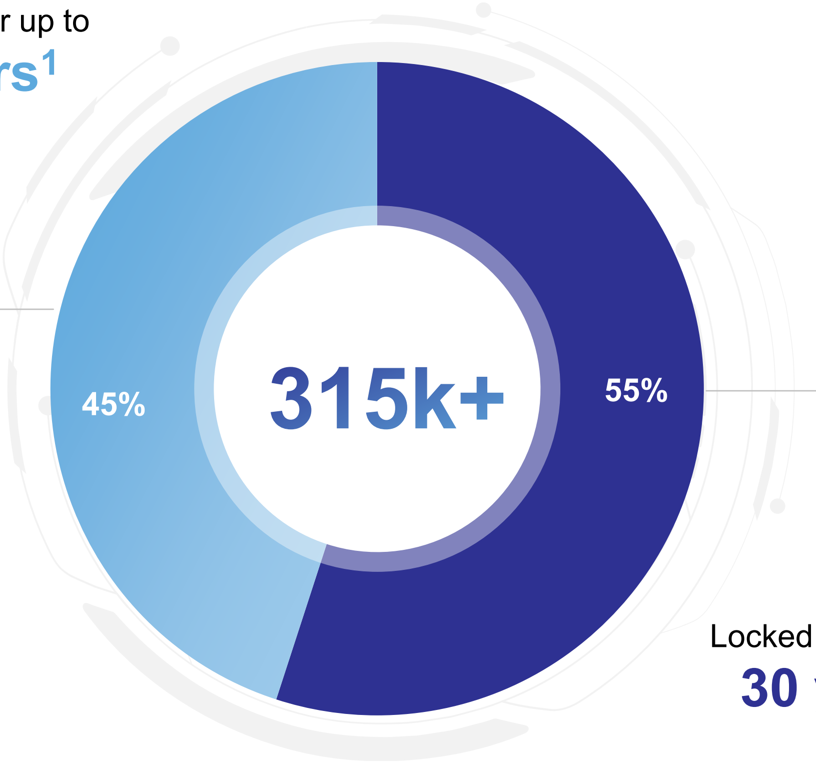
Long Term Contracted Cash Flows with Downside Protection

Down-side Protection with Fixed Contracted Revenue

Tenancy Share (%)

Locked in for up to

10 years[1]



Locked in for up to

30 years[2]

~15.4 Years | Weighted Average Lease Expiry

- **High visibility of revenues due to long term MSAs[3]**
- **WALE of ~15.4 years, one of the best in the industry[4]**
- **Downside protection given long term contracted costs**
- **80%+ of total revenues from tenants carrying 'AAA' ratings from leading Indian rating agencies[5]**
- **Strong group credit rating for a key counterparty vs India's sovereign credit rating[6]**

Note: 1. Remaining lease term of 4.4 years; 2.Remaining lease term of 24.2 years; 3. MSAs - Master Service Agreements; 4. As per Analysys Mason. 5. Data as per respective credit rating agencies. 6. Altius' one of the key counterparties has a strong group credit rating (Baa1 / Stable (Moody's), BBB / Stable (Fitch), A- / Stable (S&P)) versus India's sovereign credit rating (Baa3 / Stable (Moody's), BBB- / Stable (Fitch), BBB / Stable (S&P)).

Financial Position – Uniquely Positioned for Growth and Yield

Resilient
EBITDA Margin

AAA / Stable
InvIT Credit Rating[1]

Net Debt / AUM at **45.3%**,
Significant Headroom For
Growth Capex

Optimally Financed With
40+ Lending Partners

Altius

Note: 1. Rated by Crisil and CARE

Well-Diversified Debt Book with Headroom for Growth Capex

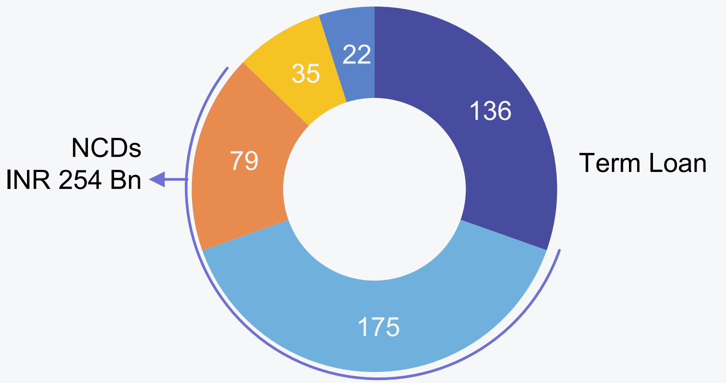
8.13%[1]
Cost Of Debt

73%
Fixed Rate Borrowings

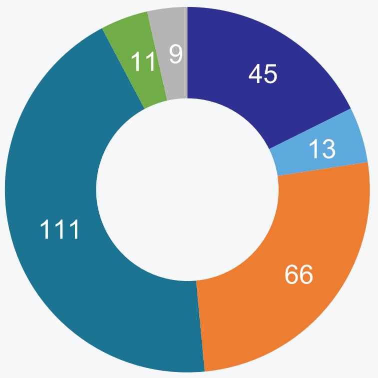
INR 11.6 Bn
Closing Cash

Well-Diversified Debt Book

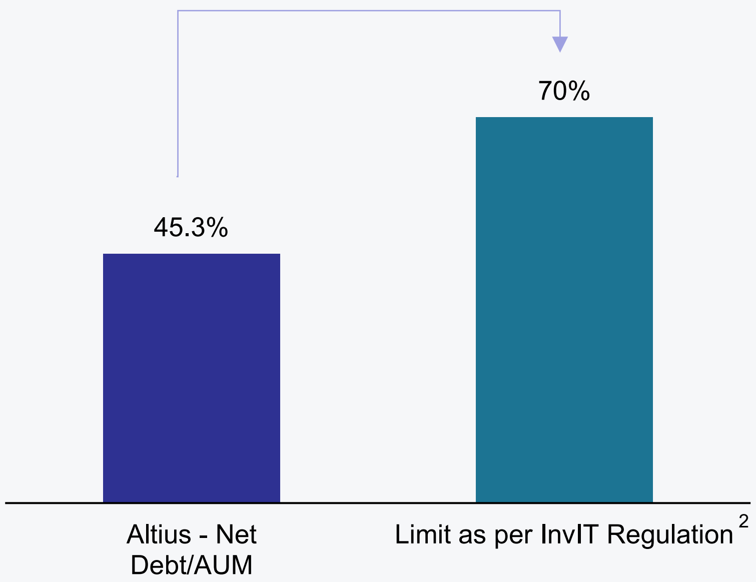
Debt Mix by Instrument (INR 447 Bn)



NCD Investor Break-up (INR 254 Bn)



Debt Headroom For Growth Capex



AAA / Stable
Domestic Ratings (InvIT)[3]

BBB- / Stable
USD Bond (Summit)[4]

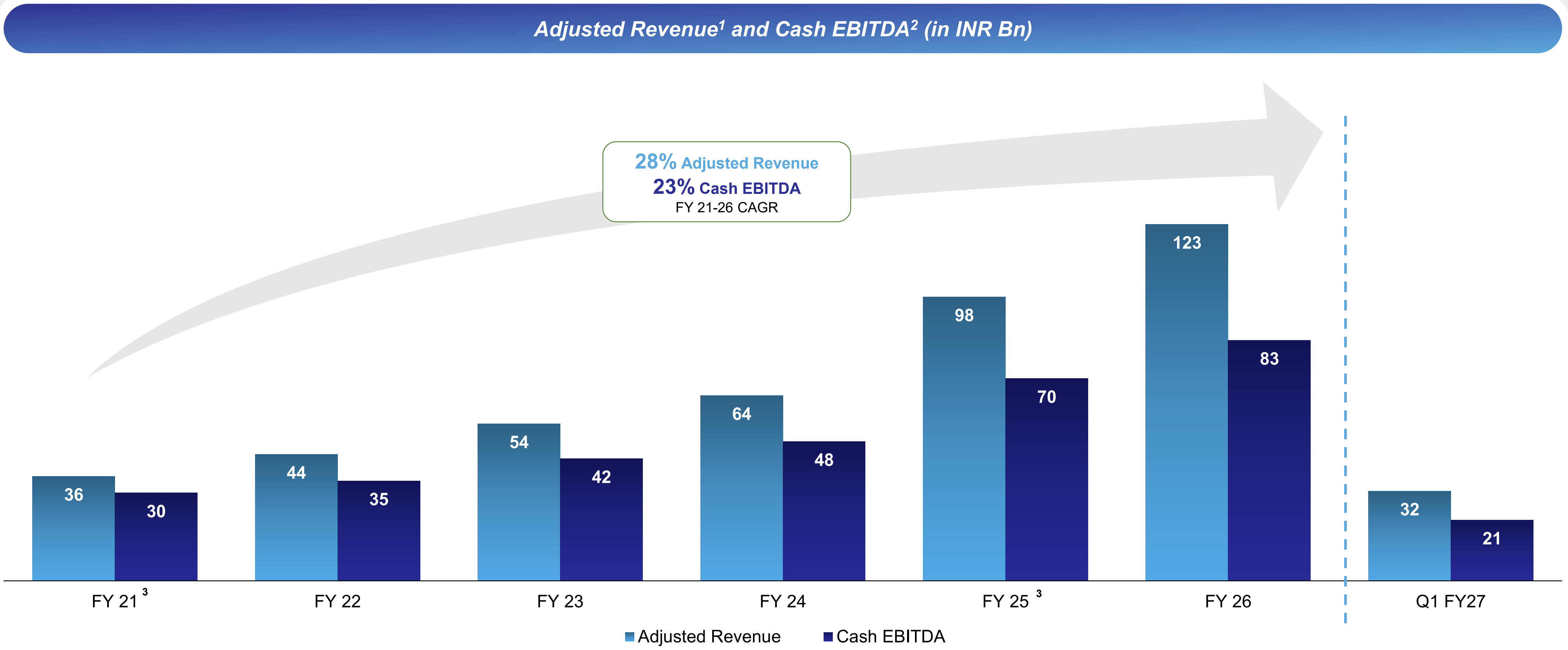
FPI (~₹79Bn)
One of the Largest InvIT Acquisition Finance in India

$500Mn
Bond Issuance

Note: Debt figures represent gross borrowings excluding Mark-to-Market provisions and unamortized borrowing cost.
NCD: Non-convertible Debenture; FIs: Financial Institutions; FPI: Foreign Portfolio Investment; MF: Mutual Funds; AUM: Assets Under Management; 1. Includes both fixed and floating rate instruments; it includes FPI debt, excluding FPI debt of INR 79 Bn, cost of debt is 7.72%; 2. Subject to meeting criteria as per InvIT regulations; 3. Crisil / CARE; 4. S&P Global/ FITCH

Altius

Growth Driven by Organic and Inorganic Opportunities



Note: Data has been rounded off to the nearest billion.

1. Adjusted revenue is calculated as Revenue from Operations less Energy and other recoveries, site rent reimbursement and IND AS 116 adjustments; 2. Cash EBITDA is EBITDA less Ind AS 116 adjustments i.e., lease liability payments as reflected in the cash flow statement under financing activities and Revenue Equalization Reserve; 3. FY 21 includes 5 months of pre-acquisition operations and FY 25 includes ~7 months of Elevar operations.

Altius's Growth Path

BUILT-IN CONTRACTUAL ESCALATIONS

MSAs[1] with fixed escalations

INCREASING POPs[2]

Upcoming Rollouts

MNOs[3] are expected to add 351k[4] macro tenancies by FY 31 and expand presence in semi-rural and rural areas

Realize economies of scale

INORGANIC GROWTH

Benefit From Consolidation

Pursue opportunistic M&A opportunities to enhance scale & value

Note: 1. MSA – Master Service Agreement; 2. PoP – Point of Presence; 3. MNO – Mobile Network Operator; 4. As per Analysys Mason for the period Jun 2026 to Mar 2031

Altius

Summary of Our Business Strengths

- Long Term Contracted Cash Flows with Downside Protection
- Distribution Track Record
- Growth Potential Driven by both Organic and Inorganic Opportunities
- Sound Financial Position and Well Capitalized Balance Sheet
- Uniquely Positioned to Optimize Unitholder Returns
- Experienced Management and Board

Appendix

Highly Seasoned Leadership Team…

Munish Seth

Group MD

Rahul Katiyar

CFO

Ashwani Khillan

COO

Biswajit Patnaik

Chief Commercial & Sales Officer

Note: MD – Managing Director. CFO – Chief Financial Officer. COO – Chief Operating Officer.

Detailed bio link | Altius

Altius