

May 20, 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 of Capital Infra Trust for Q4 & FY26

Dear Sir/ Madam,

We hereby submit the Press Release of Capital Infra Trust ("Trust") for Q4 & FY26.

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
Company Secretary and Compliance Officer

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

Capital Infra Trust Reports Strong Q4 & FY26; AUM Up 42% YoY, FY26 DPU at ₹11.6 per unit

AUM grew by 42% YoY, supported by addition of 3 HAM assets

On track to achieve ~₹100,000 Mn AUM by FY27

New Delhi, India | May 20, 2026 - Capital Infra Trust (erstwhile National Infrastructure Trust; NSE Symbol: CAPINVIT, BSE Scrip Code: 544338) a leading infrastructure investment trust (InvIT), announced its financial results for the **fourth quarter and full year ended March 31, 2026**.

FY26 marks a year of execution, with the Trust scaling its asset base, strengthening the balance sheet and establishing a sustainable distribution profile backed by operating HAM assets.

Key Operational & Financial Highlights (Q4 & FY26):

Portfolio Performance

- **AUM increased by 42% YoY to ₹66,114 Mn** as against ₹46,683 Mn in Mar'25
- The trust's portfolio comprises **12 operational HAM assets** with an **average residual life of 13.2 years**
- Received **annuities amounting to ₹13,858 Mn in FY26** and **₹4,071 Mn in Q4FY26**
- **NAV strengthened to ₹74.7/unit**, reflecting value accretion from disciplined capital allocation

Capital Structure

- **Net Debt/AUM stood at 40.9%** as of Mar'26, providing headroom to support future acquisitions
- **Raised ₹17,500 Mn of Fresh term debt** in Q4FY26 at a **competitive rate of 6.85% p.a.** and plan to continue to refinance high-cost debt
- **Diversified the borrowing profile** through a mix of fixed and floating rate loans, with the effective interest rate declining from 7.8% in Dec'25 to 7.3% in Mar'26

Distributions

- Declared **₹2.4 per unit** distribution for Q4FY26, totaling **₹1,179.7 Mn**
- Distributed **₹11.6 per unit** during FY26 (**₹4,360 Mn** in aggregate)
- **Cash Yield of 13.1% in FY26** (Yield calculated based on unit price of Rs. 88.51 as on 31st Mar'25)

Consolidated Financial Performance:

- Total income during the quarter grew by 90% QoQ to ₹3,449.7 Mn as against ₹1,818.6 Mn in Q3FY26. For FY26, total income stood at ₹9,201.8 Mn, driven by portfolio expansion following the December 2025 acquisitions
- EBITDA for Q4FY26 was ₹2,818.0 Mn against ₹478.4 Mn in Q3FY26. EBITDA for FY26 was ₹4,016.9 Mn
- Net profit in Q4FY26 was ₹1,950.4 Mn against ₹107.6 Mn in Q3FY26. FY26 net profit was at ₹2,105.1 Mn

Commenting on the performance, Mr. Hare Krishna, CEO of Capital Infra Trust, said: “Capital Infra Trust delivered a strong performance in FY26, supported by disciplined execution of our annuity-led strategy and contribution from recently acquired assets. We scaled AUM by 42% to ₹66,114 Mn, strengthened NAV to ₹74.7 per unit, and delivered distributions of ₹11.6 per unit, translating to a cash yield of 13.1%. We also enhanced our balance sheet through proactive refinancing at competitive rates, which has improved cost efficiency and strengthened our ability to scale.

Our strategy remains focused on operational, NHAI-backed HAM assets that provide predictable cash flows and resilience against market volatility. Backed by annuity-linked revenues and disciplined financial management, the model supports stable and sustainable distributions for unitholders.

Looking ahead, we see strong visibility for acquisition-led growth through our sponsor-backed ROFO pipeline, which has expanded during the year. With ~5-8 assets targeted for acquisition in FY27, subject to customary approvals and closing conditions, we have a clear pathway to scale AUM towards ~₹100,000 Mn. This growth trajectory, combined with disciplined underwriting and capital allocation, supports our FY27 DPU guidance of ₹9.00–₹9.25 per unit and our commitment to delivering predictable, long-term returns.”

FY27 Guidance:

- **DPU:** ₹9.0 - ₹9.25 per unit
- **Cash Yield:** ~13%-13.5% (Yield base is unit price as on 31st Mar'26)

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.

Visit us at: www.capitalinfratrust.com

DISCLAIMER:

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.