

**February 12, 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: Transcript of Earning Conference Call held on Friday, February 06, 2026**

Dear Sir/ Madam,

In continuation to our previous intimations dated February 03, 2026 and February 07, 2026, we hereby submit transcript of the Earning Conference Call of Capital Infra Trust held on Friday, February 06, 2026, at 03:00 P.M. (IST) for Q3 FY26 Financial Results.

The aforementioned transcript can also be accessed on our website at below path:

(Path: Investors >>> Financial Result >>> Quarterly Results >>> FY 2025-26 >>> Q3 >>> Call Transcript (Text))

Kindly take the above information on your records.

The above information is also available on the website of the 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

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Registration no:

IN/InvIT/23-24/0029



## “Capital Infra Trust Q3 & 9M FY26 Earnings Conference Call”

**February 06, 2026**



**Management:**            **Mr. Hare Krishna – Chief Executive Officer**  
                                     **Mr. Amit Kumar – Chief Financial Officer**  
                                     **Mr. Nilesh Khemka – Director (Finance)**

**Moderator:**            **Mr. Aditya Sahu – HDFC Securities**

**Moderator:** Ladies and gentlemen, good day and welcome to the Capital Infra Trust Q3 & 9M FY26 Earnings Conference Call.

As a reminder, all participant lines will be in listen-only mode, and there will be an opportunity for you to ask questions after the presentation concludes. Should you need assistance during the conference call, please signal an operator by pressing “\*” then “0” on your touch-tone phone. Please note that this conference is being recorded.

I now hand the conference over to Mr. Aditya Sahu from HDFC Securities. Thank you, and over to you, sir.

**Aditya Sahu:** Hi, Thank you. On behalf of HDFC Securities, I welcome everybody to Q3 & 9M FY26 Earnings Conference Call for Capital Infra Trust.

We have from the Management: Mr. Hare Krishna – Chief Executive Officer; Mr. Amit Kumar – Chief Financial Officer; and Mr. Nilesh Khemka – Director of Finance.

I now hand over the call to Mr. Hare and the Management Team for their opening remarks, followed by the Q&A session. Over to you, sir.

**Hare Krishna:** Thank you, Aditya. Good afternoon, everyone, and thank you for joining us. In January, the Trust completed its first IPO anniversary, and we would like to thank all the unitholders for their participation in IPO and subsequent fundraising.

Q3 FY26 has been a strong and value accretive quarter for Capital Infra Trust, driven by solid operations, disciplined balance sheet management, and continued progress on our acquisition-led strategy. Five annuities pertaining to the quarter and aggregating to Rs. 347 crores were received. We completed 3 high quality HAM acquisitions for Rs. 2,350 crores and expanded our AUM to Rs. 6,733 crores with NAV rising to 72.31 per unit.

These outcomes were supported by Rs. 345 crores preferential issue and the Rs. 1,250 crores QIP, and the prepayment of Rs. 420 crores of borrowings, collectively strengthening our financial position and supporting long-term growth.

Before I move into the detailed updates, let me briefly summarize our performance on key metrics:

- **Firstly, our yields have now fully normalized** with distributions reflecting steady-state annuity cash flow. The DPU for Q3 stood at Rs. 2.34 per unit comprising 0.89 per unit of interim distribution and Rs. 1.45 per unit for the quarter. Cumulative distributions since listing now total Rs. 33.09 per unit. As we had guided earlier, the higher payouts in FY25 were supported by IPO-related cash reserves, while the FY26 run rate now reflects stable, normalized, annualized yields of 11% to 12%, fully backed by the

recurring annuity-driven cash flows. This positions the Trust comfortably in leading position with regards to benchmarking with cash yields and reinforces the long-term predictability of our distributions.

- **Secondly, our NAV saw healthy growth** driven by accretive acquisitions and continued deleveraging. Our NAV increased to Rs. 72.31 per unit this quarter, a 7.2% rise over Q2 FY26. Notably, the reported NAV does not include the GST CIL indemnity claim from NHAI of Rs. 60.6 crores, which is fully contractually protected and expected to be realized between Q4 of this financial year and Q2 FY28 providing additional upside in the periods ahead.
- **Thirdly, debt management remains our priority**, and we have progressed substantially on this front. We have rationalized our debt in the last quarter by Rs. 420 crores through unit capital raise and internal accruals. We have undertaken fresh borrowing of Rs. 1,100 crores to finance ROFO asset acquisition. The additional borrowings were completed in January this year, had floating interest rate of 6.85% PAPM linked to three-month T-bill repo rate. Additionally, we have firmed up our plan to refinance for Rs. 933 crores of debentures through a mix of debentures and rupee term loan again at an interest rate of 6.85% PAPM. As such, during Q3, our net debt-to-EV ratio improved to 43.34%, and by March end, our effective interest rate per annum would reduce to 7.35% from 7.82% in September '25 with an overall savings of 47 basis points, reflecting our disciplined deleveraging. With an average tenure of 11.2 years, the Trust is well-positioned with long-term funding stability and adequate headroom for future acquisitions. Our objective is to maintain leverage in the 45% to 47% range in the medium term, while realizing interest savings of around 47 basis points, thereby strengthening the free cash flow and enhancing the predictability of future distributions.
- **Fourthly, our acquisition-led growth strategy** remains in place, and we have successfully acquired 3 assets within 12 months of our listing. The acquisition of 3 ROFO assets, namely Jodhpur Ring Road in Rajasthan, Hasanpur-Bakhtiyarpur in Bihar, and Champa-Korba in Chhattisgarh, which were approved in October 2025 were acquired at 9.3% discount to the adjusted enterprise value assessed by independent valuer as of August 2025.

These additions expanded our AUM by 57% from Rs. 4,282 crores in September '25 to Rs. 6,733 crores in December '25. These assets are fully operational and immediately cash flow accretive. With this, our portfolio now comprises 12 operational HAM assets across 8 states covering 847 kilometers with a strengthened residual concession life of 13.4 years.

**We continue to see strong visibility for future acquisitions through a well-defined pipeline.** 7 ROFO assets are expected to be ready for acquisition by FY27 with another 7 likely to be available by H1 FY29 and diligence on two of these will begin in Q4 FY 26.

We are also evaluating third-party HAM-based road assets to further diversify the portfolio and accelerate annuity inflows. Together these opportunities position us well to scale up to 17 assets by next financial year and move towards our medium-term AUM target of around Rs. 9,000 crores to Rs. 10,000 crores.

Operationally, the portfolio performance remained stable and resilient. NHAI's independent engineer inspections across the portfolio have confirmed good road conditions and smooth ride quality. Traffic volumes increased by 16% following the integration of new assets with the portfolio carrying around 28 lakh vehicles per month.

Our ESG efforts continued to progress well with an additional 1.15 lakh plants added during the quarter, taking the total to over 4.1 lakh.

**Briefly on the industry environment:** It remains very supportive for annuity-based platform like ours. The Union Budget has increased road sector allocation to Rs. 3.09 lakh crores, reaffirming the government's focus on national highways. NHAI plans to bid out 124 projects worth Rs. 3.45 lakh crores this year, with about 72% under the HAM model, creating one of the strongest acquisition pipelines in recent years.

With continued momentum in InvIT trade monetization and over 150 HAM projects expected to reach COD or PCOD in the next two years, the medium-term outlook for annuity assets remains robust and well aligned with our growth strategy.

With that, I would now like to hand the call over to Amit who will walk us through the financial performance.

**Amit Kumar:**

Thank you, Hare. Good afternoon, everyone.

I will take you through the key financial updates for the quarter:

**On a standalone basis,** the Trust reported a total income of Rs. 129 crores for Q3 FY26 compared to Rs. 102 crores in the previous quarter. This increase was primarily driven by higher dividend inflows from SPVs as well as an increased interest income on fixed deposits.

Standalone EBITDA for the quarter stood at Rs. 128 crores and net profit (before exceptional items) came in at about Rs. 85 crores, reflecting the direct flow through incremental treasury and SPV income to the bottom line.

**On a consolidated basis,** the Trust recorded total income of Rs. 182 crores in Q3 FY26, broadly stable compared to previous quarter. However, EBITDA declined to Rs. 48 crores and net profit stood at Rs. 11 crores, primarily due to modification loss recorded in Q3 and reversal of modification gain recorded in Q2 FY26. As highlighted earlier, Q2 benefited from a modification gain, whereas in current quarter a modification

loss has been recognized leading to higher operating expenses and a sequential dip in profitability.

**Moving to the distribution update:**

The Board has approved a total distribution of Rs. 2.34 per unit for Q3 FY26, comprising a quarterly DPU of Rs. 1.45 per unit and interim DPU of Rs. 0.89 per unit. The gross payout for amounts to Rs. 71 crores. With this, cumulative distribution since listing aggregates to Rs. 33.09 per unit. In total, Rs. 976 crores is returned to unitholders.

During the quarter, all 5 annuities due across the portfolio were received in line with the contractual timelines and the Trust continued to benefit from the stable cash flows from SPVs. At the standalone level, tax outflow remained minimal since distribution from SPVs to the Trust are tax free and tax payable only on the treasury income.

Overall, Q3 FY26 reflects the continued financial strength of Capital Infra Trust supported by operational stability, consistent annuity inflows, active balance sheet optimization, and successful integration of recently acquired assets. The Trust remains well-positioned for sustainable growth driven by disciplined growth and capital allocation, accretive acquisitions, and ongoing refinancing initiative.

Thank you all for your attention. All additional details are available in our investor presentation. We can now open the floor for any questions.

**Moderator:** Thank you very much. We will now begin the question-and-answer session. Our first question comes from the line of Nisha Shah, an individual investor. Please go ahead.

**Nisha Shah:** Congratulations on completing the acquisition. So, my first question is, what level of acquisition pipeline residue do you have from FY27 to FY29?

**Hare Krishna:** Thanks for that. See, going forward, we are looking for acquisitions in essentially three modes. One, ROFO assets from the sponsor. There are 14 HAM assets which are currently being developed by the sponsor on which we have ROFO, of which seven would be ready in FY27, and the residual seven by the second half of FY29. On these seven, two would be ready for acquisition by the end of this financial year itself, and we intend to initiate our due diligence on them.

Additionally, we are currently exploring the acquisition of third-party HAM assets. Right now, we are on the screening stage, and we are evaluating them. We are in discussion with multiple parties, and they are in the early stage right now.

So, overall, for the next 12 months, we intend to add in our AUM up to Rs. 9,000 crores to Rs. 10,000 crores, which currently stands at around Rs. 6,733 crores. So, we plan to add at least 4 to 7 assets in the next financial year.

- Nisha Shah:** So, my next question is, what IRR thresholds are guiding the future acquisitions?
- Hare Krishna:** See, the IRRs are pretty much linked to the market. Right now, our strategy continues to acquire HAM assets. With HAM assets, the future cash flows are pretty much linked to the RBI bank rates. And as we stand right now, we have pretty much gone through the substantial part of the rate cut cycle. From here on, we can expect a nominal rate cut or in a year or two again, there will be a rate up cycle. So, having said that, pretty much we anticipate to get 11.5% to 12% IRR on the third-party acquisitions which we are pursuing.
- Nisha Shah:** So, sir, will you be raising further equity for these acquisitions?
- Hare Krishna:** Yes, we are required to raise additional capital. As of now, in the medium term, we are targeting our leverage ratio of 45% to 47%. Post June'26 when we would have made 6 distributions, we can enhance our leverage up to 70 and at that point in time, we will relook our leverage ratio and then look at how much additional equity and debt we require for new acquisitions.
- Nisha Shah:** That is all from my side. I will join back the queue.
- Moderator:** The next question comes from the line of Satish Poddar, an individual investor. Please go ahead.
- Satish Poddar:** I have couple of questions. Firstly, earlier guidance was provided that in H2, a DPU of Rs. 7.75 will be provided. So, just wanted to check that are we still maintaining that guidance? That is number one.
- And number two, in the investor presentation, a cash yield of 11% to 12% is mentioned in terms of DPU. So, just wanted to check, what is the base value? So, is it the Rs. 99 per unit, which is the issue price of the unit? Or is it something else?
- Hare Krishna:** So, with regards to the guidance given earlier in the beginning of the year, since we have witnessed rate cut by RBI which impacts our revenue potential, and thereafter we had capital raise and addition of assets as well. So, we are looking to modifying the guidance which was given earlier. And therefore, right now, as we speak, we are looking at 11% to 12% cash yields for this financial year. And this 11% to 12% guidance for this financial year is based on IPO price of Rs. 99 per unit.
- Satish Poddar:** And in future, the guidance will be based on the?
- Hare Krishna:** In future, we will give fresh guidance in the March'26 quarter.
- Moderator:** The next question comes from the line of Rohan Shah with RS Investment. Please, go ahead.

- Rohan Shah:** Sir, my question is regarding NAV. So, the NAV has increased to 72.3 per unit. Could you help us understand how much of this improvement was driven by recent acquisition versus the impact of deleveraging?
- Hare Krishna:** See, the way we have given on Slide #11 of the investor presentation, our current NAV stands at 72.3, of which the acquired assets NAV as of 31<sup>st</sup> December would be approximately around 85.1 per unit, whereas the portfolio NAV would be around 65.4 per unit. We have raised capital through preferential issue of Rs. 345 crores, which was used to repay the debt itself. So that has nominally increased the NAV, and that combined effect shows to around 65.4 per unit as of December for the existing portfolio of the Trust.
- Rohan Shah:** That is helpful. Sir, my other question is regarding residual life. So, the average residual life is now around 13 years compared to earlier 11 years. So, is there any maintenance Capex plan for FY27?
- Hare Krishna:** So, see, we need to plan two major maintenance cycle for each project across the duration of the concession. And from beginning to end, the concession for each of these projects is 15 years, and we have already planned for each project.
- In the next financial year, for Bangalore, one of our SPV, we would be incurring the major maintenance and for the others we will start partially budgeting from the next financial year. We have catered over the next 3 years the first major maintenance cycle for the entire 12 assets.
- Rohan Shah:** Sir, one more question. Like, how do you see NAV trending in FY27? Any ballpark figures as 2 ROFO assets will be ready for acquisition by end of this year?
- Hare Krishna:** As mentioned earlier, we are planning to acquire around 5 to 7 assets by FY27, of which 4 to 5 would be the ROFO assets and 2 to 3 from third-party acquisitions. It is a little bit difficult to forecast the NAV or the impact of the future acquisitions on the NAV as we speak, because it is a function of how we are able to negotiate with the sellers, and also at what price we are doing the equity raise because for all the future fundraise for the Trust, we would require to raise equity and debt capital, both of them. Therefore, it would be difficult to comment on the NAV post-acquisition in future.
- Rohan Shah:** Okay. That is from my side.
- Moderator:** The next question comes from the line of Priyam Shah with Value Equity. Please go ahead.
- Priyam Shah:** I just wanted to ask, as our asset base is expanding, so would our DPU be aligned to that rate that we are normally giving out? Would the run rate be sustainable? That is question number one.



- Hare Krishna:** With regards to the run rate, that is what we have mentioned in the investor presentation as well, I mentioned earlier that we are looking at a cash yield of 11%-12% going forward. And the way we look at is that based on the current portfolio and the cash generation capability of the assets, we are quite confident of maintaining this going forward.
- Priyam Shah:** And my next question would be for the cash yield for the coming year FY27. So, how are you planning to benchmark? Would the same be benchmarked to the IPO price?
- Hare Krishna:** For FY27, we are yet to come up with our forecast, and we would be publishing that in the March quarter results. Over there we will look at the weighted average cost because our initial IPO was at Rs. 99 per unit and subsequently we have raised fresh capital at around Rs. 79.50 per unit and QIP was at Rs. 72.3 per unit. So, we would be looking at weighted average price going forward from FY27.
- Priyam Shah:** And my last question. So, we have raised funds via QIP and Pref. Correct? So, I wanted to know how much of these funds remain unutilized as of now, and how are we planning for the unutilized fund to be allocated for future acquisitions or anything like debt repayment?
- Hare Krishna:** The fundraise undertaken by us in last quarter, these were for specific purposes. The preferential issue capital was used for repayment of existing debt of the Trust, which was completed in December '25 itself. The QIP amount of Rs. 1,250 crores was raised in December. And again, that was only for acquisitions of the 3 ROFO assets. Part of that amount, about Rs. 660 crores was unutilized as of 31<sup>st</sup> December. However, as of today, that has been fully utilized, all the funds raised in last quarter.
- Priyam Shah:** So, any fundraise or such kind of event in the next financial year that we look up for? Or I think that whatever the last would be sufficient?
- Hare Krishna:** I think for fresh acquisitions, we would require additional equity capital, and that is linked to the acquisitions as well. So, next financial year, we do plan to acquire assets, and we will raise capital. Right now, we won't be able to give you specific guidance, once the binding term sheets or some form of term sheet for third-party assets or ROFO assets are being executed, then we would be able to provide you with better guidance on those timeline.
- Priyam Shah:** So, that is all from my side.
- Moderator:** The next question comes from the line of Anant Mundra with MyTemple Capital. Please go ahead.
- Anant Mundra:** Congratulations on the fantastic acquisition. So, just wanted to understand, we have some leverage to reduce our borrowing costs like you have guided. Could you just mention for each instrument what the current cost is and what is the benchmark that it

is linked to? So, we have like two NCDs and two rupee term loans. So, if you could just give the breakup of what their borrowing cost is and what benchmark are they linked to? That was question number one.

The second question was on the acquisition that we completed in the previous quarter has been done at clearly attractive valuations to the unitholder. Can this be taken as benchmark for future acquisitions as well? Like, are these the IRRs that we would be looking at?

And the third was, you mentioned that we are also looking at some third-party assets. So, when it comes to third-party assets, how do we think about IRRs, risks? Because these would be assets which are constructed by a third-party entity. Would the O&M also be undertaken by the third party itself or would we take over the O&M? And how would we manage those risks? These were the three questions.

**Hare Krishna:**

Starting with your first question, with regards to the debt profile, see, as of September, we had two series of debentures. The one series will continue for next 2 years from today which is approximately Rs. 963 crores of debentures. That is at a fixed interest rate of 7.75%.

The second series of debentures, we have pretty much firmed up how to refinance this. Of that, Rs. 250 crores will continue at an interest rate of 6.85% PAPM. In addition, by March end, we would have rupee term loan 1 of around Rs. 1,150 crores, which is a floating interest rate, again at 6.85% PAPM linked to 3 months t-bill and rupee term loan 2, which is for Rs. 617 crores, again at 6.85% PAPM linked to repo rate. So, this is overall debt profile of ours which is going to be as of March end totaling to Rs. 2,980 crores approximately.

Moving on to your second question with regard to future acquisitions, we cannot assure that going forward we would be able to transact at 9% or 10% discount to the enterprise value. There would be some discount for sure we will try to negotiate, but again, these are linked to market conditions and we cannot assure on that one. One endeavor would be to target accretive acquisitions or those acquisitions wherein some value addition potential is there, we can turn them round and increase the future return.

For third-party acquisitions, the IRR target would be somewhere around 11.5%-12%, and what you mentioned is correct that for third-party assets we need to be really cautious about the quality of construction because these assets which we inherit, we will have to maintain for another 13 to 15 years.

Therefore, we need to focus on the due diligence of the asset quality, of the compliance with the concession term and we need to reassess and look deeper into the potential operations and maintenance cost which needs to be incurred on such projects going forward.

Our strategy right now would be to engage our sponsor as project manager even for third-party acquisitions so that we have consistency across the platform, and that is our strategy right now.

**Anant Mundra:**

Sir, you also mentioned in the presentation that our target to keep net debt to AUM is around 45% to 47% for the medium term. So, just want to understand, because like you mentioned, after June, we can take the leverage up to 70%. So, by medium term, is the timeline just six months or in spite of having the leverage to go up to 70%, do you still continue to maintain at 45% to 47%? Just want to understand this point better.

**Hare Krishna:**

So, just to clarify, as of now, without any asset acquisition, if we have to continue the portfolio with the existing 12 assets, we will stick to 45% to 47% debt leverage ratio. Going forward, whenever we have to acquire additional assets, for example, for ROFO asset acquisition, we would be seeking unitholders' consent and then only we would be acquiring the ROFO asset. So, at that point of time, we will reassess another long-term strategy for a debt ratio.

Secondly, as of today, as per the SEBI guidelines, we need to maintain a debt ratio below 49% mark. So, that is why we are in 49% mark, our preference would be to maintain it in the range of 45% to 47% range.

**Anant Mundra:**

And sir, just a follow-up on the 11.5%-12% IRR that you mentioned for third-party acquisition. So, just want to understand this better. So, 11.5%-12%, because we have the benefit of having a unit structure and there can be tax savings, ultimately. What does this boil down to as potential return for unitholders of the Trust? Because I understand there will be some tax savings and then there will also be some unit level of expenses. So, this 11.5%-12% could potentially be 13% or 14% or something to the unitholder. Just wanted to understand this better.

**Hare Krishna:**

See, when I am mentioning 11.5% to 12%, that essentially refers to all the distributions which would be made by Trust to the unitholder. From the 12% IRR, any tax which is applicable to the unitholder which is in the hands of the recipients, those would be deducted from this 12% IRR is based on distributions which would be made by the Trust to the unitholder.

**Anant Mundra:**

And this assumes the financing at 70-30 ratio, like it is done in the valuation report, or it is a 50-50 financing that you are assuming?

**Hare Krishna:**

No, so, as of now our financing which is the current portfolio is anyway based on the 45% mark. The fresh acquisitions we will review. Our preference would be to keep it somewhere between 55% to 60% so that we are more efficient in managing our capital.

**Anant Mundra:**

That is it from my end.

**Moderator:** The next question comes from the line of Tarun Sisodia with Chanakya Niti. Please go ahead.

**Tarun Sisodia:** Could you throw some more light on the interim distribution from which bucket is this being distributed? Because I would understand that the distribution of 1.45 is being done from the NDCF. So, what is the source for this interim distribution?

**Hare Krishna:** See, one of the annuity which was due prior to December but was received in January. Therefore, we are budgeting interim distribution out of that received and we are using that to pay right now. Because this annuity received was not there in December, there was a delay of few days. It was due towards the end of December but was received in January. Therefore, we are distributing the residual part from that project as interim distribution because this could not be accounted for as of 31<sup>st</sup> December.

**Tarun Sisodia:** So, this is just an accounting entry.

**Hare Krishna:** Yes.

**Tarun Sisodia:** My second question is pertaining to your strategy that you said that you would ideally be targeting yield or IRR of 10% and excess, depending on market condition. But if I go back one quarter, when we didn't have this acquisition done, there was no additional equity raised. In the first half, you had already distributed about 6.9 as the DPU. And you had a guidance of about slightly upwards of 7 for the second half, which would mean that the full year you were looking at 13 to 14 kind of distribution. If that was the yield that you were actually looking forward to give to the investors who had invested at Rs. 99, are you trying to say that this acquisition is resulting in dilution of yields to everyone?

**Hare Krishna:** Just to give you another perspective, see, NAV is a benchmark, which shows what is the value of my future cash flows at any point of time. So, currently, these 3 acquisitions, which we are seeing, our NAV has improved by around 7.2% to 72.31, which demonstrates that they are accretive in nature.

With regards to distribution, we had given around 13.5% to 14% guidance in the beginning of this financial year. However, due to the rate cut, even the distributions on that part have decreased. Therefore, going forward, we are going to maintain a cash yield distribution of 11% to 12%, which is sustainable, which is supported by annuity received in our portfolio, and this would be a stable, long-term nature.

**Moderator:** The next question comes from the line of Rohan Shah with RS Investments. Please go ahead.

**Rohan Shah:** Sir, could you outline the extent of new term loans that are being planned and what will be their borrowing cost compared with the existing two series of NCDs which we have?

- Hare Krishna:** The second series of NCDs was a call put or put call option at the end of the first year, and its anniversary is coming on 4<sup>th</sup> March. Of that, around Rs. 933 crores would be outstanding as of 4<sup>th</sup> March. Of that, we are retaining Rs. 250 crores as NCDs, and the residual would be replaced by term loan, again, from two banks. And even the term loan is at 6.85% PAPM, resulting in effective interest rate on an annualized basis for the entire debt of the Trust to around 7.35% per annum.
- Rohan Shah:** That is helpful, sir.
- Moderator:** The next question comes from the line of Anjali Singh with Bansal Family Office. Please go ahead.
- Anjali Singh:** So, my first question is, were there any operational challenges at the asset level that impacted performance during Q3?
- Hare Krishna:** So, our operations continue to remain stable. The 12 projects which we have, these are having concession agreement with NHAI. And even NHAI has a very detailed process to monitor the road assets. Pretty much independent engineers appointed by NHAI, they conduct inspections and they frequently visit the site plus different officials from NHAI as well. So, as per all inspections and everything, our road quality remains robust, and the riding quality is smooth. That is on the operations part.
- And similarly, the annuities which were due, we have pretty much received 100% of the amount which was due on the 5 assets, keeping apart the annuities which were due at the end of December, 2 annuities, they were received in January. But in terms of the quantum, we were in line with our estimates, and there were no deviation or penalties by NHAI on these 12 assets.
- Anjali Singh:** Sir, one more question. Considering the expanded portfolio, how sustainable is the current DPU and should we expect an improvement in distributions next year? Even a broad range would help.
- Hare Krishna:** See, our portfolio is backed by HAM assets, which are quite predictable cash flow. So, going forward, for next financial year, we would be providing fresh guidance in the month of March. As of now, for this financial year, we are targeting somewhere between 11%-12% cash yield, we are confident of achieving that mark for this financial year.
- Anjali Singh:** So, how do you see bidding activity for HAM assets? Could you please throw some light on this? Also, how do you assess opportunities in this HAM landscape?
- Hare Krishna:** So, with regards to the bidding for HAM projects, clearly, in the last 6 to 9 months, new project bid out by NHAI on HAM model have been substantially there compared to earlier. However, the way we see the current budget proposed by the Union Government, the allocation to the road sector has increased. And as per our understanding NHAI would be bidding out more projects in the coming quarters.

Having said that, these new bid outs would impact our future, As of now, there are enough number of projects, about 100 plus HAM projects, which are nearing completion over the next 2 years, which we can acquire right now, of which the 14 projects are with our sponsors itself plus there are some much more projects with third-party developers which we intend to acquire.

Therefore, in the medium term from one to three years, we have enough opportunity to acquire from the projects which have been already rewarded in the past, and there is a robust pipeline for multiple InvIT players to acquire from. And we are also well-placed in that regard given our access to achieve 14 projects which are being managed by our sponsors.

**Anjali Singh:**

That is all from my side.

**Moderator:**

The next question comes from the line of Rahul with Alt Capital. Please go ahead.

**Rahul:**

I had two questions. First question was, does the NAV include the dividend which is being distributed, the dividend of Rs. 2.34? And the second question was, taxability of the dividend out of Rs. 1.45 which is being distributed. What portion will be taxable? What portion will not be taxable?

**Hare Krishna:**

See, the DPU of Rs. 2.34 is included in the NAV. The NAV, which we have shown, is as of 31<sup>st</sup> December, 2025. Distribution is happening now. So, the NAV amount does include the distribution.

With regards to the taxability around Rs. 0.06 of dividend is non-taxable. The residual dividend which we have declared, that would be taxable, which is Rs. 0.59.

**Rahul:**

So, it is fairly minimal in that context.

**Hare Krishna:**

Yes. Of the 12 assets in our portfolio, only 2 are in old tax regime. Residual are in new tax regime, and that is how we have inherited in our portfolio. So, therefore, this component is less.

**Rahul:**

Minimum. Thanks a lot. That is it from my side.

**Moderator:**

The next question comes from the line of Tarun Sisodia with Chanakya Niti. Please go ahead.

**Tarun Sisodia:**

Thanks for the second round of questions. I had a question related to the claims that you keep raising with NHAI. As per the IPO document, you had around Rs. 600 crores worth of claims. Can you give us an update on status? Have you received all of it? Or are there still some pending claims with the NHAI?

**Hare Krishna:**

See, with regards to the claims which are with NHAI, most of them largely pertain to GST-related claims. And the way we have negotiated with the sponsor come together

because right now the 12 assets in our portfolio, they have all been acquired from the sponsor, is that they have indemnified the Trust if the claims were not to be approved by NHAI. As of today, in our portfolio of the 7 older SPVs, we have received approval of the initial claims.

There are still some residual amounts, which was indemnified by the CERA but has not been approved by NHAI. For that we would be raising indemnity to the sponsors. This amounts to around Rs. 60.6 crores and is due over the next 12 months from today, for which we are seeking final opinion from a legal counsel and tax advisor so that the final amount would be raised as claim from these sponsors because they have not been approved by NHAI as of today.

**Tarun Sisodia:** Just a coronary to that, your estimate of 11% to 12% yield, does it include all these receivables that you are likely or the thing is likely to be over and above the 11% to 12%?

**Hare Krishna:** This specific amount, we have budgeted in the GST CIL amounts which have been approved by NHAI in the SPVs as of today. Those which have not been approved, but we can claim from the sponsor, these amounts are not budgeted in the cash yields yet, and there is a timeline when these would be due to us. So, as and when they are due, then we will modify our estimate and include them in our projection.

**Tarun Sisodia:** But in a sense, there is a potential upside to whatever you are guiding as of now.

**Hare Krishna:** That is correct, yes.

**Moderator:** The next question comes from the line of Mayank Sharma with Punjab National Bank. Please go ahead.

**Mayank Sharma:** Sir, I have invested in the InvIT since IPO. And my concern is that when everything is going well then why is the price going down?

**Hare Krishna:** Yes. After the IPO, we have distributed and including the current distributions of around Rs. 33 per unit. Now, for overall return perspective, what we can suggest is that one need to look at the total return. Total return includes not only the return on the unit price, but include the distributions as well. If you add these two together, then the total return is positive as of today and is more than the IPO price of Rs. 99.

**Mayank Sharma:** Second question was, now in December we have acquired three projects, so they are in working meaning it is hybrid annuity model, the money which comes from that, has that started coming or that will take time, the two projects which are acquired now?

**Hare Krishna:** The three projects which we have acquired, all three are operational. And in them we have already received three annuities. So, they are pretty much operational in nature. And there is no time lag. It is just that the acquisition happened in December. After that,

one of the project's annuity has been received. These annuities are semi-annual in nature. So, therefore, the other two, the annuities are due in subsequent months and we are yet to receive. But to answer your question, these all are operational assets and we are receiving annuities for them as well.

**Moderator:**

Thank you. As there are no further questions from the participants, I now hand the conference over to the management for closing comments.

**Hare Krishna:**

Thank you all for joining this conference call. Just to summarize, looking ahead, with optimized leverage, lower borrowing cost, and immediate contribution from our new assets, which gives us a solid base to scale further, we see a structurally stronger growth phase for Capital Infra Trust in days to come. And on that note, I would like to thank everyone for joining this call. Thank you very much.

**Moderator:**

Thank you. On behalf of HDFC Securities, that concludes this conference. Thank you for joining us and you may now disconnect your lines. Thank you.