DATA INFRA TRUST

DATA INFRASTRUCTURE TRUST

3rd ANNUAL REPORT FY2022-23

Contents

DATA INFRASTRUCTURE TRUST (TRUST)

SEBI Registration Number: IN/InvIT/18-19/0009

Principal Place of Business

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LBS Marg, Kurla (W), Mumbai - 400070.
Tel: +91 22 69075252
Email: secretarial@summitdigitel.com
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COMPLIANCE OFFICER & CONTACT PERSON OF THE TRUST

Ms. Puja Tandon *(w.e.f. May 23, 2023)*
Address: Unit 1, 9th Floor, Tower 4,
Equinox Business Park, LBS Marg,
Kurla (W), Mumbai - 400070.
Tel: +91 22 6907 5252
E-mail: secretarial@summitdigitel.com

AUDITORS

M/s. Deloitte Haskins & Sells LLP,
Chartered Accountants
Firm Registration Number: 117366W/W-100018

VALUER

M/s. BDO Valuation Advisory LLP,
Registered Valuer
IBBI Registration Number: IBBI/RV-E/02/2019/103

SECURITIES INFORMATION

BSE Limited: 543225
ISIN: INE0BWS23018

REGISTRAR & TRANSFER AGENT OF THE TRUST

KFin Technologies Limited

(formerly KFin Technologies Private Limited)
(Unit: Data Infrastructure Trust)
1st Floor, Selenium Tower B, Plot 31-32,
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E-mail: support.datainfratrust@kfintech.com

INVESTMENT MANAGER OF THE TRUST

Brookfield India Infrastructure Manager Private Limited

CIN: U67190MH2010PTC202800
Registered Office: Unit 1, 4th Floor, Godrej BKC,
Bandra Kurla Complex, Mumbai - 400051,
Maharashtra, India.

Board of Directors (as on the date of this Report)

Mr. Sridhar Rengan
Non-executive Director and Chairperson

Mr. Chetan R. Desai
Non-executive Independent Director

Mr. Narendra Aneja
Non-executive Independent Director

Mr. Prateek Shroff
Non-executive Director *(w.e.f. May 26, 2023)*

TRUSTEE OF THE TRUST

Axis Trustee Services Limited

The Ruby, 2nd Floor, SW, 29 Senapati Bapat Marg,
Dadar West, Mumbai - 400028.
Tel: + 91 22 6230 0451
Fax: +91 22 6230 0700
E-mail: debenturetrustee@axistrustee.in

REPORT OF THE INVESTMENT MANAGER OF DATA INFRASTRUCTURE TRUST

for the financial year ended March 31, 2023

Data Infrastructure Trust (formerly known as Tower Infrastructure Trust) (“Data InvIT/Trust”) was set up on January 31, 2019, as a contributory irrevocable trust under the provisions of the Indian Trusts Act, 1882. The Trust was registered as an infrastructure investment trust under the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 (“SEBI InvIT Regulations”) on March 19, 2019, having registration number IN/InvIT/18-19/0009.

The investment objectives of the Trust are to carry on the activities of an infrastructure investment trust, as permissible under the SEBI InvIT Regulations and as stated in the private placement memorandum dated August 31, 2020 and to make investments in compliance with the provisions of the SEBI InvIT Regulations.

The Trust acquired entire equity share capital of Summit Digitel Infrastructure Limited (formerly known as Summit Digitel Infrastructure Private Limited) (“SDIL”) on August 31, 2020. SDIL is engaged in the business of setting up and maintaining passive tower infrastructure and related assets and providing passive tower infrastructure services (“Tower Infrastructure Business”) and meets macro tower needs of mobile network operators ("MNOs") with its tower assets comprising of Ground Based/Narrow Based Towers ("GBT/NBT"), Roof Top Towers/Poles ("RTT/RTP") and Cell on Wheels ("COW"). SDIL is the Trust’s first investment in complete and revenue generating infrastructure project.

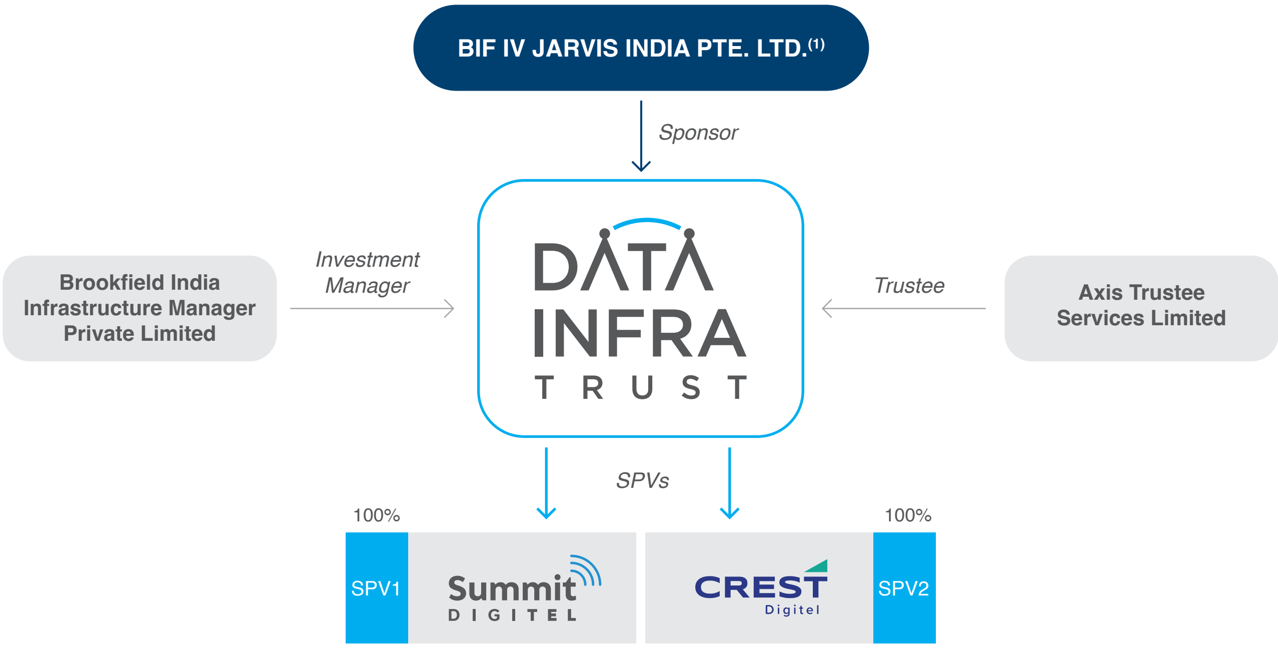
Additionally, the Trust had made further investment through acquisition of Crest Digitel Private Limited (formerly known as Space Teleinfra Private Limited) (“CDPL”) on March 10, 2022 in accordance with the SEBI InvIT Regulations. Incorporated in 2011 with a focus on providing telecom infrastructure to MNOs for Outdoor Small Cells (“ODSC”), In-building solutions (“IBS”) and RTT, CDPL has grown multifold in a very short span of time. CDPL is a fast growing shared telecom infra provider for voice and data connectivity in micro towers space.

As on March 31, 2023, the Trust holds two Special Purpose Vehicles i.e. SDIL and CDPL.

The units of the Trust are listed on BSE Limited since September 1, 2020. Subsequently, the Trust has issued 28,700,000 units on rights basis on March 3, 2022 and 52,800,000 units on preferential basis on March 8, 2022 which have also been listed on BSE Limited.

During the year under review, pursuant to the approval granted by the unitholders of the Trust, the principal place of business of the Trust has shifted from ‘Unit 1, 4th Floor, Godrej BKC, Plot No C-68, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400051’ to ‘Unit 1, 9th Floor, Tower 4, Equinox Business Park, LBS Marg, Kurla (West), Mumbai - 400070, Maharashtra’ w.e.f. December 16, 2022.

THE STRUCTURE OF DATA INVIT IS AS FOLLOWS:



NOTE(1): Reliance Industrial Investments and Holdings Limited is also a Sponsor to Data Infrastructure Trust by virtue of creating it during inception. However, it does not hold any sponsor rights and units of the Trust.

MANAGEMENT DISCUSSION AND ANALYSIS BY THE INVESTMENT MANAGER AND DETAILS OF ASSETS OF THE TRUST

ECONOMIC OVERVIEW

Global Economy

The year 2022 saw the growth of the global economy slowing down to 3.2%. This deceleration was mainly due to a sequence of severe and interlinked events, including the elongation of the COVID-19 pandemic, international conflict, which led to food and energy crises, rising inflation, interest rates tightening and the climate emergency.

Nevertheless, the third quarter of the year saw a surprising resilience in economic growth, driven by robust household consumption and business investments and strong labour markets. Additionally, China's sudden re-opening facilitated a rapid rebound in global activity, while inflation pressures started to abate, resulting in improved global financial conditions.

The growth momentum of several developed economies, including the United States and the European Union, has slowed down, leading to negative impacts on the global economy. The United States, for instance, is projected to experience a mere 0.4% Gross Domestic Product ("GDP") expansion in 2023 after achieving a 1.8% growth rate in 2022. The anticipated cutback in consumer spending is likely due to higher interest rates, lower real incomes and substantial reductions in household net worth**.

The economic outlook in South Asia has taken a significant hit due to various factors such as high food and energy prices, fiscal vulnerabilities and monetary tightening. This situation has resulted in a projected reduction in the average GDP growth rate from ~5.6% in 2022 to ~4.8% in 2023**.

**(Source: UN)

Indian Economy

India's economy has displayed remarkable resilience amidst the deteriorating global economic conditions, primarily due to its strong macroeconomic fundamentals. These fundamentals place India significantly ahead of other emerging market economies. Even though the global economy has been impacted by the COVID-19 pandemic, international conflict, and the synchronised policy rate hikes by Central Banks to control inflation, leading to the appreciation of the US Dollar and the widening of the Current Account Deficits (CAD) in net importing economies, India continues to be projected as the fastest-growing major economy. India's GDP growth slowed to ~4.4% in Q3 FY2022-23 from 6.3% in Q2 FY2022-23 as per the National Statistical Office (NSO). According to economists, the manufacturing sector's persistent slack was an unexpected setback that contributed to lower Q3 growth levels than previously projected. Despite this, Chief Economic Advisor, V. Anantha Nageswaran had stated that the recorded GDP growth of 4.4% should also be attributed to the revisions made to the previous year figures, as the baseline has since increased.

The positive growth predictions can be attributed to various factors, such as the rise in private consumption, which has stimulated production activity, higher Capital Expenditure (Capex), which has allowed individuals to engage in contact-based services like tourism, restaurants, hotels, shopping malls and cinemas. The corporate sector has also strengthened its balance sheets and public sector banks are well-capitalized and ready to increase credit supply and credit growth to the Micro, Small and Medium Enterprises (MSME) sector. These are just some of the significant factors that contribute to the optimistic growth forecasts. India is set to witness GDP growth of 6 - 6.8% in FY2023-24, depending on the trajectory of economic and political developments globally.

ASSET OVERVIEW

Summit Digitel Infrastructure Limited

The Trust made first investment in SDIL which holds the Tower Infrastructure Business. The Tower Infrastructure Business was transferred from Reliance Jio Infocomm Limited ("RJIL") to SDIL by way of a slump sale on a going concern basis under a scheme of arrangement with effect from March 31, 2019. The Trust acquired entire equity share capital of SDIL with an initial number of 135,671 towers on August 31, 2020, which increased to 151,594 towers as on March 31, 2022 and 156,557 towers as on March 31, 2023. As at March 31, 2023, the Trust owns 100% of the issued equity share capital of SDIL.

As one of the largest telecom infrastructure providers, SDIL truly believes in building, nurturing and strengthening partnerships with its stakeholders. Since SDIL has embarked on this journey, the strategic tower footprints and superior backhaul connectivity have been areas of excellence and one of the key USPs. SDIL has executed Master Service Agreement ("MSA") with all MNOs in India namely, RJIL, Bharti Airtel Limited (Airtel), Bharat Sanchar Nigam Limited (BSNL) and Vodafone Idea Limited (VIL). RJIL is an anchor tenant on each of SDIL towers with industry's first 30 years MSA.

Crest Digitel Private Limited

The Trust acquired entire equity share capital of CDPL on March 10, 2022. The transaction was funded by way of issuance of additonal units on Rights basis and Preferential basis in compliance with the SEBI InvIT Regulations.

To fund this acquisition, the Trust had issued and allotted 28,700,000 units at an Issue Price of ₹110.46 each aggregating to ₹3,170.20 million, on rights basis, on March 3, 2022, which are listed on BSE Limited w.e.f. March 7, 2022. The Trust further issued and allotted 52,800,000 units at an Issue Price of ₹110.46 each aggregating to ₹5,832.28 million, on preferential basis on March 8, 2022, which are listed on BSE Limited w.e.f. March 17, 2022. As at March 31, 2023, the Trust owns 100% of the issued equity share capital of CDPL.

As the use of wireless services on handsets, tablets and other advanced mobile devices grows and evolves, there is a corresponding increase in the demand for passive infrastructure required to deploy current and future generations of wireless communications technologies. To capture this growing data demand, MNOs are increasingly focusing on ODSC and IBS. With ever-increasing data consumption and the onset of 5G, seamless indoor coverage has become as essential as outdoor connectivity. CDPL acquisition will enable Data Infrastructure platform to offer MNOs with best-in-class services for voice and data connectivity, both providing macro towers (SDIL) and micro towers (CDPL).

OPERATIONAL PERFORMANCE

Summit Digitel Infrastructure Limited

SDIL has been a key player in driving India's digital revolution. SDIL's state-of-the-art tower infrastructure, with over 156,000 towers, has enabled infrastructure sharing and provided a reliable platform for launching the latest digital technology, contributing to the economic growth of the nation. In just over two years of operations, SDIL has grown rapidly to become the second-largest Tower Infrastructure Provider company in the country.

Factors like strategic tower footprint, highest infra availability and faster TAT (Turn Around Time) are the key growth drivers of the business. SDIL's unique portfolio with different tower types has been thoughtfully designed to meet the MNO's basic requirement of coverage, capacity enhancement and rapid 5G deployment. As on March 31, 2023, SDIL owned and operated following types of towers:

Type	Number of Towers	Distribution (in %)
Ground Base Tower (GBT)	**103,324**	**66%**
Ground Based Mast (GBM)	**17,720**	**11%**
Roof Top Towers / Poles (RTT/RTP)	**34,229**	**22%**
Cell on Wheels (COW)	**1,284**	**1%**
Total	**156,557**	**100%**

SDIL has prioritised building strong customer relationships and adopting a collaborative approach with partners and stakeholders, which has led to the development of trust. During the financial year, SDIL has added a significant number of towers and co-locations, covering the major MNOs. As on March 31, 2023, SDIL has a site count of 156,557 with 165,735 tenancies (including anchor tenancy) and 99.98% performance uptime level.

Due to SDIL's exclusive telecom tower portfolio, its tenant lease rates vary considerably depending upon numerous factors, but not limited to, amount, type and position of tenant equipment on the tower, remaining tower capacity and tower location. It measures the remaining tower capacity by assessing several factors, including tower height, tower type, environmental conditions, existing equipment on the tower and permitting regulations in effect in the jurisdiction where the tower is located. In many instances, tower capacity can be increased with relatively modest tower augmentation capital expenditures.

SDIL has invested in online monitoring and controlling features to build its sustainability and reliability. This has resulted in improvements in operational parameters, such as network availability and reduction in repeat failure rates, essential for the success of new digital technology.

SDIL has set a benchmark in providing best-in-class uptime to its customers, ensuring that performance is not affected even in difficult geographies and adverse weather conditions like snow, floods, cyclones and earthquakes. Its robust processes, proactive approach, industry-best practices and frequent site audits have helped in ensuring uninterrupted service delivery.

SDIL has been at the forefront of innovation, pioneering solutions for verifying remote and round-the-clock activities required for ensuring operational continuity. Safety has been a top priority for SDIL, with the development of an online mobile application called "Summit Works", for site audits and approving Permit to Work. This tool has enabled all employees to carry out site audits and ensure that field teams are working with all safety precautions, including the use of Personal Protective Equipment ("PPE").

SDIL's journey towards operational excellence includes effective governance for reviewing performance and identifying areas of improvement for timely actions. Internal and external governance is an integral part of its processes for growth. SDIL is committed to deliver high-quality services to its customers, building strong partnerships and contributing to the digital growth of the nation.

Crest Digitel Private Limited

As on March 31, 2023, CDPL has a site count of 3,430 with 4,052 tenancies, as detailed below:

Site Type	Site Count	Tenancy Count
Retail	413	698
Metro	146	307
Airport	16	33
Institutional	149	261
Subtotal IBS	**724**	**1,299**
Small Cell	2,657	2,700
Roof Top Pole	49	53
Total	**3,430**	**4,052**

With a dominant share of the metros, airports and IBS segments, CDPL has been a preferred digital connectivity infrastructure partner over the years for all its customers spread across the country offering a high degree of trust and reliability.

Particularly during the pandemic period, CDPL's proven ability and focus on building a superior network infrastructure for telecom connectivity proved critical at a time when data connectivity needs along with data uptime became the customer's critical need. Not only did its operations team work around the clock to ensure that the end users had uninterrupted service, but CDPL also proved itself as an industry leader by providing the finest value to its customers – both real estate developers as well as MNOs. Nearly 100% of its Metro sites had a network uptime performance in the past year which was in line with the customer service level agreements; further, ~95% of its IBS sites demonstrated more than 99.95% performance uptime level.

In the telecom industry, India has been undergoing a digital transformation for many years, but the government has recently launched various measures to prepare for 5G technology and achieve its Digital India goals. The focus is on mobile technology, which is essential for realising the Digital India vision, which includes providing digital infrastructure to every citizen, on-demand digital governance and services and empowering citizens digitally.

Due to its capacity to offer faster and more dependable wireless connections, 5G technology is expected to become a trend in the telecommunications sector. The improved speed and decreased latency of 5G networks will allow for new use cases and revenue sources for network operators and companies.

Going forward, 5G rollout will further accelerate the small cell deployment across all top cities. The initial step in monetising 5G technology is anticipated to come from improved mobile broadband services, such as high-definition video streaming, gaming, virtual augmented reality applications. Network operators may charge premium rates for these services, resulting in increased revenue.

Financial Performance

The consolidated financial statements have been prepared in accordance with the requirements of the SEBI InvIT Regulations read with the SEBI circular number CIR/IMD/DF/127/2016 dated November 29, 2016 ("SEBI Circular"); Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ("Ind AS"), to the extent not inconsistent with the SEBI InvIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Brief details of financial performance of the Trust for the financial year ended March 31, 2023 is as under:

(₹ in Million)

Particulars	FY2022-23	FY2021-22
Revenue from Operations	110,998	97,861
Other Income	1,448	331
Profit before Tax	7,928	5,477
Less: Current Tax	118	15
Related to earlier years	(7)	-
Deferred Tax Credit	(150)	(7)
Profit for the year	**7,967**	**5,469**
Add: Other Comprehensive Income (OCI)	(214)	(933)
Total Comprehensive Income for the year	7,753	4,536
Add: Opening Balance in Retained Earnings and OCI (Adjusted)	(68,730)	(51,462)
Less: Other adjustments	-	-
Less: Return on Capital	(30,568)	(21,775)
Less: Unit Issuance Costs	-	(29)
Add: Provision for unit issuance cost written back	13	-
Closing Balance of Retained Earnings and OCI	**(91,532)**	**(68,730)**

The Consolidated Revenue of the Trust for FY2021-22 was ₹97,861 million which has increased to ₹110,998 million in FY2022-23. The Consolidated EBITDA of the Trust for FY2021-22 was ₹34,895 million which has increased to ₹43,807 million in FY2022-23.

During the year, SDIL tied-up 7 Year External Commercial Borrowings (ECB) of ₹24,000 million from Export Development Canada for refinancing of existing debt. SDIL further raised ₹22,000 million from domestic capital markets through Non-Convertible Debentures. These issuances were rated AAA by CRISIL Limited and CARE Ratings Limited.

During the year, SDIL completed partial buy-back of 2.875% Senior Secured Notes of principal amount of US $27.37 million for an aggregate value of US $20.12 million (balance outstanding notes for an aggregate value of US $472.63 million).

During the year under review, CARE Ratings Limited has re-affirmed the Issuer Rating of "CARE AAA; Stable" for the Trust on November 29, 2022 and further re-affirmed the same within 30 days of the end of the financial year 2022-23 on April 21, 2023 in accordance with the SEBI InvIT Regulations.

During the year under review, SDIL's debt securities and borrowings have been re-affirmed as AAA/Stable by CRISIL Limited, CARE Ratings Limited and ICRA Limited. Further, the rating for 2.875% Senior Secured Notes issued by SDIL in August 2021 has also been re-affirmed as BBB- (Stable) i.e. Investment Grade rating by S&P Global Ratings and Fitch Ratings Limited.

During the year under review, Kotak Mahindra Bank has sanctioned fund-based facility amounting to ₹582.6 million and non-fund-based facility amounting to ₹115 million to CDPL. Out of the sanctioned facility, the Term loan facility amounting to ₹500 million has been upgraded and rated [ICRA]AA+ by ICRA Limited, the domestic rating agency, as compared to [ICRA]A- obtained during the previous financial year.

The principal business of the Trust is setting up and maintaining passive tower infrastructure and related assets and providing passive tower infrastructure services in India. Based on the guiding principles given in Ind AS on "Segment Reporting", this activity falls within a single business and geographical segment and accordingly segment-wise position of business and its operations is not applicable to the Trust.

HEALTH, SECURITY, SAFETY AND ENVIRONMENT

Summit Digitel Infrastructure Limited

At SDIL, top priority is achieving a goal of "Zero Harm" by maintaining the highest level of Health, Safety, Security and Environmental ("HSSE") performance in all operations and activities. SDIL strongly advocates best practices in health and safety, especially on high-risk activities with a focus on electrical safety, work at height and road safety and aims to set an example by demonstrating safety at the leadership level to foster a safe work culture. The business safety scorecard performance improved from 72% to 79% for the FY2022-23.

SDIL's HSSE management system is based on the TAGG (Train Audit Guide & Govern) strategy, which ensures that all business activities are systematic, effective and focused on the proactive reduction and mitigation of specific HSSE risks (Electrical Safety, Work at Height, Road Safety, etc.)

Site visits and mandatory Summit Safety Program ("SSP") training are part of Key Result Area (KRA) / Key Performance Indicator (KPI) for all eligible employees, including the management team, reflecting the integration of HSSE into the organisation.

In FY2022-23, SDIL achieved a LTIFR (Lost Time Injury Frequency Rate) of 0.067, a significant improvement of 58% compared to the previous year. There were no serious safety incidents involving SDIL employees and its principal operations contractor. However, there was one serious safety incident involving a subcontractor person during this period and the company conducted a thorough investigation of the incident, implemented immediate corrective and preventive measures, and is progressively implementing medium and long-term mitigation measures. SDIL is committed to complying with all HSSE statutory and regulatory requirements and strives to go beyond the minimum threshold of compliance.

SDIL has also launched a new mobile application called 'Summit Works', which offers a comprehensive solution for surveying, monitoring, auditing, reviewing and tracking (SMART) various work activities related to safety, operations and governance.

As part of its efforts to sustain safety practices, SDIL launched the 'Family Connect' program to raise awareness among the family members of field personnel about the proper use of PPE and safe working practices focusing on the top risks viz., road safety, work at height and electrical safety. More than 330 families of technicians and Riggers (Height Workers) have been educated through this program and SDIL plans to continue reaching out to more families making safety a way of life. SDIL has made significant efforts to create safe, compliant, efficient and sustainable offices.

In 2022, SDIL was awarded "The OSH India Safety & Excellence Award" for its electrical hazard mitigation initiatives apart from being a finalist in five of the eleven categories. Additionally, SDIL was awarded a Certificate of Recognition by the National Safety Council of India, Ministry of Labor, for its strong HSSE management systems. As the only telecommunications company to receive this award, SDIL met at least 65% of the evaluation criterion.

Crest Digitel Private Limited

CDPL has grown rapidly across all its business segments along with strengthening its national presence. As it grows, CDPL appreciates that managing risks is crucial and accordingly it is fully committed to implement safety measures to control and reduce these risks.

During the year under review, CDPL made significant progress in the areas of Health and Safety. Notably, its Business Safety Scorecard performance improved from 62% to 75% with a significant achievement in Permit to Work compliance for field audits at 86%. There was a huge emphasis on mandatory Employee Safety Training covering Safety Habits and Incident Reporting. This was supported by a successful development and standardisation of key HSSE and Quality processes as well as reinforcement of the pre dispatch inspection (PDI) process for appropriate field product deployment. There were specific planned interventions relating to height certification and training for the deployment team members as well as regular governance meetings held with the partners.

In June 2022, CDPL had a serious safety incident from which there were some critical learnings which we disseminated through the organisation. CDPL has further strengthened its structural designs and incorporated additional safety measures in its Standard Operating Procedures. The standardisation of chemical anchors and the introduction of superior-grade chemicals for structural stability were also executed. Furthermore, requisite safety education for supervisors and laborers was implemented.

For FY2023-24, CDPL's primary HSSE objective is to strive for Zero Serious Safety Incidents ("SSI"). To reach its goal of Zero SSIs, CDPL will concentrate on the following aspects:

1. Enhancing partner training and competency development for field compliance;
2. Ensuring first-time right compliance by field partners;
3. Having a deployment engineer on-site during pole erection activities;
4. Automating manual tracking input from field teams;
5. Fortifying the Permit to Work process;
6. Updating the Circle Safety Scorecard with more robust parameters;
7. Constructing sites according to Structure Stability reports;
8. Inspecting and maintaining pole structures to prevent accidents;
9. Adopting the Toolbox Talk concept throughout the organization;
10. Upholding safety compliance and mandatory requirements for expanding into new cities and regions; and
11. Focusing of Environment, carbon footprint as guided by Brookfield team.

Further, as a part of the employment contract and agreement with its partners, all CDPL employees and partners must adhere to HSSE rules and regulations. Importantly, each employee and partner need to acknowledge their individual responsibility for maintaining their own safety and the safety of their team members.

Future Business Outlook

Summit Digitel Infrastructure Limited

Based on last year's developments, MNOs have been focusing on upgrading their existing sites to accommodate 5G technology, which has increased a substantial amount of loading on towers. This trend is expected to continue, which will have a positive impact from the revenue perspective of SDIL. The company's tower infrastructure is expected to see increased demand as MNOs continue to upgrade their existing sites, leading to an increase in tower rentals for SDIL.

The penetration of 5G technology is expected to drive the demand for the densification of towers, which is expected to benefit SDIL. With a large portfolio of towers in unique locations across the country, SDIL is well-positioned to benefit from the demand for tower densification.

SDIL's continued focus on providing new-age and reliable tower infrastructure with best-in-class uptime is likely to drive growth and attract new customers, further strengthening its position in the telecom industry.

SDIL anticipates that the demand for its telecom infrastructure for both current and potential tenants will increase due to the following factors:

- Increase in mobile service subscriptions;
- Impact of 5G technology on bandwidth, reliability and high-speed connectivity;
- Increased dependence on new and emerging wireless technologies, devices, and artificial intelligence;
- Growing demand for value-added managed services, the value of Internet of Things ("IoT"), enhanced customer service;
- The transition to digital learning and remote working;
- Increase in smartphone penetration, wireless carrier focus on expanding both network quality and capacity, including the use of traditional macro towers as well as small cells infrastructure;
- Increased reliance on FinTech innovations, in the form of digital payments, mobile money, mobile wallets, etc. has become not just an innovative trend globally but an essential service; and
- Increased government initiatives to support connectivity throughout India.

Based on industry research, SDIL expects that a number of key industry trends will result in incremental revenue opportunities for MNOs:

- The extensive and proactive rollout of 5G services: As 5G networks are rolled out across the world, operators have the opportunity to capture new revenue streams by offering new services and applications. For example, 5G can enable new use cases in areas like autonomous vehicles, smart cities and remote healthcare. By proactively rolling out 5G services, operators can position themselves to capture a share of these new revenue streams.
- Huge investments into the 5G spectrum by operators: With 5G technology, operators have the opportunity to provide new services that were not previously possible with 4G or earlier generations. For example, 5G can enable IoT applications to be deployed at scale. Additionally, 5G networks can enable low latency and high bandwidth, which can support applications like virtual and augmented reality in varied industry use cases. By investing in the 5G spectrum, operators can position themselves to capture a share of these new revenue streams.
- The rapid adoption of smartphones in both urban and rural areas: This has created a huge demand for mobile data. Operators that can meet this demand with densification and capacity augmentation of towers for realising faster speeds and better reliability will enable them to capture new revenue streams and grow their customer base.
- Operators focus on expanding network capacity and quality: This can help operators attract more customers and generate new revenue streams through new services and applications. For example, by expanding network capacity, operators can support new use cases in areas like IoT and virtual and augmented reality.
- Requisition of tower densification by operator riding on 4G and 5G spectrum deployment shall hugely benefit SDIL as: SDIL's network primarily operates on the 2,300 MHz band and the majority of its towers are located in areas where there are no other tower companies nearby. In fact, more than 60% of SDIL's tower portfolio is in rural areas.
- SDIL's existing tower infrastructure and strategic locations - in rural and arduous terrains - position the Company well to capitalise on the demand from the MNOs.
- Providing network coverage to areas that are underserved by operators: SDIL can attract and generate new revenue streams by partnering with new customers in varied segment, who require their own network through utilisation of tower, power and space.

Crest Digitel Private Limited

The growth will be propelled by acquiring sites that the MNOs seek as also prestigious projects like metros, airports and large governmental sites spread across the country. Equally, CDPL's acquisition strength can be leveraged for the small cell business where thousands of small landlords need to be engaged for installations on their properties. CDPL continues to believe that its site revenue is likely to increase due to the growing use of 4G as also its ability to meet the incremental data demand due to the imminent 5G launch. By adding new tenants and new equipment for existing tenants on its sites, both the site utilization and profitability can increase in tandem. CDPL will continue its focus on corporate parks, retail, and institutional sites especially hospitals and educational institutes. In addition, CDPL intends to continue to supplement its organic growth by selectively developing or acquiring new marquee sites (for both IBS and Small Cells) in the existing and new geographies where it can achieve its projected returns.

Aligned to CDPL's HSSE values, it is committed to run a business with "ZERO SSI, ZERO High-risk incidents and ZERO adverse Environment impact". CDPL pledges to reach the highest levels of environmental performance by sustainably saving energy, eliminating emissions, conserving resources, reducing costs and taking a firm stride closer to a greener earth.

Details of revenue during the year from the underlying project

SDIL is engaged in the business of providing tower infrastructure and related operations and maintenance services in the telecom sector (GBT, GBM, RTT/RTP, COW). CDPL is engaged in business of building, maintaining, leasing, renting and dealing in infrastructure for the telecom sector (IBS and Small Cell).

During the financial year ended March 31, 2023, SDIL has generated a revenue of ₹108,516 million from its operations and ₹1,376 million as other income. CDPL has generated a revenue of ₹2,482 million from its operations and ₹52 million as other income.

FINANCIAL INFORMATION AND OPERATING EXPENSES OF THE TRUST

Summary of Audited Standalone and Consolidated Financial Information of the Trust for the financial year ended March 31, 2023, is as follows:

(₹ in Million)

Particulars	Financial Year ended March 31, 2023		Financial Year ended March 31, 2022	
	Standalone	Consolidated	Standalone	Consolidated
Total Income	40,673	112,446	39,042	98,192
Total Expenditure	631	104,518	463	92,715
Profit before tax	40,042	7,928	38,579	5,477
Less: Provision for tax				
Current tax	10	118	-	15
Related to earlier years	-	(7)	-	-
Deferred Tax Credit	-	(150)	-	(7)
Profit for the year	40,032	7,967	38,579	5,469
Other comprehensive income	-	(214)	-	(933)
Total comprehensive income/(loss) for the period	**40,032**	**7,753**	**38,579**	**4,536**

Key operating expenses of the Trust for the financial year ended March 31, 2023, are as follows:

(₹ in Million)

Particulars	Financial Year ended March 31, 2023	Financial Year ended March 31, 2022
Investment Manager Fees	28	28
Legal, Professional and advisory fees	18	13
Trustee Fee	2	2
Project Manager Fees	24	24
Payment to Auditors	31	49
Other expenses	528	347
Total	**631**	**463**

Further, the Audited Standalone and Consolidated Financial Information of the Trust for the financial year ended March 31, 2023 along with the Report of Auditors thereon, as approved by the Board of Directors of Brookfield India Infrastructure Manager Private Limited (“BIIMPL/Company”), acting in its capacity as Investment Manager of Data InvIT, at its meeting held on May 26, 2023, forms part of this Annual Report.

DETAILS OF UNITS ISSUED BY THE TRUST

Units

The Trust had issued 2,521,500,000 units at an Issue Price of ₹100 each aggregating to ₹2,521.5 million on August 31, 2020, which were listed on BSE Limited w.e.f. September 1, 2020.

Pursuant to the approval granted by the Data InvIT Committee of the Board of Directors of BIIMPL, the Trust has issued and allotted 28,700,000 units at an Issue Price of ₹110.46 each aggregating to ₹3,170.20 million, on rights basis, on March 3, 2022, which were listed on BSE Limited w.e.f. March 7, 2022.

Pursuant to the approval granted by the unitholders of the Trust, the Trust had further issued and allotted 52,800,000 units at an Issue Price of ₹110.46 each aggregating to ₹5,832.28 million, on preferential basis on March 8, 2022, which were listed on BSE Limited w.e.f. March 17, 2022.

The aggregate number of units issued by the Trust as on March 31, 2023 is 2,603,000,000. During the year under review and as on the date of this Report, no units have been bought-back by the Trust.

Credit Rating

The Trust has obtained rating from CARE Ratings Limited, which has assigned "CARE AAA/Stable" rating (pronounced as Triple A with Stable outlook) to the Trust on January 4, 2022. During the year under review, CARE Ratings Limited has reaffirmed the rating of the Trust at "CARE AAA; Stable" rating on April 21, 2023. The same has been submitted to BSE Limited in compliance with the SEBI InvIT Regulations and circulars issued thereunder.

The aggregate consolidated borrowings and deferred payments of Data InvIT and its Special Purpose Vehicles i.e., SDIL and CDPL (net of cash and cash equivalents) are within the prescribed threshold specified in the SEBI InvIT Regulations. Further, the Trust has not issued any debt securities during the year under review.

During the year under review, SDIL’s debt securities and borrowings have been re-affirmed as AAA/Stable by CRISIL Limited, CARE Ratings Limited and ICRA Limited. Further, the rating for 2.875% Senior Secured Notes issued by SDIL have also been re-affirmed as BBB- (Stable) i.e., Investment Grade rating by S&P Global Ratings and Fitch Ratings Limited.

During the year under review, CDPL’s borrowings have been rated AA+ by ICRA Limited.

SUMMARY OF THE VALUATION AS PER THE VALUATION REPORT AS AT THE END OF THE YEAR

Pursuant to the approval of the Board of Directors of Investment Manager, BDO Valuation Advisory LLP, Registered Valuer (IBBI Registration Number: IBBI/RV-E/02/2019/103) (“Valuer”), was appointed as the Valuer of the Trust to carry out the valuation of Trust Assets for FY2022-23 in accordance with the SEBI InvIT Regulations.

In terms of the provisions of Regulation 10 of the SEBI InvIT Regulations, the Valuation Report dated May 25, 2023 for the financial year ended March 31, 2023, issued by the Valuer of the Trust, has been filed with BSE Limited on May 26, 2023 and the same is also available on the website of the Trust at www.datainfratrust.com. The Valuation Report is also attached as **Annexure A** to this Report.

As per the Valuation Report, the Trust Assets have been valued at ₹638,347 million using under Income Approach. Discounted Cash Flow Method has been used to arrive at the enterprise value of the Trust Asset.

VALUATION OF ASSETS AND NET ASSET VALUE ("NAV")

Pursuant to the provisions of Regulation 10 of the SEBI InvIT Regulations, the NAV of the Trust was computed based on the valuation done by the Valuer and the same has been disclosed as part of the Audited Financial Information of the Trust filed with BSE Limited on May 26, 2023 and is also available on the website of the Trust at www.datainfratrust.com.

Standalone Statement of Net Assets of the Trust at Fair Value as at March 31, 2023 is as under:

(₹ in Million)

Particulars	Financial Year ended March 31, 2023		Financial Year ended March 31, 2022	
	Book Value	Fair Value	Book Value	Fair Value
A. Assets	295,612	346,313	285,826	297,825
B. Liabilities at Book value	6,935	6,935	6,626	6,626
C. Net Assets (A-B)	288,677	339,378	279,200	291,198
D. Number of Units (No. in Million)	2,603	2,603	2,603	2,603
E. NAV per Unit (C/D) (in INR)	**110.90**	**130.38**	**107.26**	**111.87**

INVESTMENT MANAGER ("IM") OF THE TRUST AND CHANGES THEREIN

A. Details of Brookfield India Infrastructure Manager Private Limited i.e. IM, as on March 31, 2023

Pursuant to the applicable provisions of the SEBI InvIT Regulations and the Investment Management Agreement dated September 25, 2020, executed between the Company and Axis Trustee Services Limited, acting in its capacity as the Trustee to the Trust ("Trustee"), the Company has been appointed as the Investment Manager of the Trust with effect from October 13, 2020.

The Company was a wholly-owned subsidiary of BHAL Global Corporate Limited ("BHAL") - an affiliate of Brookfield Asset Management Inc. ("BAM"). During the year, pursuant to an internal re-structuring, the existing shareholders transferred their holdings as under:

- Brookfield Global Subinvestments Limited (nominee of BHAL) transferred 1 equity share of the Company to Brookfield India GP ULC, an entity incorporated in Canada, on November 30, 2022; and
- BHAL transferred 83,39,557 equity shares of the Company to Brookfield Manager Holdings Limited ("BMHL"), an entity incorporated in Hamilton, Bermuda, on December 1, 2022.

Consequent to the abovementioned transfers, the Company ceased to be the subsidiary of BHAL and became the subsidiary of BMHL w.e.f. December 1, 2022 and continues to be a subsidiary of BMHL as on the date of this Report.

The Company shall act as a common investment manager to all the existing and proposed infrastructure investment trusts set up by the Brookfield Group from time to time, in terms of the SEBI InvIT Regulations.

Accordingly, pursuant to informal Guidance issued by SEBI on March 12, 2020, the Company is acting as a Common IM to the Trust and India Infrastructure Trust ("Pipeline InvIT"), another InvIT set up by Brookfield under the SEBI InvIT Regulations.

Board of Directors of BIIMPL

The details of Board of Directors of BIIMPL as on March 31, 2023 are as under:

Sr. No.	Name of Director	Designation	DIN
1.	Mr. Sridhar Rengan	Non-executive Director ("NED") and Chairperson	03139082
2.	Mr. Chetan Desai	Non-executive Independent Director	03595319
3.	Mr. Narendra Aneja	Non-executive Independent Director	00124302
4.	Ms. Swati Mandava	NED	07625343

Further, changes in the composition of the Board of Directors of the Investment Manager during the year under review and as on the date of the Report are as under:

Sr. No.	Name of Director	Details of changes
1.	Ms. Pooja Aggarwal	Appointed as an Additional NED with effect from September 30, 2021
		Resigned as an Additional NED with effect from April 6, 2022
2.	Ms. Swati Mandava	Appointed as NED with effect from June 28, 2022
		Resigned as NED with effect from May 25, 2023
3.	Mr. Prateek Shroff	Appointed as NED with effect from May 26, 2023

Brief profile of the directors is provided below:

1. **Mr. Sridhar Rengan**

   Sridhar Rengan is a Managing Director in Brookfield's Finance team. In this role, he is responsible for finance, public and regulatory affairs in India.

   Prior to joining Brookfield in 2014, he held various roles over the last three decades in real estate, infrastructure and consumer businesses, and was the Chief Financial Officer (CFO) for Piramal Roads Infra Private Limited.

   He holds a law degree from the University of Calcutta and a Bachelor's degree with honours from St. Xavier's College Kolkata. He is also a member of the Institute of Cost Accountants of India and a member of Institute of Company Secretaries of India.

2. **Mr. Chetan Desai**

   Chetan Desai is a Chartered Accountant. He retired as Managing Partner from M/s. Haribhakti & Co. LLP - a leading CA firm in India - in 2018. Earlier, for many years, he was heading the audit & assurance practice of the firm. He is on the Board of a few companies.

   During his professional career of 47 years, he has dealt with multinationals, public sector enterprises, large corporates, sectors such as banking and finance, insurance, mutual funds, manufacturing, services, real estate, hospitality, engineering, energy, infrastructure, pharma, health care, not for profit entities, etc.

   He has wide knowledge and exposure in the fields of corporate governance, compliance, corporate laws, accounting and related areas.

3. **Mr. Narendra Aneja**

   Narendra Aneja is a Fellow Chartered Accountant, Certified Internal Auditor, Certification in Risk Management Assurance (CRMA) and holds an Master of Business Administration (MBA) from the Wharton Business School. He is a Gold Medalist (ICWA), a Tata Scholar and was ranked on the Director's List at Wharton Business School (1978).

He was Director at large of the Global Board of IIA Inc. between 2016 to 2019. He is a past National President of The Institute of Internal Auditors of India and of the Asian Confederation of Institutes of Internal Auditors (ACIIA).

He has made presentations at many international conferences in India, the United States of America, Malaysia, Dubai, Sri Lanka, Qatar, Philippines, Thailand and the Dominican Republic.

He has over 30 years of experience in GRC (Governance, Risk and Compliance assignments) and management consultancy and is the managing partner and founder of Aneja Associates, having about 350 professionals.

4. **Ms. Swati Mandava** *(resigned w.e.f. May 25, 2023)*
Swati Mandava is Legal Counsel and Corporate Secretary for Brookfield Corporation. In this role, she is responsible for providing legal advice in relation to existing and new initiatives of the Corporation serving as Corporate Secretary to the Board of Directors of the Corporation and having oversight of legal and compliance activities.

She joined Brookfield in 2015 and has held several roles including serving as senior lawyer for Brookfield's India and Middle East business. Prior to joining Brookfield, she worked for a leading corporate law firm in India, where she focused on mergers and acquisitions, private equity and advising on a variety of corporate transactions.

She holds a dual Bachelor of Arts and Law degree from The National Academy of Legal Studies and Research (NALSAR), University of Law in Hyderabad, India.

5. **Mr. Prateek Shroff** *(appointed w.e.f. May 26, 2023)*
Prateek is a Senior Vice President in the Infra Investments team and oversees the legal function for Brookfield Infrastructure in India and Middle East. Prateek's prior work experience includes assignments with Trilegal, Cyril Amarchand Mangaldas and working as Senior Legal Counsel, Tata Sons Pvt. Ltd., where his responsibilities included working with the strategy teams on structuring, negotiating and drafting transaction documents for various mergers and acquisition transactions at the group and operating company level.

He holds Bachelor of Arts (B.A.) LL.B (Hons.) from West Bengal National University of Juridical Sciences.

Data InvIT Committee of the Investment Manager

Considering that the Company is acting as a common IM to the Trust and Pipeline InvIT, hence, in order to ensure good governance and clear segregation of the management and operations of both the InvITs being managed by the Company, the Board has constituted two InvIT Committees, namely 'Pipeline InvIT Committee' and 'Data InvIT Committee', for managing and administering respective InvITs and its assets, and has delegated the authority and responsibility of overseeing all the activities of the IM that pertain to the management and operation of the respective InvITs in accordance with the SEBI InvIT Regulations, respective Trust Documents, BIIMPL IMA and other applicable laws, to the respective InvIT Committees. The operation and functioning of both the Committees are under the strict supervision of the Board of Directors of the Company. As per the terms of reference of the aforesaid Committees, a periodic report is submitted by the respective Committees to the Board, to ensure oversight and guidance on the activities of the two InvITs.

Further, the Board had approved and adopted an Administration Policy to provide for a framework in relation to the internal compliance, governance and segregation of activities of various InvIT Committees that are/will be set up from time to time.

Details of the holding by BIIMPL and its Directors or Members of the Data InvIT Committee in the Trust

As on the date of this Report, neither BIIMPL nor any of its Directors or Members of the Data InvIT Committee holds any units of the Trust.

Net Worth of BIIMPL

Net Worth of BIIMPL as per its latest Annual Audited Standalone Financial Statements for the financial year ended March 31, 2023 is in line with the requirement specified under Regulation 4(2)(e) of the SEBI InvIT Regulations. There is no erosion in the net worth of BIIMPL as compared to the net worth as per its last financial statements.

Functions, Duties and Responsibilities of the Investment Manager

During the year under review, duties and responsibilities of BIIMPL in the capacity of IM of the Trust, were in accordance with the BIIMPL IMA and the SEBI InvIT Regulations. The Board of BIIMPL comprises half of its Directors as Independent Directors having extensive and relevant experience.

B. Codes/Policies

In line with the requirements of the SEBI InvIT Regulations and in order to adhere to the good governance practices for the Trust, the Data InvIT Committee had adopted various policies and codes in relation to the Trust.

(i) Distribution Policy

The Distribution Policy provides a structure for distribution of the net distributable cash flows of Special Purpose Vehicles to the Trust and the Trust to the Unitholders.

(ii) Code of conduct for prohibition of insider trading

Code of Conduct for Prohibition of Insider Trading (“Insider Trading Code”) was adopted w.e.f. August 17, 2021 in place of the “Policy on unpublished price sensitive information and dealing in units by the parties to the Data Infrastructure Trust and the unitholders” which was repealed w.e.f. the said date.

The Code is adopted in order to ensure fair disclosure of unpublished price sensitive information and to regulate, monitor and report trading by the Designated Persons towards achieving compliance with the SEBI (Prohibition of Insider Trading) Regulations, 2015 and aims to outline process and procedures for dissemination of information and disclosures in relation to the Trust on its website, to the Stock Exchanges and to all stakeholders at large. The purpose of the Insider Trading Code is also to ensure that the Trust complies with applicable laws, regulations, rules or guidelines prohibiting Insider trading and governing disclosure of material, unpublished price sensitive information.

(iii) Code of Conduct for the Trust (“Code”)

The said Code was adopted in relation to the conduct of the Trust and the Parties to the Trust. The Code provides for principles and procedures for the Sponsors, the Investment Manager, the Project Managers, the Trustee and their respective employees, as may be applicable, for ensuring interest of the unitholders and proper conduct and carrying out of the business and of the Trust in accordance with the applicable laws.

(iv) Policy on Appointment of Auditor and Valuer of the Trust

The policy on Appointment of Auditor and Valuer provides a framework for ensuring compliance, in relation to the appointment of Auditor and Valuer, as identified by the Investment Manager in accordance with the SEBI InvIT Regulations and other applicable laws.

(v) Policy on Related Party Transactions of the Trust

The policy on Related Party Transactions provides a framework to regulate the transactions of Data InvIT with its Related Parties, in accordance with the SEBI InvIT Regulations and other applicable laws.

(vi) Borrowing Policy of the Trust

The Borrowing Policy has been adopted to ensure that all funds borrowed in relation to the Trust are in compliance with the SEBI InvIT Regulations.

C. Representatives on the Board of Directors of SDIL, Special Purpose Vehicle ("SPV") of the Trust

In terms of the SEBI InvIT Regulations, majority of the Board of Directors of SDIL i.e. SPV of the Trust, have been appointed by BIIMPL, in consultation with the Trustee. During the year under review, the following changes took place in the Board Composition of SDIL:

Name of the Director & DIN	Nature of Change	Effective date of change
Ms. Pooja Aggarwal DIN: 07515355	Appointment as NED	May 23, 2022
Mr. Jeffrey Kendrew DIN: 08020501	Resigned as a NED due to pre-occupancy	August 9, 2022
Mr. Sunil Srivastav DIN: 00237561	Appointed as an ID	August 10, 2022
Mr. Jagdish Kini DIN: 00518726	Appointed as an ID	August 10, 2022

During the year under review, BIIMPL had ensured that in every general meeting, including the Ninth Annual General Meeting of SDIL held on September 28, 2022, the voting of the Trust was exercised.

D. Representatives on the Board of Directors of CDPL, SPV of the Trust

BIIMPL, in consultation with the Trustee, had appointed the majority of the Board of Directors of CDPL i.e. SPV of the Trust.

During the year under review, the following changes took place in the Board Composition of CDPL:

Name of the Director & DIN	Nature of Change	Effective date of change
Ms. Ritu Singh DIN: 08011599	Appointed as Additional Director	May 12, 2022
	Regularized as Director in the AGM held on September 29, 2022	September 29, 2022

During the year under review, BIIMPL had ensured that in every general meeting, including the Eleventh Annual General Meeting of CDPL held on September 29, 2022, the voting of the Trust was exercised.

SPONSOR OF THE TRUST

A. BIF IV Jarvis India Pte. Ltd.

BIF IV Jarvis India Pte. Ltd. ("Brookfield Sponsor") is a Sponsor of the Trust. The Brookfield Sponsor was incorporated on May 31, 2019 under the laws of Singapore. The Brookfield Sponsor is 100% held by BIF IV India Holdings Pte. Ltd. ("BIF IV India"), a company incorporated in Singapore. The Brookfield Sponsor and BIF IV India are controlled by Brookfield Corporation ("BN"). The registered office of the Brookfield Sponsor is situated at Collyer Quay Centre, 16 Collyer Quay, #19-00 Singapore - 049318.

BN together with its affiliates ("Brookfield") has a history of over 115 years of owning and operating assets with a focus on infrastructure, renewable power, property and other real assets. Brookfield currently controls over US $9 billion of assets in India, with approximately 1,000 employees. BN is listed on the New York Stock Exchange ("NYSE") and the Toronto Stock Exchange ("TSE") and has a market capitalisation of approximately US $51.04 billion as on March 31, 2023.

Futher, Brookfield's Infrastructure Group ("Brookfield Infrastructure") owns and operates one of the largest infrastructure portfolios in the world, with approximately US $143 billion of assets under management as on December 31, 2022. Brookfield Infrastructure's publicly listed infrastructure vehicles include Brookfield Infrastructure Partners L.P ("BIP"), a publicly traded infrastructure investor and operator, targeting long-life assets with high barriers to entry that provide essential services to the global economy. BIP is listed on the NYSE and the TSE and has a market capitalisation of approximately US $27.5 billion as of March 31, 2023. The Brookfield Sponsor has relied on BN and BIP for meeting the eligibility criteria under the SEBI InvIT Regulations.

Brookfield Sponsor was included as a Sponsor of the Trust, in addition to the Reliance Sponsor, pursuant to the execution of a Deed of Accession to the Indenture of Trust on August 26, 2020 between the Reliance Sponsor, Brookfield Sponsor and the Trustee.

Directors of the Brookfield Sponsor

The details of Board of Directors of the Brookfield Sponsor as on March 31, 2023 are mentioned below:

Sr. No.	Name of Director	Date of appointment	Identification No.
1.	Mr. Liew Yee Foong	May 31, 2019	S8779790B
2.	Ms. Ho Yeh Hwa	May 31, 2019	S7838513H
3.	Mr. Tan Aik Thye Derek	April 29, 2022	S9339299Z
4.	Mr. Maurice Robert Hendrick Barnes	October 5, 2022	G3115926T
5.	Ms. Tay Zhi Yun	October 12, 2022	S8945483B
6.	Ms. Talisa Poh Pei Lynn	October 12, 2022	S9086937Z

Brief profile of the directors is provided below:

1. **Mr. Liew Yee Foong**

   Liew Yee Foong is a Senior Vice President - Head of Fund Management and Finance of Brookfield Singapore. He has over a decade of work experience for which the initial 4 years were within the audit space auditing fund, private equity, asset management, real estate and logistics companies. This was followed by commercial experience focusing on fund managers and funds with mandates within real estate, private equity and infrastructure investments.

   Liew Yee Foong holds a Bachelor of Commerce (Accounting and Finance) from Curtin University of Technology. He is also a Certified Public Accountant (CPA) and a Chartered Accountant (CA).

2. **Ms. Ho Yeh Hwa**

   Yeh Hwa is Vice President, Legal and Regulatory for Brookfield Singapore and is responsible for running the Legal & Regulatory Compliance functions of Brookfield's fund management activities in Asia. Yeh Hwa has over 18 years of work experience, of which she spent the initial 8 years practicing law in leading legal firms in United Kingdom and Singapore with a focus on corporate law, transactional merger and acquisition and private equity. This is followed by more than 10 years of commercial legal experience in-house in fund/asset management in fund managers in both United Kingdom and Singapore, as well as a Singapore sovereign wealth fund, with a focus on real estate, private equity, infrastructure and renewable energy investments.

   Yeh Hwa holds a Bachelor of Laws from National University of Singapore and was called to the Rolls of Singapore in 2002 and the Rolls of England and Wales in 2006.

3. **Mr. Tan Aik Thye Derek**

   Derek is an Investment Professional in Brookfield Singapore and manages investments conducted in Asia. He has over 5 years of work experience in private investment managers focused on real estate. In his prior experience, he covers investments, portfolio management and fund management for close end funds and perpetual open end vehicles.

   Derek holds a Bachelor of Business Administration (Hons) from Nanyang Business School, Nanyang Technological University.

4. **Mr. Maurice Robert Hendrick Barnes**

   Maurice has over 15 years of work experience in the ownership and operations of critical telecommunications infrastructure assets with Crown Castle International (NYSE:CCI) and Telstra Corporation (ASX:TLS). He has previously held multiple senior level roles managing established businesses and start-ups, raising capital, growth, restructures, sale and exit strategies. Industries include BFSI, Wireless Telecommunications Infrastructure, workforce and asset management software.

   Maurice holds a Master of Business Administration from the University of Western Sydney and is an ordinary member of the Singapore Institute of Directors (SID).

5. **Ms. Tay Zhi Yun**

   Tay Zhi Yun is Vice President – Finance of Brookfield Singapore. She has over 11 years of work experience, of which the initial 4 years were spent in the professional services space, auditing a sovereign wealth fund, real estate companies and financial institutions. This is followed by commercial experience focusing on fund managers and funds with mandates within real estate, private equity, infrastructure and renewable investments.

   Tay Zhi Yun holds a Bachelor of Accountancy from Nanyang Technological University and is also a Chartered Accountant (CA) Singapore.

6. **Ms. Talisa Poh Pei Lynn**

   Talisa is an Investment Professional in Brookfield Singapore and manages investments conducted in Asia. She has over 8 years of work experience from which the initial first year performing finance business support and revenue assurance and 7 years within valuations, deals, merger and acquisition. In her prior experience, she has led teams to complete valuation exercises for potential acquisition or investment, and financial reporting purposes in accordance with the accounting standards.

   Talisa holds a Bachelor (Hons) of Economics and Finance from University of Manchester, United Kingdom.

During the year under review, there have been the following changes in the Directors of the Brookfield Sponsor:

i) Mr. Velden Neo Jun Xiong resigned as the Director of the Brookfield Sponsor with effect from April 29, 2022;
ii) Mr. Tan Aik Thye Derek was appointed as the Director of the Brookfield Sponsor with effect from April 29, 2022;
iii) Mr. Tang Qichen resigned as the Director of the Brookfield Sponsor with effect from April 29, 2022;
iv) Mr. Maurice Barnes was appointed as a Director of the Brookfield Sponsor with effect from October 5, 2022;
v) Ms. Tay Zhi Yun was appointed as a Director of the Brookfield Sponsor with effect from October 12, 2022; and
vi) Ms. Talisa Poh Pei Lynn was appointed as a Director of the Brookfield Sponsor with effect from October 12, 2022.

B. Reliance Industrial Investments and Holdings Limited

Reliance Industrial Investments and Holdings Limited ("Reliance Sponsor") is a Sponsor of the Trust. The Reliance Sponsor was incorporated on October 1, 1986 under the Companies Act, 1956 as Trishna Investments and Leasings Private Limited. Subsequently, the name was changed to Reliance Industrial Investments and Holdings Limited with effect from August 6, 1993. The Reliance Sponsor's registered office is situated at Office – 101, Saffron, Near Centre Point, Panchwati 5 Rasta, Ambawadi, Ahmedabad, Gujarat - 380006.

The Reliance Sponsor is a wholly owned subsidiary of Reliance Industries Limited ("RIL"), the largest private sector company in India in terms of market capitalisation as at March 31, 2023 and a Fortune 500 company. RIL's activities span across hydrocarbon exploration and production, petroleum refining and marketing, petrochemicals, advanced materials and composites, renewables (solar and hydrogen), financial services, retail and digital services. The equity shares and non-convertible debentures of RIL are listed on BSE Limited and National Stock Exchange of India Limited. The global depository receipts of RIL are listed on the Luxembourg Stock Exchange and traded on the International Order Book of the London Stock Exchange and amongst the qualified institutional investors on the over-the-counter market in the United States of America. The foreign currency bonds of RIL are listed on the Singapore Stock Exchange, Luxembourg Stock Exchange and India International Exchange (IFSC) Limited.

Directors of Reliance Sponsor

The details of Board of Directors of the Reliance Sponsor as on March 31, 2023 are mentioned below:

Sr. No.	Name of Director	Date of appointment	DIN
1.	Shri Hital Rasiklal Meswani	October 20, 2003	00001623
2.	Shri Vinod Mansukhlal Ambani	June 30, 2005	00003128
3.	Shri Mahendra Nath Bajpai	June 30, 2005	00005963
4.	Ms. Savithri Parekh	March 28, 2019	00274934
5.	Shri Dhiren Vrajlal Dalal*	March 31, 2015	01218886
6.	Shri Balasubramanian Chandrasekaran*	March 31, 2015	06670563

**Resigned w.e.f. March 31, 2023*

Brief profile of the Directors is provided below:

1. **Shri Hital R. Meswani**

   Shri Hital R. Meswani is the Director of the Reliance Sponsor since October 20, 2003. He holds Management & Technology graduate from the University of Pennsylvania (UPenn) in the United States of America, Bachelor of Science in Chemical Engineering from the School of Engineering and Applied Sciences, UPenn and a Bachelor of Science in Economics from the Wharton Business School.

   Shri Hital Meswani's overall responsibility spans the Petroleum Refining and Marketing Business, Petrochemicals Manufacturing and several corporate functions of RIL including Human Resources Management, Information Technology, Research & Technology and Capital Projects Execution. He has been involved with almost all mega initiatives of the group through its growth journey. He was instrumental in execution of the world class petrochemicals complex at Hazira and the mammoth Reliance Jamnagar Refinery complex, the largest in the world at any single location. He had also led a company-wide business transformation initiative, which has resulted in the development of the constitution of RIL – the Reliance Management System.

2. **Shri Vinod Mansukhlal Ambani**

   Shri Vinod M. Ambani is the Director of the Reliance Sponsor since June 30, 2005. He is a Commerce Graduate, Chartered Accountant and Diploma holder in Tax Management from Bombay University.

   He has more than five decades of experience and wide spectrum of knowledge in the field of corporate law, legal, compliance, secretarial, accounts, taxation, insider trading, etc.

3. **Shri Mahendra Nath Bajpai**

Shri Mahendra N. Bajpai is the Director of the Reliance Sponsor since June 30, 2005. He is a Science Post-Graduate with specialisation in Physics. He had a brilliant academic career. His areas of specialisation include Direct Taxes and International Taxes.

He joined Indian Revenue Services in 1974. He had initial assessment exposure in big companies like Hindustan Lever, Bharat Petroleum, Caltex, Indian Organic and several other Non-Resident companies in Mumbai. He has functioned as Assistant Director as well as Additional Director in Regional Training Institute in Lucknow for approximately 8 years. He has been Departmental Representative in Income Tax Apellate Tribunal (ITAT), Mumbai and after promotion posted as Member, Appropriate Authority, Ahmedabad. Post Voluntary Retirement in 1998, Shri M.N. Bajpai has been functioning as a Consultant of Corporate Taxes with Reliance group till date and handling all Direct Tax and International Tax Matters.

4. **Ms. Savithri Parekh**

Ms. Savithri Parekh is the Director of the Reliance Sponsor since March 28, 2019. She is B.Com, LL.B and a fellow member of The Institute of Company Secretaries of India. She has 30 years of experience. Prior to joining RIL, she was the Sr. Vice President Legal & Company Secretary of Pidilite Industries Limited for over 9 years.

She has been a guest faculty at Indian Institute of Management (IIM) Kolkata for over 10 years and has also authored three books on the Companies Act, 2013 and on Listing Regulations.

5. **Shri Dhiren Vrajlal Dalal** *(resigned w.e.f. March 31, 2023)*

Shri Dhiren V. Dalal is the Director of the Reliance Sponsor since March 31, 2015. He is a Commerce Graduate and a Fellow Member of the Institute of Chartered Accountants of India.

He is a Practicing Chartered Accountant and has a wide spectrum of knowledge and experience in the field of audit, finance and accounts and non-banking financial companies. He has been an Auditor of various registered Non-Banking Financial Companies.

6. **Shri Balasubrmanian Chandrasekaran** *(resigned w.e.f. March 31, 2023)*

Shri Balasubrmanian Chandrasekaran is the Director of the Reliance Sponsor since March 31, 2015. He is a Commerce Graduate, CAIIB and an alumni of Indian Institute of Management (IIM) Ahmedabad.

He has a wide spectrum of knowledge and experience in the field of banking and finance and accounts. He has also worked with SREI Infrastructure Finance Limited as Head – Treasury from April 2011-March 2013 and with RIL as Senior Vice President-Banking and Finance from October 1992-June 2010.

During the year under review and as on the date of this Report, Shri Dhiren Dalal and Shri Balasubrmanian Chandrasekaran ceased to be Independent Directors of the Company w.e.f. March 31, 2023.

TRUSTEE OF THE TRUST

Axis Trustee Services Limited is the Trustee of the Trust. The Trustee is a registered intermediary with SEBI under the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993, as a debenture trustee having registration number IND000000494 and is valid until suspended or cancelled. The Trustee's registered office is situated at Axis House, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai - 400025 and corporate office is situated at The Ruby, 2nd Floor, SW, 29, Senapati Bapat Marg, Dadar West, Mumbai - 400028.

The Trustee is a wholly-owned subsidiary of Axis Bank Limited. As Trustee, it ensures compliance with all statutory requirements and believes in the highest ethical standards and best practices in corporate governance. It aims to provide the best services in the industry with its well trained and professionally qualified staff with a sound legal acumen. The Trustee is involved in varied facets of debenture and bond trusteeships, including, advisory functions and management functions. The Trustee also acts as a security trustee and is involved in providing services in relation to security creation, compliance and holding security on behalf of lenders.

The Trustee confirms that it has and undertakes to ensure that it will at all times, maintain adequate infrastructure personnel and resources to perform its functions, duties and responsibilities with respect to the Trust, in accordance with the SEBI InvIT Regulations, the Indenture of Trust and other applicable laws.

There has been no change in the Trustee during the financial year ended March 31, 2023 and as on the date of this Report.

Board of Directors of the Trustee

Details of the Board of Directors of the Trustee as on March 31, 2023 and as on the date of this Report, are mentioned below:

Sr. No.	Name of Director	DIN	Date of appointment
1.	Mr. Rajesh Kumar Dahiya	07508488	July 11, 2018
2.	Mr. Ganesh Sankaran	07580955	April 18, 2019
3.	Ms. Deepa Rath	09163254	May 1, 2021

Brief profile of the directors is provided below:

1. **Mr. Rajesh Kumar Dahiya**

   Mr. Rajesh Kumar Dahiya is a Non-executive Director on the board of the Trustee.

   Mr. Rajesh Kumar Dahiya, Executive Director, Axis Bank Limited, is an Engineer with a Masters in Management. Before joining Axis Bank in June 2010, he was associated with Tata Group for 20 years where he handled various responsibilities across functions such as Human Resources, Manufacturing, Exports, Distribution and Institutional Sales.

   In his current role as Executive Director, he supervises all functions under Corporate Centre viz., Internal Audit, Human Resources, Compliance, Company Secretary, Corporate Communications, Corporate Real Estate Services, Chief Business Relations Officer (CBRO), Corporate Social Responsibility, Ethics & Sustainability and law.

   In addition, Mr. Dahiya also oversees the functioning of the Axis Bank Foundation. He is also on the Board of Axis PE Ltd.

2. **Mr. Ganesh Sankaran**

   Mr. Ganesh Sankaran is a Non-executive Director on the board of the Trustee.

   Mr. Ganesh Sankaran is the Group Executive – Wholesale Banking Coverage Group at Axis Bank Limited. He has nearly 25 years of experience across coverage, credit and risk functions and has handled verticals like Corporate Credit, Financial Institutions, Business Banking, Mortgages, Commercial Transportation, Equipment Finance and Rural Lending.

   Before joining Axis Bank, he was Executive Director at Federal Bank, responsible for business architecture across the Wholesale Bank, Micro/Rural bank, Business Banking and international operations. Additionally, he had also served as a Member of the Board of Directors for Equirus Capital and Fedbank Financial Services. Prior to that he was associated with HDFC Bank Limited where he was Co-Head, Corporate Banking.

   Mr. Ganesh Sankaran is an Engineer with a Master’s degree in Business Administration.

3. Ms. Deepa Rath

Ms. Deepa Rath is the Managing Director and CEO on the Board of Axis Trustee Services Limited.

Ms. Deepa Rath is a Senior Banker with more than 20 years of experience in Corporate Banking, Fintech, Credit, Project Funding, MSME Financing, Retail Banking, Supply Chain Finance, Trade Finance, etc.

Ms. Deepa is known for her strategic leadership, customer centric approach, superior people and relationship management skills which have helped her set up and scale up New Businesses & High Impact Teams across domains. Prior to taking over as MD and CEO of Axis Trustee Services Limited, Ms. Deepa was part of the founding leadership team and spearheaded TReDS (Trades Receivable Discounting System) platform business at INVOICEMART / A. TREDS LTD (JV of Axis Bank & Mjunction), a pioneer work in the space of Digital & Transparent Financing of MSMEs, Financial Inclusion, Application Programming Interface Integration and Blockchain implementation.

Previous to this, she led various business functions across geographies with Axis Bank Corporate Banking department. In the early part of her career, she took several roles with IDBI Bank and ICICI Bank Limited within the Corporate Banking and Retail Banking franchise.

She has been a speaker on various Finance & Fintech related forums and was a part of Axis Bank's Senior Business Leadership program initiatives pertaining to Ethics & Sustainability (POSH), Recruitment & Employee Engagement, Corporate social responsibility, etc. She is a panel /advisory member on the International Consulting/Advisory related to Supply Chain Finance, Fintech, Go-To-Market strategy and Corporate Banking practices.

She holds a Master of Business Administration - Finance from IMT Ghaziabad with Master's in Economics and an "Advanced Diploma in Software Technology & Systems Management", NIIT. Apart from several certifications like Coursera, Axis Business Leadership Program - ISB Hyderabad, Deepa is currently pursuing "Advanced Program in Fintech & Financial Blockchain" from IIM Calcutta to continue her strive for knowledge and learning.

During the year under review, there were no change in the Directors of the Trustee.

INFORMATION OR REPORT PERTAINING TO SPECIFIC SECTOR OR SUB-SECTOR THAT MAY BE RELEVANT FOR AN INVESTOR TO INVEST IN UNITS OF THE INVIT

Ever increasing network expansion requirements and deployment of 5G are driving the growth of mobile towers in the country. India saw a 60% growth in the number of mobile towers in the last 5 years. With introduction of 5G technology, the data speed of mobile networks is rivalling the same over a fiber connection. It is expected that, the 5G wireless connections through mobile towers shall be the preferred choice for providing Fixed Wireless Access (FWA), where laying of fiber is not feasible or cost effective.

Telecom Regulatory Authority of India (TRAI), the telecom regulator of India, is holding consultations over the methods to bring active non-core infrastructure under the scope of Infrastructure providers and make it sharable among various telecom and internet service providers. Private 5G networks are also expected to drive the future growth of the telecom infrastructure where the requirements of micro and macro sites to provide 5G coverage within the premises of factories, ports, mines, smart cities, etc. shall come up. In addition, the Draft Indian Telecom Bill-2022, which is expected to be tabled in the Parliament soon, shall further facilitate ease of doing business in this sector.

DETAILS OF CHANGES DURING THE YEAR

a. Clauses in the Trust Deed, Investment Manager Agreement or any other agreement entered into pertaining to the activities of Data InvIT

During the year under review, there has been no amendment in the Indenture of Trust or any other agreement entered into pertaining to the activities of the Trust, except for the following:

Amendment to the Project Management Agreement ("PMA")

During the year under review, there have been few amendments to the Project Management Agreement dated February 26, 2022 executed between the Trustee, BIIMPL, CDPL Project Manager and CDPL for appointment of Jarvis Data-Infra as the Project Manager for CDPL, SPV of the Trust. The amendment to the key terms of PMA relate to few changes in the duties and services of the CDPL Project Manager.

Amendment to the Share Purchase Agreement ("SPA")

During the year under review, the SPA dated July 21, 2021, entered into between CDPL, Mr. Ankit Goel, Mr. Radhey Raman Sharma, Mr. Ram Gopal Goyal, Westwood Business Consultancy LLP, BIIMPL and the Trust, was amended vide Third Amendment Agreement to the SPA dated March 13, 2023 to change few commercial term(s).

b. Any regulatory changes that has impacted or may impact cash flows of the underlying projects

Not Applicable for the period under review.

c. Addition and divestment of assets including the identity of the buyers or sellers, purchase or sale prices and brief details of valuation for such transactions projects

Not Applicable for the period under review.

d. Borrowings or repayment of borrowings (standalone and consolidated) **(₹ in Million)**

Transaction	SDIL Standalone		CDPL	Trust Standalone	Trust Consolidated
	Trust	Lenders		Lenders	Lenders
Opening Borrowings as on April 1, 2022	**250,000**	**218,515**	**329**	-	218,844
Add: Issuance during the year					
Term Loan from Banks	-	104,173	927 (incl. Bank overdraft)	-	105,100
Loan from Data Infrastructure Trust	-	-	-	-	-
Non-Convertible Debenture Issued	-	22,000	-	-	22,000
External Commercial Borrowings	-	12,000	-	-	12,000
Change in Unamortised Upfront Fees outstanding	-	260	(3)	-	257
Foreign currency valuation change in External commercial borrowings	-	861	-	-	861
Increase in Preference Shares Liability	-	11	-	-	11

d. Borrowings or repayment of borrowings (standalone and consolidated)

(₹ in Million)

Transaction	SDIL Standalone		CDPL	Trust Standalone	Trust Consolidated
	Trust	Lenders		Lenders	Lenders
Less: Repayment during the year					
Repayment of Loan	-	(10,243)	(95)	-	(10,338)
Repayment of Non-Convertible Debenture	-	(53,360)	-	-	(53,360)
Closing Borrowings as on March 31, 2023	**250,000**	**294,217**	**1,158**	-	**295,375**

e. Changes in material contracts or any new risk in performance of any contract pertaining to the Trust

Not Applicable for the period under review.

f. Any legal proceedings which may have significant bearing on the activities or revenues or cash flows of the Trust

SDIL:

During the year, SDIL received demand orders for financial years 2019-20 and 2020-21 of ₹1,057 million and ₹1,073 million respectively from Bihar GST Authority disallowing the input tax credits utilised by SDIL. SDIL has disputed the aforesaid disallowance. Against the demand for the FY2019-20, SDIL has filed a writ petition before the High court and the order is awaited. Against the demand for the FY2020-21, SDIL has filed an appeal before the Appellate authority. The appeal has been admitted and is yet to be heard by the Appellate authority.

Further, subsequent to the year ended March 31, 2023, SDIL received demand orders of ₹1,694 million and ₹2,253 million for the financial years 2019-20 and 2020-21 respectively from Uttar Pradesh GST Authority disallowing the input tax credit utilised by SDIL. SDIL will be filing an appeal against the demand orders.

SDIL reviewed the aforesaid orders and does not foresee any provision required in this respect at this stage. SDIL is indemnified by a party for these demands except for ₹107 million.

CDPL:

There are no legal proceedings which may have significant bearing on the activities or revenue or cash flows of the Trust.

g. Any other material changes during the year

The material changes that have occurred during the year under review and as on the date of this Report as mentioned below:

(i) SDIL has issued 10,000 Secured, Rated, Listed, Redeemable NCDs of the face value of ₹1,000,000 each, aggregating to ₹10,000 million, to identified investors, on private placement basis on May 31, 2022 and have been listed on debt segment of National Stock Exchange of India Limited w.e.f. June 2, 2022;

(ii) Pursuant to the approval granted by Registrar of Companies, Mumbai and upon issuance of a fresh Certificate of Incorporation, the SPV has converted into a public company and the name has been changed from Summit Digitel Infrastructure Private Limited to Summit Digitel Infrastructure Limited with effect from July 22, 2022;

(iii) Pursuant to fresh Certificate for Incorporation for change of name issued by Registrar of Companies, name of another SPV of the Trust i.e., CDPL has been changed from 'Space Teleinfra Private Limited' to 'Crest Digitel Private Limited' w.e.f. August 31, 2022;

(iv) SDIL has issued 12,000 Secured, Rated, Listed, Redeemable NCDs of the face value of ₹1,000,000 each, aggregating to ₹12,000 million, to identified investors, on private placement basis on November 2, 2022 and have been listed on debt segment of National Stock Exchange of India Limited w.e.f. November 4, 2022;

(v) Further, during the year, SDIL has exercised its call option and on May 25, 2022, June 13, 2022, August 17, 2022, November 24, 2022, December 28, 2022 and March 31, 2023, had redeemed 10,000 NCDs, 17,500 NCDs, 10,000 NCDs, 7000 NCDs, 5,900 NCDs and 2,960 NCDs respectively issued to RIL, on private placement basis. Accordingly, all the NCDs have been fully extinguished by SDIL under this series;

(vi) During the year under review, Mr. Inder Mehta has stepped down from the post of Compliance Officer with effect from the close of business hours on November 14, 2022 and Mr. Chandra Kant Sharma, an employee of the Investment Manager, was appointed in his place w.e.f. November 15, 2022, in terms of the provisions of Regulation 10(25) of the SEBI InvIT Regulations;

(vii) SDIL has tied up External Commercial Borrowings from Export Development Canada for an aggregate amount of ₹24,000 million, repayable at the end of seven years;

(viii) SDIL had also completed the buy-back of 2.875% Senior Secured Notes of principal amount of US $27.37 million for an aggregate value of US $20.12 million through a tender offer process;

(ix) Registered office of the CDPL Project Manager has shifted from '603, 6th Floor, 'B' Wing, Ashok Enclave Chincholi Road, Kamla Nagar, Malad (West), Mumbai' to 'Awfis Space Solutions, 7th Floor, Skyline Icon, Andheri Kurla Road, Chimatpada, Marol, Andheri East, Mumbai - 400059' w.e.f. December 1, 2022;

(x) Pursuant to the approval granted by the unitholders of the Trust, the principal place of business of the Trust has shifted from 'Unit 1, 4th Floor, Godrej BKC, Plot No C-68, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400051' to 'Unit 1, 9th Floor, Tower 4, Equinox Business Park, LBS Marg, Kurla (West), Mumbai - 400070, Maharashtra' w.e.f. December 16, 2022; and

(xi) Post completion of the financial year, Ms. Puja Tandon, Company Secretary of BIIMPL, has been designated to act as the Compliance Officer of the Company w.e.f. May 23, 2023, to monitor compliances for both Data InvIT and Pipeline InvIT. Further, Mr. Chandra Kant Sharma stepped down from the position of Compliance Officer of Data InvIT from close of business hours on May 22, 2023.

Amendment in the SEBI InvIT Regulation:

Securities and Exchange Board of India ("SEBI") vide its notification bearing reference no. LAD-NRO/GN/2014-15/10/1577 dated February 14, 2023, has made various amendments in the SEBI InvIT Regulations thereby requiring significant changes in the governance structure of the investment manager to discharge its obligations under the SEBI InvIT Regulations effective from April 1, 2023.

Further, pursuant to the extension application submitted by BIIMPL, acting in its capacity as the IM for Data InvIT and Pipeline InvIT, SEBI had granted 2 months extension (i.e., upto May 31, 2023) to comply with the corporate governance norms.

Additionally, BIIMPL, in its capacity as the IM of Data InvIT and Pipeline InvIT, shall comply with the requirements and implement necessary changes to comply with corporate governance norms within the prescribed timeline.

PROJECT-WISE REVENUE OF THE TRUST FOR THE LAST 5 YEARS

The Trust was formed on January 31, 2019 and was registered as an infrastructure investment trust under the SEBI InvIT Regulations on March 19, 2019. It completed its first investment on March 31, 2019. Accordingly, revenue details for the last 5 years is not applicable for the Trust.

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2021	Year ended March 31, 2020	Period from January 31, 2019 to March 31, 2019
SDIL	108,516	97,651	82,442	74,767	-
CDPL	2,482	210*	-	-	-
Total Revenue from Operations	**110,998**	**97,861**	**82,442**	**74,767**	-

**Revenue of CDPL pertains to the amount generated post acquisition*

UPDATE ON THE DEVELOPMENT OF UNDER-CONSTRUCTION PROJECTS

SDIL:

SDIL, Jio Infrastructure Management Services Limited ("SDIL Project Manager"), Reliance Digital Platform & Project Services Limited ("Contractor") and RJIL have entered into the Amended and Restated Project Execution Agreement dated December 16, 2019, for the establishment of passive tower infrastructure and has been amended from time to time.

Pursuant to this arrangement, the work to be performed under this Agreement by the Contractor is for the establishment of passive infrastructure including the towers at such site, and also includes the related procurement, erection, installation, establishment, inspection and testing work.

As on March 31, 2023, SDIL owns 1,56,557 telecommunication towers and there are 17,894 remaining towers to be acquired to achieve the total target of 1,74,451 towers.

CDPL:

During the year from April 1, 2022 to March 31, 2023, CDPL has built 2,393 new sites which includes 60 IBS sites and 2,333 Small Cell sites.

DETAILS OF OUTSTANDING BORROWINGS, REPAYMENT AND DEFERRED PAYMENTS OF THE TRUST, DEBT MATURITY PROFILE, GEARING RATIOS OF THE TRUST AS AT THE END OF THE YEAR

There are no borrowings outstanding at Data InvIT standalone level as on March 31, 2023 and as on date of this Report, hence, the key gearing ratios are not applicable for Data InvIT.

Further, the details for Data InvIT on a consolidated basis for the year ended March 31, 2023 are as under:

a. 118,360 (SBI 1Y MCLR + 0.97%) Secured Redeemable Non-Convertible Debentures (NCD – Series PPD 5) of face value of ₹1,000,000 each redeemable at par issued by SDIL, on or before August 31, 2032. The debentures are redeemable at par in 40 equal quarterly consecutive instalments.

   During the year, 53,360 NCDs were redeemed by refinancing option from issuance of other NCDs and term loan drawdown. As at March 31, 2023, none of the above NCDs are outstanding.

   6.59%, 15,000 Redeemable, Listed and Rated NCDs of a nominal value of ₹1,000,000 each redeemable at single instalment at par on June 16, 2026 issued by SDIL.

   7.40%, 6,500 Redeemable, Listed and Rated NCDs of a nominal value of ₹1,000,000 each redeemable at single instalment at par on September 28, 2028.

   7.62%, 10,000 Redeemable, Listed and Rated NCDs of a nominal value of ₹1,000,000 each redeemable at single instalment at par on November 22, 2030.

8.05% p.a., 10,000 Secured, Redeemable, Listed and Rated NCDs of a nominal value of ₹1,000,000 each redeemable at single instalment at par on May 31, 2027.

8.44% p.a., 12,000 Secured, Redeemable, Listed and Rated NCDs of a nominal value of ₹1,000,000 each redeemable at single instalment at par on November 2, 2032.

b. As on March 31, 2023, SDIL has term loan from various banks and Non-Banking Financial Companies of ₹192,112 million. These term loans are repayable by September 1, 2032.

c. US $Notes:
At any time prior to August 12, 2030, SDIL has the option to redeem up to 40% of the aggregate principal amount of the US $Notes with proceeds from equity offerings at a redemption price of 102.875% of the principal amount of the Notes, plus accrued and unpaid interest, if any, to the redemption date August 12, 2031. During the year, SDIL partially bought back the Notes of face value of US $27.37 million at discounted value of US $20.12 million post which the outstanding face value of Notes stands at US $472.63 million (INR 38,740 million). This buyback at discounted value has resulted in a gain of INR 590 million.

d. ₹1,151 million of CDPL loan is repayable by way of 60 monthly instalments starting from the month following the month of first disbursement of loan ending on October 5, 2026, Tranche 2 have moratorium of 12 months from the date of first disbursement and repayable by way of 22 quarterly instalments ending on December 29, 2028.

- Key Gearing Ratios for SDIL:
  - Debt Equity Ratio: Nil (Since the ratio is less than 0, hence shown as Nil)
  - Debt Service Coverage Ratio: 0.71 times.

- Key Gearing Ratios for CDPL:
  - Debt Equity Ratio: 1.89
  - Debt Service Coverage Ratio: 2.91 times

PAST PERFORMANCE OF THE TRUST WITH RESPECT TO UNIT PRICE, DISTRIBUTIONS MADE AND YIELD FOR THE LAST 5 YEARS, AS APPLICABLE

The Trust was formed on January 31, 2019 and was registered as an Infrastructure Investment Trust under the SEBI InvIT Regulations on March 19, 2019.

On August 31, 2020, the Trust had issued 252,150,000,000 units of face value ₹100 each which were listed on BSE Limited w.e.f. September 1, 2020. During the financial year 2021-22, the Trust has issued and allotted 28,700,000 units at an Issue Price of ₹110.46 each aggregating to ₹3,170.20 million, on rights basis and 52,800,000 units at an Issue Price of ₹110.46 each aggregating to ₹5,832.28 million, on preferential basis.

Unit price quoted on BSE Limited at the beginning and the end of the year, the highest and the lowest unit price and the average daily volume traded during the financial year
The Trust had issued 252,150,000,000 units of ₹100 each on August 31, 2020 which were listed on BSE Limited w.e.f. September 1, 2020.

Further, during the previous year, the Trust has issued and allotted 28,700,000 units at an Issue Price of ₹110.46 each aggregating to ₹3,170.20 million, on rights basis, on March 3, 2022, which are listed on BSE Limited w.e.f. March 7, 2022.

The Trust had further issued and allotted 52,800,000 units at an Issue Price of ₹110.46 each aggregating to ₹5,832.28 milllion, on preferential basis on March 8, 2022, which are listed on BSE Limited w.e.f. March 17, 2022.

Since the date of listing, the units have not been traded and accordingly the aforesaid data is not applicable as on March 31, 2023.

Distributions made by the Trust

Pursuant to the provisions of the SEBI InvIT Regulations and in line with the Distribution Policy, the Transaction Documents and the Trust Documents, BIIMPL, IM of the Trust, has made timely distributions to the unitholders.

The details of distributions declared and made as on March 31, 2023 are as under:

Date of distribution	Return on capital (₹ per unit)	Total distribution (₹ per unit)	Date of payment to unitholders
October 19, 2020	0.5932	0.5932	October 28, 2020
November 17, 2020	0.5932	0.5932	November 27, 2020
December 17, 2020	0.8029	0.8029	December 28, 2020
January 18, 2021	0.5949	0.5949	January 28, 2021
February 16, 2021	0.5949	0.5949	February 26, 2021
March 17, 2021	0.9080	0.9080	March 30, 2021
May 26, 2021	1.3881	1.3881	June 9, 2021
August 17, 2021	1.7847	1.7847	August 31, 2021
November 9, 2021	2.5870	2.5870	November 18, 2021
February 7, 2022	1.4527	1.4527	February 17, 2022
February 22, 2022	0.7765	0.7765	March 7, 2022
March 17, 2022	0.6266	0.6266	March 29, 2022
May 25, 2022	2.3050	2.3050	June 3, 2022
August 22, 2022	3.3807	3.3807	September 2, 2022
November 11, 2022	2.3119	2.3119	November 23, 2022
February 9, 2023	3.7457	3.7457	February 21, 2023

After the closure of the financial year 2022-23 and as on the date of this Report, following distribution was declared and made by BIIMPL, pursuant to the provisions of the SEBI InvIT Regulations and in line with the Distribution Policy, the Transaction Documents and the Trust Documents:

Date of distribution	Return on capital (₹ per unit)	Total distribution (₹ per unit)	Date of payment to unitholders
May 19, 2023	2.2090	2.2090	To be paid on or before June 2, 2023

Yield for last 5 years

Year	Weighted Average Unit Price (in ₹)	Total Distribution per unit (Return on capital in ₹)	Annual yield (%)
(A)	(B)	(C)	(D)
2018 - 19	-	-	-
2019 - 20	-	-	-
2020 - 21	100.0000	4.0871	4.09%
2021 - 22	100.0300	8.6156	8.62%
2022 - 23	100.3606	11.7433	11.74%

DETAILS OF ALL RELATED PARTY TRANSACTIONS DURING THE YEAR, THE VALUE OF WHICH EXCEEDS FIVE PERCENT OF VALUE OF THE TRUST

For details of all related party transactions entered into by the Trust, please refer to Note no. 20 of Standalone Financial Statements and Note no. 33 of Consolidated Financial Statements for the year ended March 31, 2023.

DETAILS REGARDING THE MONIES LENT BY THE TRUST TO THE HOLDING COMPANY OR THE SPECIAL PURPOSE VEHICLE IN WHICH IT HAS INVESTMENT

As on March 31, 2023 and as on the date of this Report, the Trust has two SPVs i.e. SDIL and CDPL.

Pursuant to loan agreement dated August 26, 2020, the Trust provided an unsecured term loan facility to SDIL aggregating to ₹250,000 million.

BRIEF DETAILS OF MATERIAL AND PRICE SENSITIVE INFORMATION

During the period under review, the intimations with respect to all material and price sensitive information in relation to the Trust was made to BSE Limited, by the Investment Manager, in accordance with the provisions of the SEBI InvIT Regulations and other applicable laws, if any, from time to time.

Except as reported to the Stock Exchange from time to time and as disclosed elsewhere in this Report, there were no material and price sensitive information in relation to the Trust for the period under review.

BRIEF DETAILS OF MATERIAL LITIGATIONS AND REGULATORY ACTIONS WHICH ARE PENDING AGAINST THE DATA INVIT, SPONSOR(S), INVESTMENT MANAGER, PROJECT MANAGER(S) OR ANY OF THEIR ASSOCIATES AND THE TRUSTEE, IF ANY, AT THE END OF THE YEAR

Except as stated in this section, there are no material litigation or actions by regulatory authorities, in each case against the Trust, the Reliance Sponsor, the Brookfield Sponsor, the Investment Manager, the Project Managers i.e. SDIL Project Manager and CDPL Project Manager, or any of their Associates and the Trustee, that are currently pending.

For the purpose of this section, details of all regulatory actions and criminal matters that are currently pending against the Trust, the Sponsors, the Investment Manager, the Project Managers and their respective Associates, and the Trustee have been disclosed. Further, details of all regulatory actions and criminal matters that are currently involving the SPV have also been disclosed. Further, any litigation that is currently pending involving an amount equivalent to, or more than, the amount as disclosed below, in respect of the Trust, the Sponsors, the Investment Manager, the Project Managers, each of their respective Associates, the Trustee, the SPVs has been disclosed.

SPECIAL PURPOSE VEHICLES

Summit Digitel Infrastructure Limited

The total income of SDIL based on the Audited Financial Statements as on March 31, 2023 was ₹109,892 million. Accordingly, all outstanding civil litigation (i) involving an amount equivalent to or exceeding ₹549 million (being 0.50% of the total income of SDIL provided as per the Audited Financial Statements as on March 31, 2023), and (ii) wherein the amount involved is not ascertainable but otherwise considered material, have been disclosed.

Crest Digitel Private Limited

The total income of CDPL based on the Audited Financial Statements as on March 31, 2023 was ₹2,534 million. Accordingly, all outstanding civil litigation (i) involving an amount equivalent to or exceeding ₹127 million (being 5.00% of the total income of CDPL provided as per the Audited Financial Statements as on March 31, 2023), and (ii) wherein the amount involved is not ascertainable but otherwise considered material, have been disclosed.

SPONSORS AND THE PROJECT MANAGERS

Brookfield Sponsor and its Associates

The total income of the Brookfield Sponsor based on the Unaudited Consolidated Financial Statements of the Sponsor for the period commencing from April 1, 2022 and ended March 31, 2023 was US $333.26 million. Accordingly, all outstanding civil litigation against the Brookfield Sponsor which (i) involve an amount equivalent to or exceeding US $16.66 million (being 5.00% of the total income of the Brookfield Sponsor for the period ended March 31, 2023), and (ii) wherein the amount is not ascertainable but are otherwise considered material, have been disclosed.

The disclosures with respect to material litigations relating to the Brookfield Sponsor and its Associates have been made on the basis of the public disclosures made by BN and BIP, the entities under which all other entities, which control, directly or indirectly, the Brookfield Sponsor, get consolidated for financial and regulatory reporting purposes. BN and BIP are currently listed on the NYSE and the TSE. In accordance with applicable securities law and stock exchange rules, BN and BIP are required to disclose material litigations through applicable securities filings. The threshold for identifying material litigations in such disclosures is based on periodically reviewed thresholds applied by the independent auditors of BN and BIP in expressing their opinion on the financial statements and is generally linked to various financial metrics of BN and BIP, including total equity. Further, all pending regulatory proceedings where all entities, which control, directly or indirectly, the Brookfield Sponsor, are named defendants have been considered for disclosures in this Report. Further, there is no outstanding litigation and regulatory action against any of the entities controlled, directly or indirectly, by the Brookfield Sponsor, as on the date of this Report.

Reliance Sponsor and its Associates

With respect to the Reliance Sponsor and its Associates, there are no litigations that are considered material in relation to the structure and activities of the Trust.

SDIL Project Manager and its Associates

With respect to the SDIL Project Manager and its Associates, there are no litigations that are considered material in relation to the structure and activities of the Trust.

*CDPL Project Manager and its Associates**

The total income of the CDPL Project Manager i.e., JDIPMPL as per the Financial Statements for the financial year ended March 31, 2023 was ₹2.12 million. Accordingly, all outstanding civil litigation against the Investment Manager which (i) involve an amount equivalent to or exceeding ₹0.06 million (being 5.00% of the total income as per the Consolidated Financial Statements for the financial year ended March 31, 2023), and (ii) wherein the amount is not ascertainable but are considered material, have been disclosed.

INVESTMENT MANAGER

Investment Manager

The total income of the Investment Manager i.e. BIIMPL as per the Audited Financial Statements for the financial year ended March 31, 2023 was ₹5.55 crores. Accordingly, all outstanding civil litigation against the Investment Manager which (i) involve an amount equivalent to or exceeding ₹0.28 crores (being 5.00 % of the total income as per the Audited Consolidated Financial Statements for the financial year ended March 31, 2023), and (ii) wherein the amount is not ascertainable but are considered material, have been disclosed.

Associates of the Investment Manager

Disclosures with respect to material litigations relating to Associates of the Investment Manager which form part of the Brookfield Group, have been made on the basis of public disclosures made by BAM, under which all entities, (i) which control, directly or indirectly, shareholders of the Investment Manager, and (ii) the shareholders of the Investment Manager (who form part of the Brookfield Group), get consolidated for financial and regulatory reporting purposes. BAM is currently listed on the NYSE and the

TSE. All pending regulatory proceedings where all entities who are the shareholders of the Investment Manager, or which control, directly or indirectly, the shareholders of the Investment Manager, in case forming part of the Brookfield Group, are named defendants have been considered for disclosures. The threshold for identifying material litigations in such disclosures is based on periodically reviewed thresholds applied by the independent auditors of BAM and BIP in expressing their opinion on the financial statements and is generally linked to various financial metrics of BAM and BIP, including total equity. Further, all pending regulatory proceedings where all entities, which control, directly or indirectly, the Investment Manager, are named defendants have been considered for disclosures. Further, there is no outstanding litigation and regulatory action against any of the entities controlled, directly or indirectly, by the Investment Manager, as on March 31, 2023.

TRUSTEE

All outstanding civil litigation against the Trustee which involve an amount equivalent to or exceeding ₹1.23 crores (being 5.00% of the profit after tax as on March 31, 2023 based on the Audited Standalone Financial Statements of the Trustee for the financial year ended March 31, 2023), have been considered material and have been disclosed in this section.

(i) Litigation involving the Trust

There are no material litigations and regulatory actions pending against the Trust as on March 31, 2023.

(ii) Litigation involving the SPVs i.e., SDIL & CDPL

SDIL:

During the year, SDIL received demand orders for the financial years 2019-20 and 2020-21 of ₹1,057 million and ₹1,073 million respectively from Bihar GST Authority disallowing the input tax credits utilised by the SDIL. SDIL has disputed the aforesaid disallowance. Against the demand for the FY2019-20, SDIL has filed a writ petition before the High court and the order is awaited. Against the demand for the FY2020-21, SDIL has filed an appeal before the Appellate authority. The appeal has been admitted and is yet to be heard by the Appellate authority.

Further, subsequent to the year ended March 31, 2023, SDIL has received demand orders of ₹1,694 million and ₹2,253 million for the financial years 2019-20 and 2020-21 respectively from Uttar Pradesh GST Authority disallowing the input tax credit utilised by SDIL. SDIL will be filing an appeal against the demand orders.

SDIL has reviewed the aforesaid orders and does not foresee any provision required in this respect at this stage. SDIL is indemnified by a party for these demands except for ₹107 million.

CDPL:

There are no material litigations and regulatory actions pending against CDPL as on March 31, 2023.

(iii) Litigation involving the Brookfield Sponsor

There are no material litigations and regulatory actions pending against the Brookfield Sponsor as on March 31, 2023.

(v) Litigation involving the Investment Manager

There are no material litigations and regulatory actions pending against the Investment Manager as on March 31, 2023.

(vi) Litigation involving the Associates of the Investment Manager

There are no material litigations and regulatory actions pending against the Associates of the Investment Manager as on March 31, 2023.

(vii) Litigation involving the CDPL Project Manager

There are no material litigations and regulatory actions pending against the CDPL Project Manager as on March 31, 2023.

**Details relating to financial statements of the CDPL Project Manager are subject to audit*

(viii) Litigation involving the Associates of the CDPL Project Manager

There are no material litigations and regulatory actions pending against the Associates of CDPL Project Manager as on March 31, 2023.

(ix) Litigation involving the Trustee

There are no material litigations and regulatory actions pending against the Trustee as on March 31, 2023.

RISK FACTORS

Key Risks and its mitigations

Summit Digitel Infrastructure Limited

- The Trust and SDIL are subject to certain customary restrictive covenants under the financing agreements/arrangements entered into by SDIL with the lenders that could limit its flexibility in managing the business or to use cash or other assets for the growth of business.

- The Trust is required to maintain certain investment ratios in compliance with the SEBI InvIT Regulations. Additionally, under the SEBI InvIT Regulations, the aggregate consolidated borrowings and deferred payments, net of cash and cash equivalents, cannot exceed 70% of the value of the assets of the Trust (subject to compliance with certain conditions prescribed under the SEBI InvIT Regulations) or such threshold as may be specified under the SEBI InvIT Regulations. The Investment Manager has put in place adequate compliance management framework and the same is operating effectively. The trust is in compliance with all applicable the SEBI InvIT Regulations.

- RJIL currently is the major contributor to SDIL's revenues and is expected to continue to contribute significantly to its revenues going forward. As a result, any and all the factors that may adversely affect the business/creditworthiness of RJIL may affect the results of operations and financial condition of SDIL. Further, any delay in payments from RJIL would adversely affect SDIL's cash flows and distributions to the unitholders. RJIL has been making all due payments to SDIL in time and is leading MNO in India with best credit rating from Rating agencies.

- Competition in the telecommunications tower industry may create pricing pressures on SDIL. The MNOs have alternatives for obtaining similar passive infrastructure services. This could materially and adversely affect SDIL's business prospects, results of operations, cash flows and financial condition. However, RJIO is the anchor tenant on SDIL towers under a 30 year MSA. SDIL has also signed MSA with all the other MNOs and has a sharer on more than 9000 tower sites under a 10 year MSA.

- Failure to comply with all laws and regulations applicable to its business in India or any adverse changes in such applicable laws and regulations, may materially and adversely affect the business. SDIL has put in place robust processes and tools to identify all such laws and regulations and monitor compliances under an experienced team headed by the Chief Risk Officer.

- SDIL's substantial indebtedness could adversely affect the Trust's business, prospects, financial condition, results of operations and cashflows. SDIL's ability to meet the payment obligations under its current and future outstanding debt depends on its ability to generate significant cash flows in the future and ability to refinance it's debt. The construct of SDIL's 30 year MSA with RJIL ensures assured inflows as well as fixed operating expenses (based on long term O&M agreements) protects SDIL margins to meet debt repayment obligations. Furthermore, the Trust and SDIL has been rated AAA by 3 Credit Rating Agencies in India. SDIL has a diversified lender base with relationships with domestic Public Sector Undertakings and Private sector banks, access to domestic and international capital markets, ECBs etc. SDIL has successfully refinanced more than ₹120 bn debt from diversified sources.

**Details relating to financial statements of the CDPL Project Manager are subject to audit.*

- A decrease in demand for telecommunications tower infrastructure in India could materially and adversely affect the ability to attract potential customers in the market. SDIL intends to actively market its Tower Sites to potential customers to improve utilization of its Tower Sites, reduce dependence on RJIL and increase revenue from operations and cash flows. SDIL has signed a 30 year MSA with RJIO as anchor tenant on each of it's tower sites. SDIL has also signed 10 year MSAs with all other MNOs in India and has been seen healthy sharer tenancy addition on its towers. With favourable regulatory environment and improving financial condition of MNOs, the telecommunication sector is on a healthy growth path.

- SDIL may in the future, experience local community opposition to its existing sites or the construction of new sites for various reasons, including concerns about alleged health risks. As a result of such local community opposition, SDIL could be required by the local authorities to dismantle and relocate certain towers or pay a larger amount of site rental. SDIL with its O&M partners on ground has been able to manage the above risk with local government authorities with oversight from its own HSSE and compliance team.

- SDIL's Tower Sites require an adequate and cost-effective supply of electrical power to function effectively. SDIL principally depends on power supplied by regional and local electricity transmission grids operated by the various state electricity providers. In the non-urban areas where power supply is erratic, in order to ensure that the power supply to its sites is constant and uninterrupted, SDIL also rely on batteries and diesel generator sets, the latter of which require diesel fuel and may require regulatory approval. A lack of adequate power supply and/or power outages could result in significant downtime at the Tower Sites, resulting in service level penalties becoming due to its customers. O&M partner namely Reliance Projects and Property Management Services Limited (RPPMSL) is responsible for managing availability of electrical power at SDIL sites and there is reasonable protection in our O&M agreement against service level penalties from MNOs for tower uptime performance.

- If SDIL is unable to extend its leases, or renew on commercially viable terms, or protect its rights to the land under the towers, it could adversely affect the business and operating results. Under O&M Agreement, RPPMSL has been entrusted for managing the land lease renewals and for managing site relocations, if any.

- SDIL is subject to various risks in the operation of the Tower Sites such as natural calamities like floods, cyclones, earthquake etc, loss due fire, theft and burglary, damage to electrical equipment due to power fluctuations etc. SDIL has taken various types of insurance coverage including cellular network and terrorism policy. SDIL is also indemnified for any damage to towers for any reason under our O&M agreement.

- SDIL depends on various third parties to undertake certain activities in relation to the operation and maintenance and construction of the Tower Sites. Any delay, default, unsatisfactory performance or closure of business by these third parties could materially and adversely affect its ability to effectively operate or maintain the Tower Sites.

  While we believe SDIL has adequate safeguards in the O&M Agreement with Reliance Projects & Property Management Services Limited ("RPPMSL"), there can be no assurance that SDIL would not be exposed to any risks or be held liable for any acts or omissions by RPPMSL or its sub-contractors. Further in terms of the O&M Agreement, RPPMSL would be responsible for meeting service level obligations of RJIL or any other third-party tenant. Any failure to meet the service level obligations could impact SDIL's business and its ability to effectively acquire new customers.

  Further, under the Project Execution Agreement ("PEA"), RPPMSL has been appointed to perform work for establishment of Passive Infrastructure and related procurement, erection, installation, establishment, inspection, and testing work at the Tower Sites.

- SDIL's inability to successfully integrate, recruit, train, retain and motivate new management team of SDIL may adversely affect its business. SDIL has built a suitable team to run the business of SDIL with experience in telecom tower industry. SDIL has also put in place a robust performance management and reward processes, talent retention and succession planning to ensure growth of SDIL business.

- SDIL may suffer financial loss and/or reputational damage resulting from fraud, bribery, corruption, other illegal acts, inadequate or failed Anti-Bribery and Anti-Corruption ("ABC") internal processes or systems, or from external events, ABC risk due to potential instances of corruption / bribery by O&M Service Provider. SDIL has adopted strong ABC Policies, Gift and Entertainment Policy, Third Party Management Policy, Code of Conduct with periodic mandatory training to employees to safeguard against above risks. In the agreements executed with RPPMSL, there are provisions to ensure compliance with ABC policies comparable with SDIL.

- SDIL may have instances of failures of Tower due to lack of site maintenance / fires leading to injuries and fatalities. Untimely, or non-maintenance of towers might result into collapse of towers leading to fatalities/serious injuries to public or property damage, fall of equipment from top leading to asset damage or injury, fire at unattended tower sites, or collapse of any other passive infrastructure at the tower site leading to loss of assets or harm to personnel's/public, electric short circuit igniting flammable material leading to fire and asset damage or few injuries. Under PEA and O&M Agreements, RPPMSL is responsible for the maintenance of site. Any incident concerning Health & Safety directly impacts the reputation of SDIL and will disrupt the operations in the short run/long run and also attract penalty from regulators or law enforcement agencies. SDIL has set up an industry leading Health & Safety team with national coverage that verifies the safety processes followed by its O&M partner. SDIL also has its Operations function to review and validate that adequate maintenance is being performed by RPPMSL.

- Changes in legislation or the rules relating to tax regimes could materially and adversely affect the business, prospects and results of operations, return to unitholders. SDIL has defined processes and process owners to monitor such changes and develop appropriate mitigation measures to minimise the adverse impact of such changes, if needed.

Crest Digitel Private Limited

- Indian Telecom Infrastructure companies are affected on account of global supply chain disruption, commodity shortages as economies are recovering from the COVID-19 pandemic. Rising inflation may continue to adversely affect CDPL through increased supply and services costs. Domestic inflation across our market is also elevated due to recent geopolitical events such as the war in Ukraine. Dependency on Chinese Supplies may be impacted, cut off or attract higher Custom duties due to trade embargo resulting from unforeseen factors like geopolitical issues and/or Covid Pandemic etc.

- Opcos wanting to renegotiate existing contracts which could materially and adversely impact our business. Further, changes in our customer's business model or new technologies could make our digital connectivity infrastructure business less desirable thus resulting in lower business returns. Moreover, our business is linked to the Operator's business viability and any factor impacting the Operator including their financial condition, regulatory & policy changes and competitive scenario can impact our business as well.

- Competition from National IBS players and National/local Small Cell players - Our industry is highly competitive, and our customers have numerous alternatives in leasing communications infrastructure assets. Competition due to pricing or alternative contractual arrangements from other IP-1 players could impact our market share and profitability. Operators may prefer their own infrastructure set up or setting up tower through their interconnected undertakings.

- CDPL's operations are subject to various national, state, and local environmental and occupational safety and health laws and regulations in India. Failure to conform with them might adversely affect the business. Further, any change in the telecom regulatory framework or policy may impact our business.

- CDPL's business is dependent on the Indian economy and financial stability in Indian markets and any slowdown in the Indian economy or in Indian financial markets could have a material adverse effect on its business.

- CDPL's performance is linked to the stability of policies and the political situation in India.
- Players like the builders and developers themselves getting in to market by deploying Capex and dealing with operators directly.
- Any lockdowns due to COVID or any other factor will impact footfalls in malls, corporate buildings and airports/metros leading to lack of use and may impact revenue.
- Terrorist attacks or a war could adversely affect CDPL business, operational results, and financial condition.
- Infrastructure where it operates is subject to the risk of earthquakes, floods, tsunamis, storms, pandemics, and other natural and manmade disasters.
- Climate change risks are increasingly manifesting in its business as strategic risks, physical risks and transitional (market and compliance) risks, which if not managed adequately can affect its operations and profitability.
- High attrition of skilled employees impacts the overall delivery schedules of the operators.

INFORMATION OF THE CONTACT PERSON OF THE TRUST

Ms. Puja Tandon
Compliance Officer
Address: Unit 1, 9th Floor, Tower 4, Equinox Business Park, LBS Marg, Kurla (W), Mumbai-400070.
Tel: 022 69075252 I Email: secretarial@summitdigitel.com

Date: May 26, 2023

ANNEXURE A

VALUATION REPORT

Data Infrastructure Trust ("Trust")

(Acting through the Trustee Axis Trustee Services Limited)

And

Brookfield India Infrastructure Manager Private Limited

(Acting in its capacity as the Investment Manager of the Trust)

Valuation of InvIT Asset

as per Securities and Exchange Board of India
(Infrastructure Investment Trusts) Regulations, 2014

May 2023

Ref: LM/May25-15/2023
VRN No: IOVRVF/BDO/2023-2024/1970
Date: May 25, 2023

To,
Data Infrastructure Trust (the "Trust")
Acting through its Trustee - Axis Trustee Services Limited
Unit 1, 9th Floor, Tower 4, Equinox Business Park, LBS Marg
Kurla (W), Mumbai - 400051, India

To,
Brookfield India Infrastructure Manager Private Limited ("BIIMPL")
Acting in its capacity as the Investment Manager of the Trust ("IM")
Unit 1, 4th Floor, Godrej BKC,
Bandra Kurla Complex,
Mumbai, Maharashtra- 400051, India

Dear Sir(s)/Madam(s),

Sub: Valuation of InvIT Asset as per Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended

We refer to engagement letter appointing BDO Valuation Advisory LLP (hereinafter referred to as "BDO VAL", or "Valuer" or "we," or "our," or "us"), to provide professional services to the Data Infrastructure Trust ("Trust") with respect to determination of Enterprise Value of Summit Digitel Infrastructure Limited **("Tower Co." or "SDIL")** and Crest Digitel Private Limited **("CDPL") (**together referred as **"InvIT Assets")** as per the requirements of Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 and amendments thereto including any circulars and guidelines issued thereunder **("SEBI InvIT Regulations")**. Reliance Industrial Investments and Holdings Limited **("RIIHL"/ "Reliance Sponsor")** and BIF IV Jarvis India Pte. Limited **("Jarvis"/ "Brookfield Sponsor")** are the sponsor of the Trust. The Reliance Sponsor and the Brookfield Sponsor are together being referred to as the **"Sponsors"**.

The Trust holds the entire outstanding equity share capital in Tower Co. The Trust and/or Tower Co. along with other parties have entered into various agreements collectively referred as the Transaction Documents (defined in Section 1 of this Report) which inter alia govern the rights and interest of Trust in Tower Co. and the commercial agreements in relation to the Tower Infrastructure Business (defined in Section 1 of this Report) of Tower Co.

We thereby, enclose our independent valuation report dated May 25, 2023 ("**the Repor**t" or "this **Report**") providing our opinion on the fair enterprise value of the InvIT Assets on a going concern basis under the SEBI InvIT regulations considering the data as stated in "**Sources of Information**" of the Report as well as discussions with the relevant personnel of the Trust, Sponsors, Tower Co., CDPL, and the Investment Manager ("**Management**"). We have considered the cut-off date for the current valuation exercise to be March 31, 2023 ("**Valuation Date**") and market factors, have been considered up to March 31, 2023.

This valuation report has been prepared solely for annual compliance requirements of the SEBI InvIT Regulations as well as for submission to Securities and Exchange Board of India ("SEBI") or any other regulatory or statutory authority as may be required and made in accordance with the SEBI InvIT Regulations guidelines requiring an independent valuation. This Report should not be used or relied upon for any other purpose.

In terms of the SEBI InvIT Regulations, we hereby confirm and declare that:

- We are competent to undertake the valuation;
- We are independent and have prepared this Report on a fair and unbiased basis;
- This Report is prepared in compliance with regulation 13(1) and regulation 21 of the SEBI InvIT Regulations; and
- We comply with the responsibilities as stated in regulation 13(1) and regulation 21 of the SEBI InvIT Regulations.

We further confirm that the valuation of InvIT Asset is carried out as per internationally accepted valuation methodologies and in cognizance of international valuation standards and ICAI Valuation Standards 2018 issued by the Institute of Chartered Accountants of India.

We have no present or planned future interest in InvIT Assets, the Sponsors or the Investment Manager or the Trustee, except to the extent of our appointment as an independent valuer for this Report.

A summary of the analysis is presented in the accompanying Report, as well as description of the methodology and procedure used, and the factors considered in formulating our opinion. The Report is subject to the attached exclusions and limitations and to all terms and conditions provided in the engagement letter for this assignment.

This valuation report is based on the information provided to us by the Management. The projections provided by the Management are only the best estimates of growth and sustainability of revenue and cash flows. We have reviewed the financial forecast for consistency and reasonableness; however, we have not independently verified the data provided.

Regards,
BDO Valuation Advisory LLP
IBBI No.: IBBI/RV-E/02/2019/103

Lata Gujar More
Partner
IBBI No.: IBBI/RV/06/2018/10488
Encl: As above

Table of Contents

1 Definitions, Abbreviations & Glossary of Terms

Amended and Restated MSA	The amended and restated master services agreement executed between Tower Co., RJIL and Reliance Projects & Property Management Services (formerly known as Reliance Digital Platform & Project Services Limited and hereinafter referred to as RPPMSL"), setting out the terms of provision of Passive Infrastructure and Services by Tower Co. to RJIL
Amended and Restated O&M Agreement	Amended and Restated O&M Agreement executed by Tower Co., Jio Infrastructure Management Services Limited ("JIMSL" or the "Project Manager") and RPPMSL (the "Operator"), the scope of which includes the operations, maintenance, and management of the Passive Infrastructure of and provision of Services to Tower Co.
Amended and Restated Project Execution Agreement	Amended and Restated Project Execution Agreement executed by Tower Co., the Project Manager, RPPMSL (the "Contractor") and RJIL the scope of which includes establishment of Passive Infrastructure for Tower Co.
BDO Val	BDO Valuation Advisory LLP
Brookfield Sponsor / Jarvis	BIF IV Jarvis India Pte. Ltd
BSE	BSE Limited
BV	Breakup Value
CAGR	Compounded Annual Growth Rate
CDPL	Crest Digitel Private Limited
Closing	Listing of the units and the consummation of Share Purchase Agreement – II
Contractor / Operator / RPPMSL	Reliance Projects & Property Management Services Limited.
COW Site	Means a 'cell on wheels' portable or movable site at which Passive Infrastructure is located
Cr	Crore
CTM	Comparable Transaction Multiple
DCF	Discounted Cash Flow
DE	Debt-Equity
FCFE	Free Cash Flow to Equity
FCFF	Free Cash Flow to Firm
FY	Financial Year
GBM Site	Means a ground-based mast or pole at which Passive Infrastructure is located on land
GBT Site	Means a ground-based tower at which Passive Infrastructure is located on land
ICAI	Institute of Chartered Accountants of India
Investment Amount	INR 2,52,15,00,00,000 (INR twenty-five thousand two hundred and fifteen crores only) (excluding expenses of the Trust) at the time of Initial Offer of Units and 3,17,02,00,000 (INR three hundred and seventeen crore) (excluding issue related expenses) at the time of right issue
Investment Manager	Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) (Investment Manager of the Trust w.e.f October 13, 2020.
Initial Tower Sites	1,56,557 Macro Towers of Tower Co. including 17,894 Macro Towers that are under-construction and under-development as of March 31, 2023, proposed to be constructed as per the Project Execution Agreement. CDPL has 3,430 sites as of March 31, 2023
Right Issue	The subsequent offer of units by the Trust by way of right issue to existing shareholders in accordance with the SEBI InvIT Regulations and circulars issued thereunder. The allotment of 28,700,000 units were made on March 3, 2022
InvIT Assets	Tower Co. and CDPL
Macro Towers	Means ground-based towers, ground-based mast or pole or roof-top towers, roof-top poles, cell on wheels
Monthly Site Premium	The monthly site premium payable by RJIL to Tower Co. in terms of the Amended and Restated MSA

Monthly Site Reimbursement	The monthly site reimbursement payable by RJIL to Tower Co. in terms of the Amended and Restated MSA
Mn	Million
NAV	Net Asset Value
NCLT	National Company Law Tribunal
Passive Infrastructure	Means at any Site, the passive telecommunication infrastructure located at such Site, including the tower, room/shelter, diesel generator sets and electrical and civil works, DC power system and battery bank and any other passive telecom infrastructure (viz. air conditioners) installed at the Site
PM	Placement Memorandum dated August 31, 2020
Project Agreement	Together the Amended and Restated MSA, the Amended and Restated O&M Agreement and the Amended and Restated Project Execution Agreement
Project Manager or JIMSL	Jio Infrastructure Management Services Limited
Reliance Sponsor/RIIHL	Reliance Industrial Investments and Holdings Limited
RJIL	Reliance Jio Infocomm Limited
RIL	Reliance Industries Limited
RTP Site	Means a roof-top pole site at which Passive Infrastructure is located on a building or a structure
RTT Site	Means a roof-top tower site at which Passive Infrastructure is located on a building or a structure
Shareholder and Option Agreement	Shareholder and Option Agreement entered into between the Trust, the Investment Manager, Reliance Industries Limited ("RIL"), RIIHL, Tower Co., RJIL and Jarvis
SEBI InvIT Regulations	Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 and amendments thereto including any circulars and guidelines issued thereunder
Services	Means the operations and maintenance services set out in the Amended and Restated O&M Agreement
Sites or Tower Sites	Site means a GBT Site, GBM Site, RTT Site, RTP Site or COW Site or any other passive telecom tower infrastructure site
Share Purchase Agreement - II or SPA – II	The share purchase agreement between the Trust, the Investment Manager, RIIHL, Tower Co., Jarvis and RIL, setting out the terms and conditions on basis of which the Trust acquired and RIL sold its entire equity shareholding in the Tower Co. to the Trust
Sponsors	Together the Reliance Sponsor and the Brookfield Sponsor
Tower Co./SDIL/the Company	Summit Digitel Infrastructure Limited (formerly known as Summit Digitel Infrastructure Private Limited)
Tower Infrastructure Business	The business of setting up and maintaining passive tower infrastructure and related assets and providing passive tower infrastructure services.
Transaction Documents	Transaction Documents" means and includes: i. Share Purchase Agreement - II; ii. Amended and Restated MSA; iii. Amended and Restated Project Execution Agreement; iv. Amended and Restated O&M Agreement; v. Shareholders and Option Agreement; vi. Trust Loan agreement for loan provided by the Trust to the Tower Co.; vii. Loan Agreements / sanction letters for debt raised/to be raised at the Tower Co. level; All the above agreements have been executed before the closing date i.e. 31st August 2020.
Trust	Data Infrastructure Trust
Trust Deed	Indenture of Trust dated January 31, 2019, executed between RIIHL as the settlor and sponsor of the Trust and Axis Trustee Services Limited as the Trustee
Trust Loan	Loan extended by the Trust to Tower Co. aggregating Rs.25,000 crore pursuant to a 'Trust Loan Agreement'

Trustee	Axis Trustee Services Limited
Valuation Date	March 31, 2023
WACC	Weighted Average Cost of Capital

2 Executive Summary

2.1 **Brief Background and Purpose**

2.1.1 The Data Infrastructure Trust ("**Trust**") was settled vide Trust Deed dated January 31, 2019, with Reliance Industrial Investments and Holdings Limited ("**RIIHL**") as the sponsor and Axis Trustee Services Limited as the Trustee. The Trust was subsequently registered as an infrastructure investment trust under the SEBI InvIT Regulations vide registration dated March 19, 2019.

2.1.2 The main object of the Trust is to carry on the activity of an infrastructure investment trust, as permissible under the SEBI InvIT Regulations, namely, to raise resources and to make investments in accordance with the SEBI InvIT Regulations and such other incidental and ancillary matters thereto.

2.1.3 The Trust holds entire equity share capital in Summit Digitel Infrastructure Limited (formerly known as Summit Digitel Infrastructure Private Limited) ("**Tower Co**.") and Crest Digitel Private Limited (formerly known as Space Teleinfra Infrastructure Private Limited) ("**CDPL**").

2.1.4 Tower Co. is in the business of setting up and maintaining passive tower infrastructure and related assets and providing passive tower infrastructure services to telecommunication service providers ("**Tower Infrastructure Business**").

2.1.5 CDPL was incorporated in 2011 and is based in Gurugram, India. It is a neutral host provider (IP-1), owns and operates shared in-building communications infrastructure that provides 2G/3G/4G network through a common shared infrastructure used by wireless carriers, broadcasters, and other communication companies to provide services to end users in India. CDPL offers built-to-suit solutions specializing in passive DAS (distributed antenna system), outdoor connectivity, and small cells infrastructure for institutional, commercial and residential buildings.

2.1.6 Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) ("**Investment Manager**") is the Investment Manager of the Trust.

2.1.7 Reliance Industrial Investments and Holdings Limited ("**RIIHL" / "Reliance Sponsor**") and BIF IV Jarvis India Pte. Limited ("**Jarvis" / "Brookfield Sponsor**") are the sponsors of the Trust. The Reliance Sponsor and the Brookfield Sponsor are together being referred to as the "**Sponsors**".

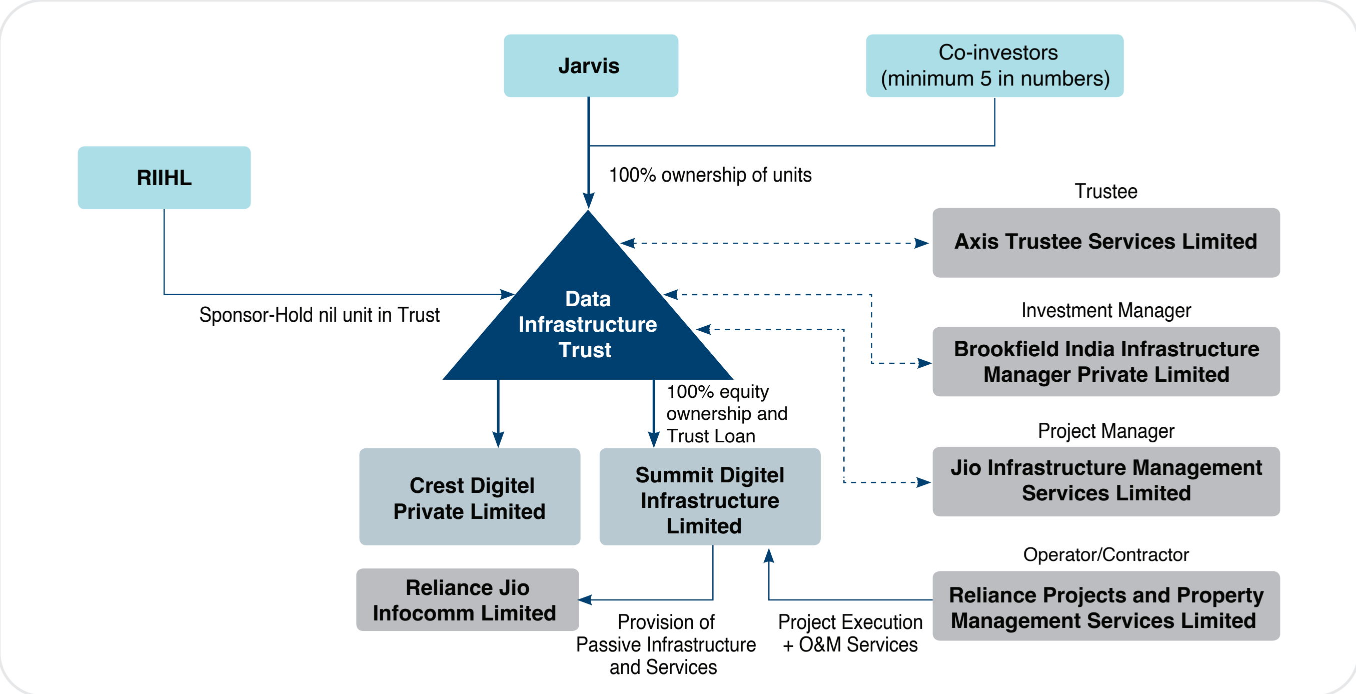
2.1.8 Reliance Industrial Investments and Holdings Limited ("**RIIHL" or "Reliance Sponsor**") is a wholly owned subsidiary of Reliance Industries Limited ("**RIL**") which is engaged in the business of petroleum refining and marketing, petrochemicals, textiles, exploration and production of oil and gas, retail, media and entertainment, financial services and telecommunication and digital services.

2.1.9 BIF IV Jarvis India Pte. Ltd ("**Jarvis" or "Brookfield Sponsor**") is an entity forming part of the Brookfield Group (i.e., the entities which are directly or indirectly controlled by Brookfield Asset Management, Inc.). Brookfield Asset Management Inc. is a global alternative asset manager, currently listed on the New York Stock Exchange, Toronto Stock Exchange and the Euronext Stock Exchange.

2.1.10 Jio Infrastructure Management Services Limited ("**JIMSL**" or "**Project Manager**"), a subsidiary of RIIHL is the Project Manager and has entered into a Project Implementation and Management Agreement with Tower Co. and the Trustee in accordance with the SEBI InvIT Regulations.

2.1.11 Reliance Projects & Property Management Services (formerly known as Reliance Digital Platform & Project Services Limited and hereinafter referred to as "**RPPMSL**" or "**Contractor**" or "**Operator**"), a company wholly owned by RIL has been appointed as the "**Contractor**" in terms of the Amended and Restated Project Execution Agreement and as the "**Operator**" in terms of the Amended and Restated O&M Agreement.

2.1.12 The following structure illustrates the relationship amongst the Parties to the Trust (being the Trust, Trustee, the Sponsors, the Investment Manager, and the Project Manager), the Contractor / Operator, TowerCo and the Unitholders as of the Valuation Date.



2.1.13 The units of the Trust are listed on the BSE Limited ("**BSE**"). The Trust raised INR 25,215.0 crore from the initial issue of units and INR 317.0 crore from right issue. The proceeds of initial issue were used to acquire the remaining 49.0% of the outstanding equity shares of Tower Co. held by RIL (INR 105.35 crore), repayment of loan taken by the Trust (INR 109.65 crore) and to extend loan to Tower Co. of INR 25,000 crore to enable Tower Co. to repay/pre-pay in part or in full certain of its existing borrowings and interest obligations. The proceeds of right issue excluding issue related expenses were used to partly fund the acquisition of CDPL.

2.1.14 The Trust also issued 52,800,000 units on a preferential basis to the erstwhile promoters/shareholders of CDPL at INR 110.46 per unit to complete the acquisition of CDPL.

2.1.15 The Investment Manager has appointed BDO VAL to undertake the valuation of the InvIT Assets (Tower Co. and CDPL) for annual compliance requirements of the SEBI InvIT Regulations as well as for submission to Securities and Exchange Board of India ("SEBI") or any other regulatory or statutory authority as may be required.

2.2 Valuation Methodology Adopted

2.2.1 Considering the nature of business, facts of the assignment, the terms of the Transaction Documents and the capital structure, InvIT Assets has been valued using Discounted Cash Flow ("**DCF**") Method under Income Approach. Free Cash Flow to Firm ("**FCFF**") model under the DCF Method has been used to arrive at the enterprise value of InvIT Assets.

2.3 Valuation Conclusion

2.3.1 The enterprise value of InvIT Assets as on March 31, 2023 is arrived as follows:

InvIT Assets	Enterprise Value (INR Mn)
Summit Digitel Infrastructure Limited	622,931.7
Crest Digitel Private Limited	15,415.3

3 Introduction

3.1 Terms of Engagement

3.1.1 We, BDO Valuation Advisory LLP, Registered Valuer vide Registration Number IBBI/RV-E/02/2019/103, have been appointed by the Investment Manager of the Trust to determine the enterprise value of InvIT Assets on a going concern basis as on March 31, 2023, as per SEBI InvIT Regulations.

3.1.2 This Report has been prepared by us pursuant to the terms of engagement letter between BDO Val and the Investment Manager including the terms and conditions set out therein.

3.2 Background and Purpose of Valuation

3.2.1 The Data Infrastructure Trust ("Trust") was settled vide Trust Deed dated January 31, 2019, with Reliance Industrial Investments and Holdings Limited ("RIIHL") as the sponsor and Axis Trustee Services Limited as the Trustee. The Trust was subsequently registered as an infrastructure investment trust under the SEBI InvIT Regulations vide registration dated March 19, 2019.

3.2.2 The main object of the Trust is to carry on the activity of an infrastructure investment trust, as permissible under the SEBI InvIT Regulations, namely, to raise resources and to make investments in accordance with the SEBI InvIT Regulations and such other incidental and ancillary matters thereto.

3.2.3 The Trust holds entire equity share capital in Summit Digitel Infrastructure Limited (formerly known as Summit Digitel Infrastructure Private Limited) ("Tower Co.") and Crest Digitel Private Limited (formerly known as Space TeleInfra Private Limited) ("CDPL").

3.2.4 The Trust has 260.3 million units outstanding as on March 31, 2023. The units of the Trust are listed on BSE.

3.2.5 The Investment Manager has appointed Valuer to undertake the valuation of InvIT Assets to comply with the SEBI InvIT Regulations for determination of the enterprise value of Tower Co. and CDPL for annual compliance requirements of the SEBI InvIT Regulations as well as for submission to SEBI or any other regulatory or statutory authority as may be required and made in accordance with the SEBI InvIT Regulations guidelines requiring an independent valuation. ("**Purpose**").

3.2.6 This Report should not be used or relied upon for any other purpose. The suitability or applicability of this Report for any purpose other than that mentioned above has not been verified by us.

3.3 Source of Information

3.3.1 For the purpose of this valuation exercise, we have relied on the following sources of information:

i. Background of the Tower Infrastructure Business;
ii. Background of Crest Digitel Private Limited;
iii. Background of the Telecom industry;
iv. Audited Financial Statements of Tower Co. for the Financial Year ("FY") 2020, 2021, 2022 and Provisional Financial Statement of Tower Co. for FY 2023;
v. Provision Financial Statement of CDPL for FY 2023;
vi. Computation of Income Tax for Tower Co. and CDPL for FY 2023;
vii. Projections of Tower Co. from April 1, 2023 to August 31, 2051, with the underlying assumptions;
viii. Projections of CDPL from April 1, 2023 to March 31, 2032;
ix. Summary of Towers as on March 31, 2023 vide Infra Availability – Site Count Reco Statement in excel;
x. Summary of sites operated by CDPL as on March 31, 2023 vide Infra Availability – Site Count Reco Statement in excel;
xi. Other relevant data and information provided to us by the Management whether in oral or physical form or in soft copy, and discussions with them;
xii. Information available in public domain and provided by leading database sources; and
xiii. Management Representation Letter.

4 Exclusions and Limitations

4.1 Restricted Audience

4.1.1 This Report and the information contained herein are absolutely confidential and are intended for the use of the

Investment Manager, Sponsors and the Trust in connection with the Purpose set out in the Report.

4.1.2 It should not be copied, disclosed, circulated, quoted or referred to, either in whole or in part, in correspondence or in discussion with any other person except to whom it is issued without our written consent. It can however be relied upon and disclosed in connection with presentation to the investors without any consent. In the event the Investment Manager, Sponsors or the Trust extend the use of the Report beyond the purpose mentioned earlier in the Report, with or without our consent, we will not accept any responsibility to any other party (including but not limited to the investors, if any) to whom this Report may be shown or who may acquire a copy of the Report.

4.1.3 It is clarified that this Report is not a fairness opinion under any of the stock exchange/listing regulations. In case of any third-party having access to this Report, please note that this Report is not a substitute for the third party's own due diligence/appraisal/enquiries/independent advice that the third party should undertake for its purpose.

4.2 Limitation Clause

4.2.1 The Report is subject to the limitations detailed hereinafter. This Report is to be read in totality, and not in parts, in conjunction with the relevant documents referred to therein.

4.2.2 The scope of the assignment did not include performing audit tests for the purpose of expressing an opinion on the fairness or accuracy of any financial or analytical information that was used during the course of the work. Accordingly, we express no audit opinion or any other form of assurance on this information on behalf of the Company. The assignment did not involve us to conduct the financial or technical feasibility study. We have not done any independent technical valuation or appraisal or due diligence or legal title search of the assets or liabilities of the Company and have considered them at the value as disclosed by the Company in their regulatory filings or in submissions, oral or written, made to us.

4.2.3 During the course of work, we have relied upon assumptions and projections as provided by Management. These assumptions require exercise of judgment and are subject to uncertainties.

4.2.4 Further, this Report is based on the extant regulatory environment and the financial, economic, monetary, and business/market conditions, and the information made available to us or used by us up to, the date hereof, which are dynamic in nature and may change in future, thereby impacting the valuation of InvIT Assets. Subsequent developments in the aforementioned conditions may affect this Report and the assumptions made in preparing this Report and we shall not be obliged to update, review or reaffirm this Report if the information provided to us changes. The information presented in this valuation Report does not reflect the outcome of any due diligence procedures, which may change the information contained herein and, therefore, the valuation Report materially.

4.2.5 Valuation is not a precise science and the conclusions arrived at in many cases will of necessity be subjective and dependent on the exercise of individual judgment as the valuation analysis is governed by the concept of materiality. There is therefore no indisputable single value. While we have provided an assessment of the value based on an analysis of information available to us and within the scope of our engagement, others may place a different value on the business.

4.2.6 Valuation is based on estimates of future financial performance or opinions, which represent reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular level of income or profit will be achieved, a particular event will occur or that a particular price will be offered or accepted. Actual results achieved during the period covered by the prospective financial analysis will vary from these estimates and the variations may be material.

4.2.7 The realization of these projections is dependent on the continuing validity of the assumptions on which they are based. Since the projections relate to the future, actual results are likely to be different from the projected results in case of events and circumstances not occurring as projected and the differences may be material. Our work did not constitute a validation of the financial projections of the Company under consideration and accordingly, we do not express any opinion on the same. Although, we have reviewed the financial projections provided by Management for consistency and reasonableness our reliance on the financial projections for the purpose of valuation should not be construed as an assurance about the accuracy of the assumptions or the achievability of the financial projections.

4.2.8 This Report is based on information received from sources mentioned herein and discussions with the Management. We have assumed that the parties involved have furnished to us all information, which they are aware of concerning the financial statements and respective liabilities, which may have an impact on Report. We have ignored some data provided to us which we believe may not be material for the purpose of assignment.

4.2.9 We have not done any independent technical valuation or appraisal or due diligence of the assets or liabilities of the Trust or Tower Co. or CDPL or any of other entity mentioned in this Report and have considered them at the value as disclosed by the Trust in their regulatory filings or in submissions, oral or written, made to us. Nothing has come to our knowledge to indicate that the material provided to us was misstated or incorrect or would not afford reasonable grounds upon which to base our Report.

4.2.10 We have not made any independent verification with respect to the Tower Co.'s / CDPL's claim to title of assets or property for the purpose of this valuation. With respect to claim to title of assets or property we have solely relied on representations, whether verbal or otherwise, made by the Management to us for the purpose of this Report.

4.2.11 Except to the extent required under the SEBI InvIT Regulations, we are not responsible for matters of legal nature including issues of legal title and compliance with local laws in respect of Tower Co./ CDPL and also no consideration has been given to litigation and other contingent liabilities that are not recorded in the financial of Tower Co./CDPL.

4.2.12 The fee for the Report is not contingent upon the outcome of the Report.

4.2.13 It may be noted that a draft of this Report (without valuation numbers) was provided to the Management to review the factual information in the Report as part of our standard practice to make sure that factual inaccuracies/omissions are avoided in our final Report.

4.2.14 This Report does not look into the business/commercial reasons behind the Transaction or the Issue nor the likely benefits arising out of the same. Similarly, it does not address the relative merits of investing in InvIT as compared with any other alternative business transaction, or other alternatives, or whether or not such alternatives could be achieved or are available. The assessment of commercial and investment merits of the Trust are sole responsibility of the investors of the Trust and we do not express any opinion on the suitability or otherwise of entering into any financial or other transactions with the Investment Manager, the Trust or Tower Co./CDPL.

4.2.15 In rendering this Report, we have not provided any legal, regulatory, tax, accounting, actuarial advice and accordingly we do not assume any responsibility or liability in respect thereof.

4.2.16 For the present valuation exercise, we have also relied upon information available in the public domain, however, the accuracy and timeliness of the same has not been independently verified by us.

4.2.17 In the particular circumstances of this case, we shall be liable only to the Investment Manager, Sponsor and the Trust. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions of or advice given by any other party to the Company. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the Company, their directors, employees or agents. In the particular circumstances of this case, our liability, if any (in contract or under statute or otherwise) for any economic loss or damage arising out of or in connection with this engagement, howsoever the loss or damage caused, shall be limited to the amount of fees actually received by us from the Client as laid out in the engagement letter, for such valuation work.

4.2.18 Whilst, all reasonable care has been taken to ensure that facts stated in the Report are accurate and opinions given are fair and reasonable, neither us, nor any of professional associates who worked as team member shall in any way be liable or responsible either directly or indirectly for the contents stated herein. Accordingly, we make no representation or warranty, express or implied, in respect of the completeness, authenticity or accuracy of such factual statements. We expressly disclaim any and all liabilities, which may arise based upon the information used in this Report.

5 Assignment Approach

The overall approach followed to arrive at value of InvIT Assets is summarized below:

i. Submission of detailed information checklist for valuation of InvIT Asset.

ii. Review of information provided as per the checklist for initial understanding of the business followed by a preliminary discussion with the Management to gain insight on the business operations and brief background of the Tower Infrastructure Business.

iii. The site visits were conducted as below:

Sr. No.	Location	Company Name	Date of Visit
1	Bangalore	Summit Digitel Crest Digitel	May 16, 2023
2	Mumbai	Summit Digitel Crest Digitel	May 19, 2023
3	Pune	Summit Digitel Crest Digitel	May 22 and May 23, 2023

iv. Analysis of additional information received post preliminary discussions. Valuer and its professional associates had various meetings/virtual meetings with the Management to discuss business model, assumptions considered and future business outlook.

v. Obtained various disclosures from the Management pertaining to approvals and litigations of the InvIT Assets as required under the SEBI InvIT Regulations.

vi. Carried out the valuation based on internationally accepted valuation methodologies and in cognizance of international valuation standards and Valuation Standards 2018 issued by ICAI Registered Valuers Organization.

6 Overview of Tower Infrastructure Business and business of Crest Digitel Private Limited

6.1 Tower Infrastructure Business

6.1.1 The Tower Infrastructure Business includes network of Ground Based Towers **("GBT")**, Ground Based Masts **("GBM")**, roof-top towers **("RTT")**, Roof Top Poles **("RTP")** and Cell on Wheels **("COW")**.

6.1.2 Tower Co. has entered into the Amended and Restated MSA with RJIL to provide Passive Infrastructure and Services to RJIL which came into effect from Closing.

6.1.3 As of March 31, 2023, the Initial Tower Sites consisted of 156,557 telecommunications towers across India. More than 75% of Tower Co.'s Tower Sites are ground-based. All Tower Sites are proposed to be connected to the electricity board with lithium-ion battery back-up.

6.1.4 As of March 31, 2023, more than 60% of Tower Co.'s Tower Sites are fiberized i.e., they use fiber for backhaul and have access to a fiber network, which is critical for telecom service providers whose revenue growth is increasingly being led by data services and products offering.

6.2 Location of the Towers

Source: As provided by the Management

6.2.1 The table below sets forth operational Tower Sites by type as of March 31, 2023:

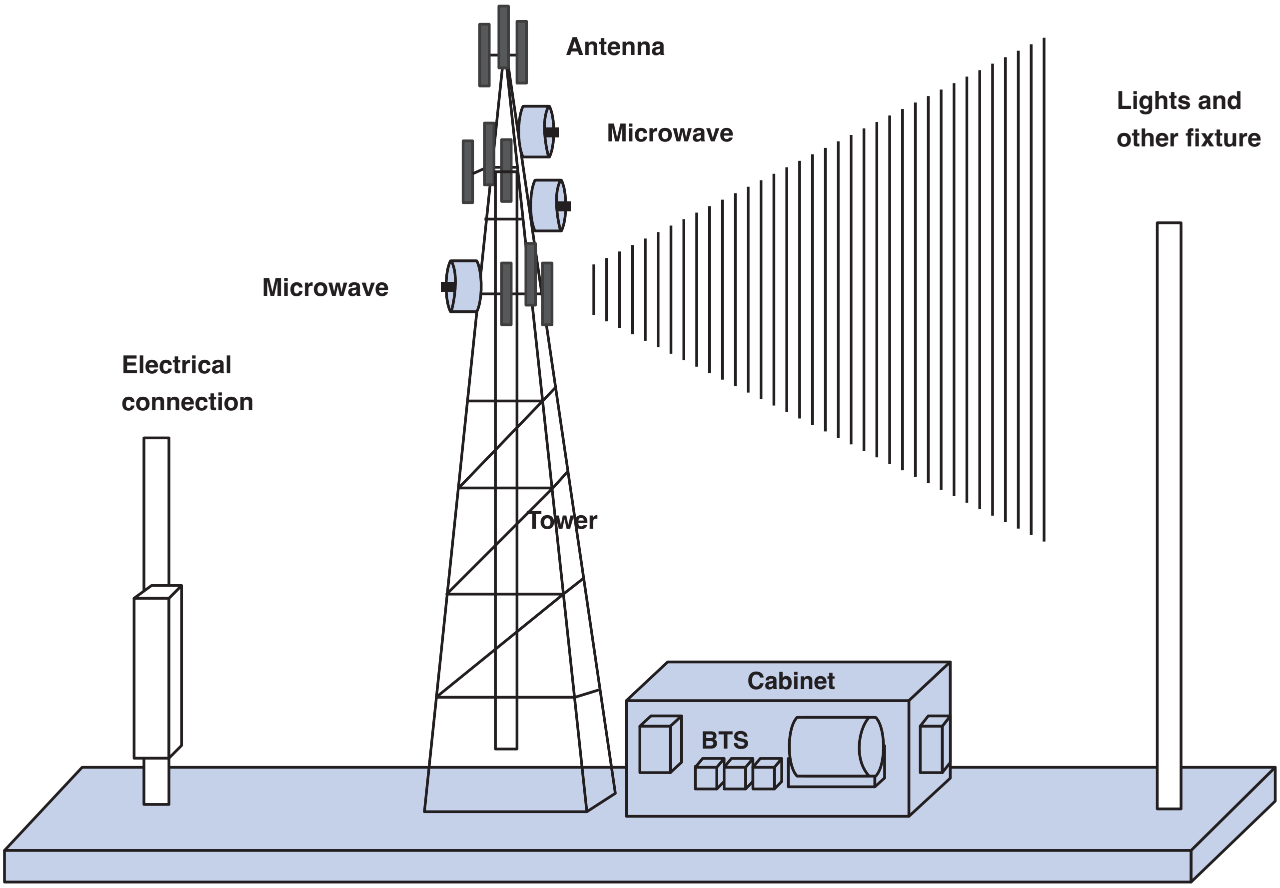
State Name	Tower Type				Total
	GBM	GBT	RTP / RTT	COW	
Andhra Pradesh	358	3,604	1,405	46	5,413
Arunachal Pradesh		297	29		326
Assam	1	3,396	501	10	3,908
Bihar	94	6,412	1,306	12	7,824
Chhattisgarh	276	3,723	218	47	4,264
Delhi	788	265	3,935	277	5,265
Goa	151	51	81	2	285
Gujarat	5,142	4,950	1,391	24	11,507
Haryana	103	2,150	508	69	2,830
Himachal Pradesh	21	1,758	108	7	1,894
Jammu	34	780	163	19	996
Jharkhand	282	3,817	661	34	4,794
Karnataka	343	4,817	2,100	37	7,297
Kashmir	42	1,376	106	33	1,557
Kerala	33	2,180	668	61	2,942
Kolkata	119	1,059	2,837	14	4,029
Madhya Pradesh	1,558	8,053	859	29	10,499
Maharashtra	690	7,628	2,860	32	11,210
Manipur		427	48		475
Meghalaya		706	12	3	721
Mizoram		247	26	1	274
Mumbai	699	435	2,573	35	3,742
Nagaland		332	34	1	367
Odisha	140	4,561	530	43	5,274
Punjab	865	1,505	1,414	81	3,865
Rajasthan	2,227	6,494	865	77	9,663
Tamil Nadu	996	5,144	2,919	31	9,090
Telangana	522	2,768	2,063	100	5,453
Tripura		569	47		616
Uttar Pradesh (East)	1,702	9,898	1,563	67	13,230
Uttar Pradesh (West)	399	5,125	1,183	26	6,733
Uttarakhand	70	1,920	456	25	2,471
West Bengal	65	6,877	760	41	7,743
Grand Total	**17,720**	**103,324**	**34,229**	**1,284**	**156,557**

As per discussions with the management, there is currently NIL Capital Work-in-Progress as per the books as on the Valuation Date. RPPMSL shall construct and deliver additional towers on a turn-key basis to the Tower Co. from time to time or the towers will be acquired by inorganic acquisition leading to an increase in number of towers to take the total number of operational towers to 174,452 in accordance with the terms of the relevant Transaction Documents. Further, Tower Co. has already deposited an advance to RPPMSL for delivery of additional towers by August 31, 2023.

6.3 Tower Infrastructure

6.3.1 As of March 31, 2023, Tower Co.'s Initial Tower Sites consisted of 156,557 Macro Towers across India.

6.3.2 The following diagram illustrates the standard facilities located on Sites:



The tower sites comprise of various types of structure, deployed based on the network requirement to provide a required coverage to enhance customer experience.

- Ground Based Towers ("GBT"): GBTs are erected on the ground with a height of 30 meters to 60 meters. As per discussions with the management, GBTs have been designed in a manner that allows for utilities to be placed inside the towers, leading to the reduction of additional costs for foundational work relating to DGs and/or cabinets, the elimination of fencing work around the plot and the enhancement of security of DGs and cabinets within SDIL's tower sites.
- Ground Based Mast ("GBM"): GBMs address difficulties of erecting GBTs in urban areas arising from space requirements. GBMs require less space for tower sites compared to GBTs. GBMs require very low rents, use natural cooling mechanism with no air-conditioning or fans and therefore, result in lower capital expenditures.
- Rooftop structures: Roof Top structures are placed on the terrace of high-rise buildings and have varying heights of 3, 6, 9, 12, 15 and 18 meters. There are two types of rooftop structures, Roof Top Poles ("RTP") and Roof Top Towers ("RTT").
- Cell On Wheel ("COW"): Cell On Wheel sites provide a coverage for places where permanent sites are not allowed, or for network restoration in case of natural disasters or temporary electricity outages.

The following table sets forth design and execution requirements of towers by tower type as of March 31, 2023:

Type	Height	Space required	Access to site location	Factors/ requirements for civil foundation	Antenna loading required	Electrical utilities	Vertical clearance	High - tension electrical lines
GBT	Up to 60m	10m x 10m	24x7	Soil-bearing capacity, wind Speed	Yes	Standardized AC/ DC	No vertical obstacle	No high-tension electrical lines nearby
GBM	20m, 25m, 30m	3m x 3m	24x7	Standard penetration test, wind speed	Yes	Standardized AC/ DC	No vertical obstacle	No high-tension electrical lines nearby
RTP	3m, 6m, 9m, 12m, 15m, 18m	< 420 sq. ft	24x7	Structural stability report of buildings by certified structural consultants, wind speed	Yes	Standardized AC/ DC	No vertical obstacle	No high-tension electrical lines nearby
RTT	Up to 12m/more than 12m	< 420 sq. ft	24x7	Structural stability report of buildings by certified structural consultants, wind speed	Yes	Standardized AC/ DC	No vertical obstacle	No high-tension electrical lines nearby
COW	Up to 30m	N/A	Not required	No civil foundation	Yes	Direct DG set	No vertical obstacle	Not required

6.4 Crest Digitel Private Limited

6.4.1 CDPL owns and operates shared in-building communications infrastructure that provides 2G/3G/4G network through a common shared infrastructure used by wireless carriers, broadcasters, and other communication companies to provide services to end users in India.

6.4.2 CDPL deploys passive telecom infrastructure for telecom operators such as Airtel, Vodafone, Rjio etc. in areas of low network connectivity to enhance network for end users.

6.4.3 CDPL offers built-to-suit solutions specializing in passive DAS (Distributed Antenna System), outdoor connectivity, and small cells infrastructure for institutional, commercial and residential buildings. CDPL offers following solutions:

a) IBS - Inbuilding Solutions
- IBS means In-Building solutions.
- As the name indicates, this technology is deployed to provide network within 'Buildings'.
- Generally large commercial complexes like Malls, Offices, Hospitals, Airports, Metro stations etc don't get enough network coverage.
- Antennas and cables are installed within the building. These antennas are connected to Operator's BTS.
- This provides network coverage within the building or complex.

b) Small Cell Solutions
   - Small cells are used to provide/enhance network coverage in areas where a Macro site is not feasible.
   - Small cells could be wall-mounted, pole mounted (roof-top) or installed indoor at densely populated indoor areas.
   - Small cell technology deploys a smaller setup as compared to IBS.

6.4.4 The table below sets forth operational Sites of CDPL by type as of March 31, 2023:

In-Building Solutions		
Circle	**Site Count**	**Tenancy**
Arunachal Pradesh	19	35
Assam	5	6
Chandigarh	5	9
Chattisgarh	4	7
Delhi	179	367
Goa	12	20
Gujarat	115	178
Haryana	18	27
HP	9	15
J&K	1	3
Karnataka	31	41
Kerala	15	23
Kolkata	38	81
Maharashtra	49	87
Manipur	1	2
MP	11	18
Mumbai	113	189
Puducherry	4	5
Punjab	10	11
Rajasthan	26	33
TamilNadu	55	118
Telangana	20	28
Uttrakhand	3	6
Uttar Pradesh	30	43
Grand Total	**773**	**1,352**

Small Cells		
Circle	**Site Count**	**Tenancy**
Arunachal Pradesh	25	25
Bihar	78	78
Chandigarh	8	8
Delhi	550	556
Goa		
Gujarat	262	262
Haryana	28	28
Karnataka	197	204
Kolkata	190	198
Maharashtra	335	348
MP	6	6
Mumbai	319	327
Punjab	43	43
Rajasthan	109	109
TamilNadu	76	76
Telangana	119	120
UK	47	47
UP	265	265
Grand Total	**2,657**	**2,700**

6.5 Visit Details

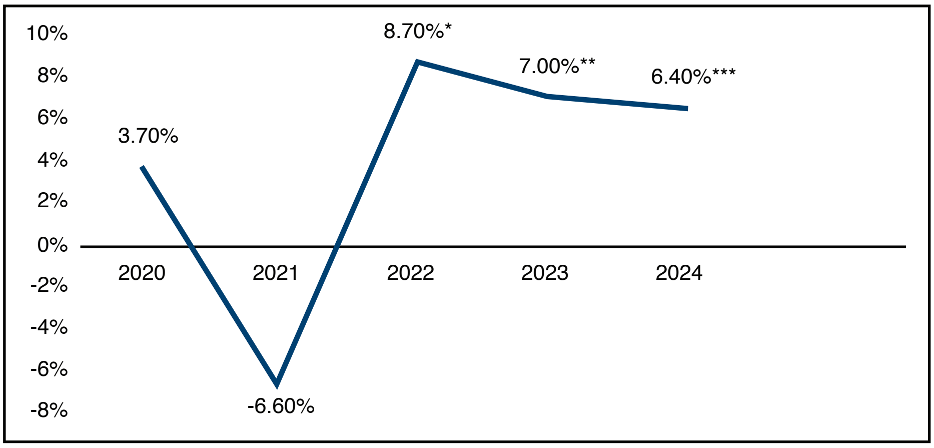
6.5.1 Our team has visited the Macro Towers in case of Tower Co and the small cell and other sites of CDPL located near Mumbai, Navi Mumbai, Pune and Bangalore in May 2023 for undertaking physical inspection of the towers as required under the SEBI InvIT Regulations. We have not been able to visit tower control room located at Reliance Corporate Park in Navi Mumbai, Maharashtra due to access controls being a sensitive site.

6.6 Other disclosures as required under the SEBI InvIT Regulations have been provided in Annexure IV of the Report.

7 Industry Overview

7.1.1 India is the fastest growing economy in the world and the third largest economy when its gross domestic product ("GDP") is compared in terms of purchasing power parity (PPP). India's total GDP size was US$ 3.5 trillion in 2022 according to the World Bank. India's GDP per capita has consistently grown between 5% and 7% between year 2013 and 2018, according to the World Bank. Although GDP growth at constant prices in the year 2021 was -6.60% due to pandemic effect, it has again risen back to 8.7% in 2021 as per the Economic Survey of India 2022-23. As per the Economic Survey, the 1st advance estimates for growth is 7.0% for FY2023 and for FY2024 the projected growth stands at 6.40%.

The following diagram sets forth India's GDP per capita growth for the periods indicated:



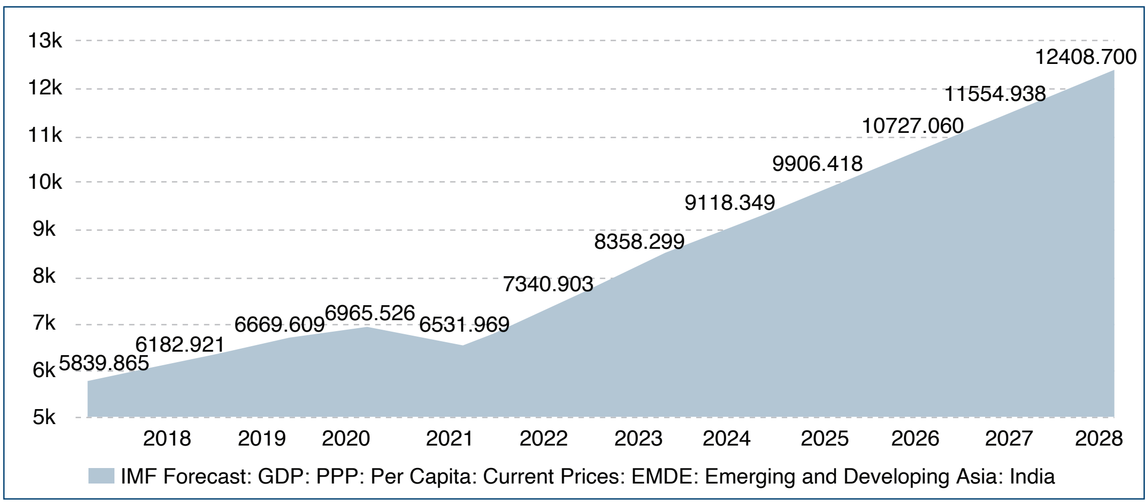
*Provisional Etimates **1st Advance Estimates ***Projected

(Source: PIB, Government of India, accessed on May 04, 2023 at https://pib.gov.in/PressReleasePage.aspx?PRID=1894932)

7.1.2 India's per capita income has also risen in recent years. According to the International Monetary Fund (the "IMF"), India's GDP per capita at current prices in 2023 was estimated to be US $2,600. (Source: International Monetary Fund, accessed on May 04, 2023 at: http://www.imf.org/external/datamapper/NGDPDPC@WEO/OEMDC/ADVEC/WEOWORLD/IND

7.1.3 India is becoming increasingly urbanized. In 2021, India's urban population increased to approximately 498.2 million representing 35.4% of India's population. (Source: World Bank, accessed on May 04, 2023 at https://data.worldbank.org/indicator/SP.URB.TOTL.IN.ZS?view=map)

7.1.4 The CEIC expects that India's economy will continue to grow rapidly. India's GDP per capita on PPP basis is forecasted to be US $12,151.5 in 2028. This records an increase from the last reported number of US $8,293.2 in 2022.



(Source: CEIC Data, accessed on May 04, 2023)

7.2 Indian Telecommunication Industry

Indian mobile telecommunications services sector

7.2.1 The mobile telecommunications industry is an integral part of the Indian economy. The industry has contributed to the economic growth and the GDP of the country by generating revenue for the Government and creating new jobs, directly and indirectly.

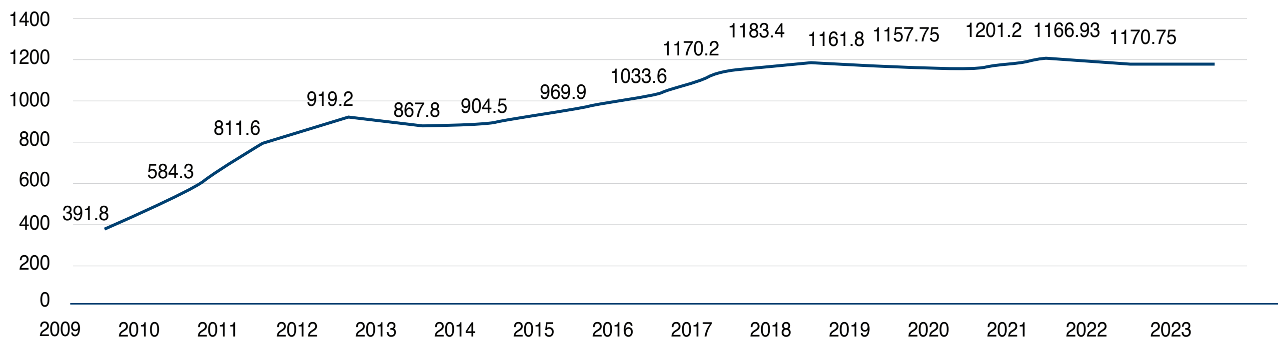
7.2.2 India is currently the world's second-largest telecommunications market by subscribers and strong customer demand has led to a rapid growth in this sector. As of January 31, 2023, India had a total reported subscriber base (including wireless and wireline subscribers) of 1,170.75 million, according to TRAI.

7.2.3 Mobile telecommunications operators offer two basic subscription methods, pre-paid and post-paid. The pre-paid subscription model is currently the most widely used subscription method in the mobile telecommunications industry in India.

(In millions)	Wireless	Wireline	Total
Total Telephone Subscribers as of January 31, 2023	1,143.02	27.73	1170.75
Urban Telephone Subscribers as of January 31, 2023	627.13	25.59	652.72
Rural Telephone Subscribers as of January 31, 2023	515.89	2.14	518.03
Broadband Subscribers as of January 31, 2023	806.07	33.11	839.18

(Source : - Telecom Regulatory Authority of India (TRAI))

The chart below illustrates the annual subscriber base from March 31, 2009 to January 31, 2023:



7.2.4 The mobile telecommunications industry in India is divided into 22 service areas – three metro service areas (Delhi, Mumbai, and Kolkata) and 19 other service areas. These other service areas are categorized as Circle 'A', Circle 'B' and Circle 'C', in descending order on the basisof the degree of affluence, infrastructure development and revenue potential across each service area. The licensed service areas of the various cellular service providers as of March 31, 2023 are provided below:

Service Provider	Licensed Service Area
Bharat Sanchar Nigam Limited **("BSNL")**	All India (except Delhi & Mumbai)
Bharti Airtel Limited **("Bharti Airtel")**	All India
Mahanagar Telephone Nigam Limited **("MTNL")**	Delhi & Mumbai
Reliance Jio Infocom Limited **("Reliance Jio")**	All India
Reliance Communications Limited	All India (except Assam & NE)
Vodafone Idea Limited **("Vodafone Idea")**	All India

7.2.5 The following table sets forth the wireless subscriber base for the key access service providers for each service area:

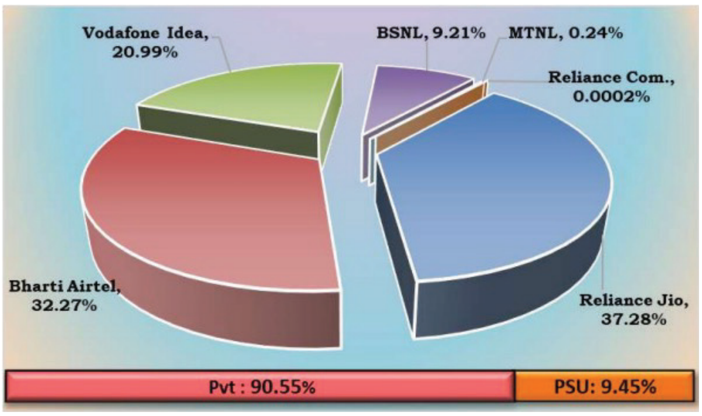
Subscribers as of January 31, 2023	Bharti Airtel	Reliance Jio	Vodafone Idea
Circle	**(In millions)**		
Andhra Pradesh	32.29	30.24	12.00
Assam	10.74	8.71	2.03
Bihar	39.83	36.19	9.04
Delhi	16.95	18.58	16.91
Gujarat	11.40	27.04	22.44
Haryana	6.50	8.06	7.43
Himachal Pradesh	3.40	3.31	0.48
Jammu & Kashmir	5.76	5.07	0.37
Karnataka	31.22	21.25	7.40
Kerala	7.96	10.01	14.66
Kolkata	5.69	10.30	5.87
Madhya Pradesh	15.24	38.36	17.40
Maharashtra	21.03	39.26	24.80
Mumbai	9.76	12.24	11.24
North East	5.85	4.02	0.95
Orissa	11.30	14.05	1.64
Punjab	12.26	11.29	7.30
Rajasthan	22.14	24.50	10.33
Tamil Nadu (incl. Chennai)	27.66	24.10	16.91
Uttar Pradesh (East)	36.48	34.81	19.02
Uttar Pradesh (West)	18.56	21.76	17.05
West Bengal	16.74	22.72	14.60
Total	**368.89**	**426.17**	**239.96**

(Source: TRAI)

7.2.6 As of January 31, 2023, according to TRAI, private access service providers held an 90.55% market share in terms of wireless subscribers, whereas BSNL and MTNL, the two public service undertaking access service providers, held a combined market share of 9.45%. Among private access service providers, notable companies include Vodafone Idea (with a market share of 20.99%), Bharti Airtel (with a market share of 32.27%) and RJIL (with a market share of 37.28%).

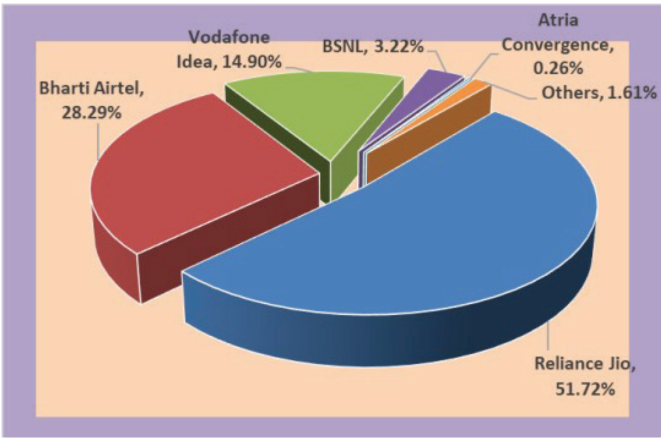
As per TRAI, the following diagrams show the graphical representation of access service provider-wise market share based on wireless subscribers as of January 31, 2023:

Access Service Provider-wise Market Shares in term of Wireless Subscribers as on 31st January, 2023



7.2.7 On the other hand, within the subset of broadband service providers, RJIL holds the largest market share with 51.72% as of January 31, 2023 based on the number of subscribers. This is followed by Bharti Airtel with 28.29% and Vodafone Idea with 14.90% of market share.

Service Provider-wise Market Share of Broadband (wired + wireless) Services as on 31st January, 2023



(Source: TRAI)

7.2.8 The Union Cabinet approved INR 12,195 crore (US $1.65 billion) production-linked incentive (PLI) scheme for telecom & networking products under the Department of Telecom. On December 2022, 42 companies have committed an investment US $502.95 million (₹4,115 crore) comprising 28 MSMEs and 14 Non-MSMEs (eight domestic and seven global companies) have been approved under the PLI Scheme. To drive the development of 6G technology, the Department of Telecommunications (DoT) has developed a sixth-generation (6G) innovation group.

7.2.9 Prime Minister Mr. Narendra Modi launched 5G services on October 1, 2022. India's 5G subscriptions is expected to reach 350 million by 2026 accounting for 27% of all mobile subscriptions. After launch, India's telecom sector is witnessing a surge in reforms as it has successfully connected people with 5G services and managed to decrease the cost of operations.

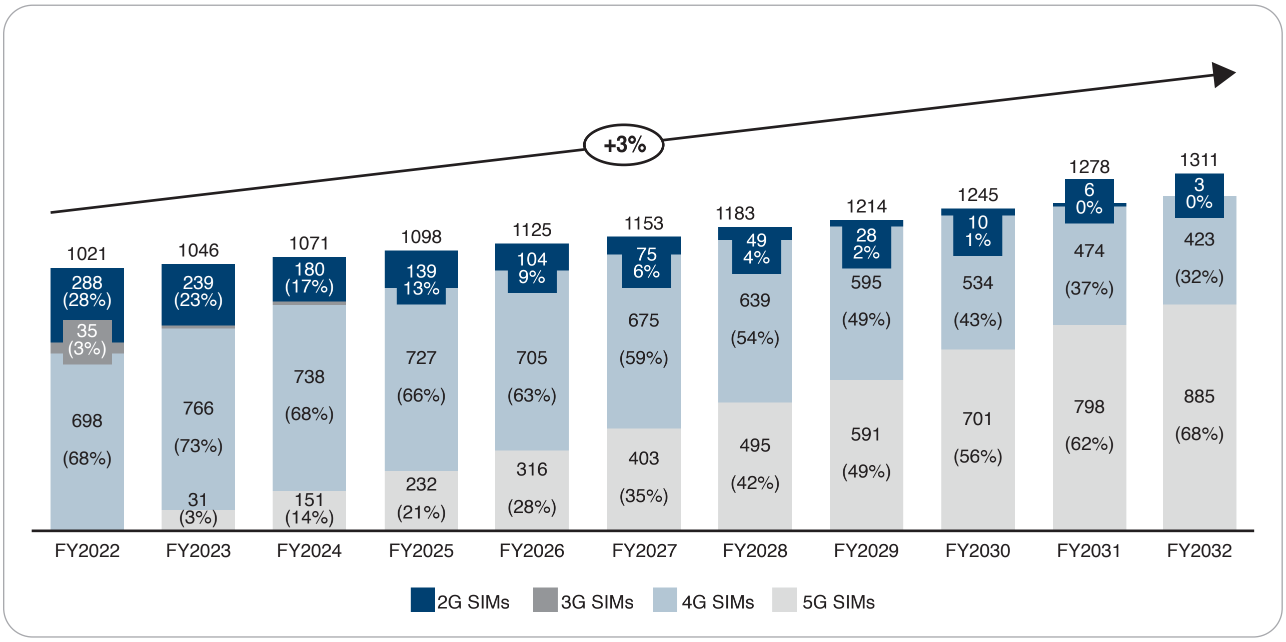
7.2.10 Mr. Mukesh Ambani, Chairman of Reliance Industries has committed an investment of US $24 billion (₹2 trillion) for rolling out a 5G network across the country by the end of 2023, whereas the Adani Group is still yet to unveil its plan for the telecom business. Reliance Industries has also committed US $10.6 billion (₹87,946.93 crores) to pay over a period of 20 years. On the other hand, Bharti Airtel is expected to invest in the range of US $3.26 billion - US $3.38 billion (₹27,000-28,000 crores) and BSNL around US $1.93 billion (₹16,000 crores) in 2022 for rolling out a developed 4G network by Tata Consultancy Services, which later would be upgraded to 5G. Hence, altogether investments worth more than US$ 18 billion (₹1.5 trillion in 2023) are expected.

7.2.11 The telecom operators on an average are installing 2,500 base stations per week for providing 5G services in the country and around 20,980 mobile base stations were installed as on November 26, 2022.

7.2.12 In October 2021, the government notified 100% foreign direct investment (FDI) via the automatic route from previous 49% in the telecommunications sector. FDI inflow in the telecom sector stood at US $39.02 billion between April 2000 - September 2022. In January 2022, Google made a US $1 billion investment in Airtel through the India Digitization Fund.

7.2.13 There are 1bn SIMs in the country which are expected to grow at CAGR 3% with 5G expected to become the mainstream technology followed by 4G by 2032

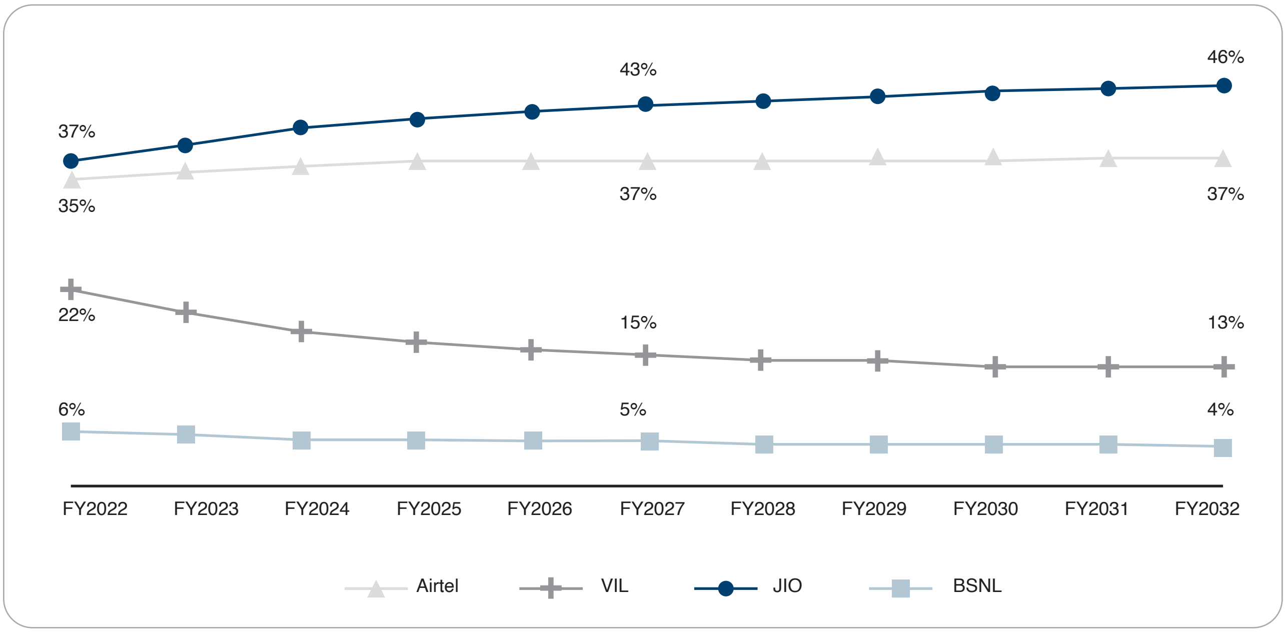
Split of active SIM by technology (FY2022-FY2032, millions)



Source : Analysys Mason*

7.2.14 Jio and Airtel are expected to achieve more dominant position in the market, with Vodafone's share reducing from 22% in FY22 to 13% by FY32.

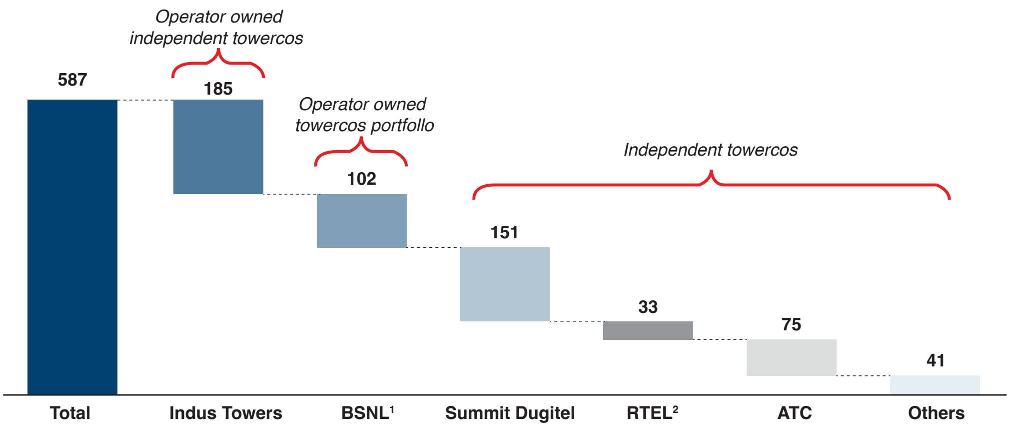
Overall market share by operator (%)



Source : Analysys Mason*

7.2.15 The Tower market in India has moved from operator-dominated to tower company dominated, with Indus towers, Summit Digitel and ATC being the leading tower companies.

Telecom tower market landscape, FY2022 ('000towers)

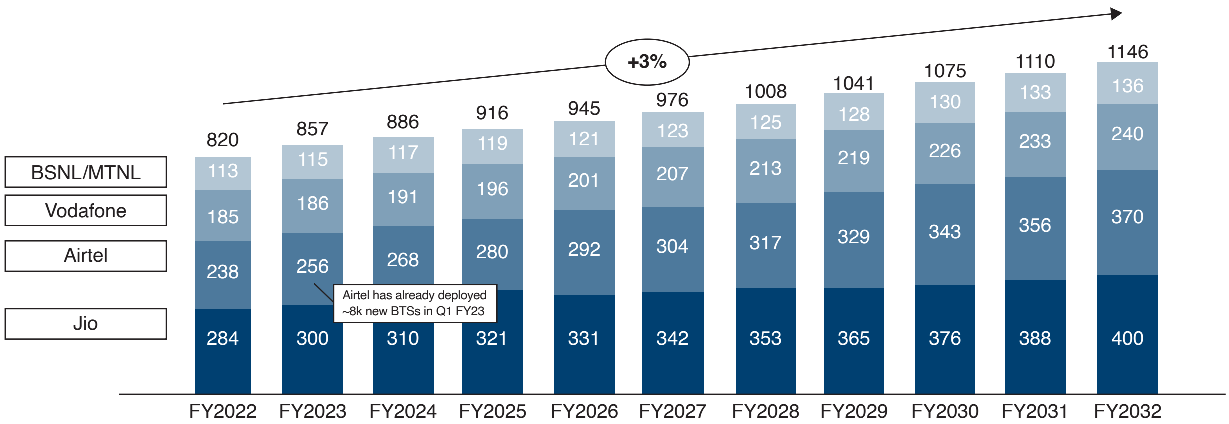


	Indus Towers	BSNL	Summit Dugitel	RTEL	ATC	Others
Tenancy ratio	1.81	1.20	1.02	1.11	1.54	1.40
No. of Circles	22	22	22	22	22	22[3]

Source : Analysys Mason*

7.2.16 From tower company demand perspective, in the base case, it is estimated all MNOs to add 326K total base transceiver station ("BTSs") till FY2032, of which ~76% will come from Jio and Bharti Airtel.

Total tenancy by MNO (FY-FY32), '000s

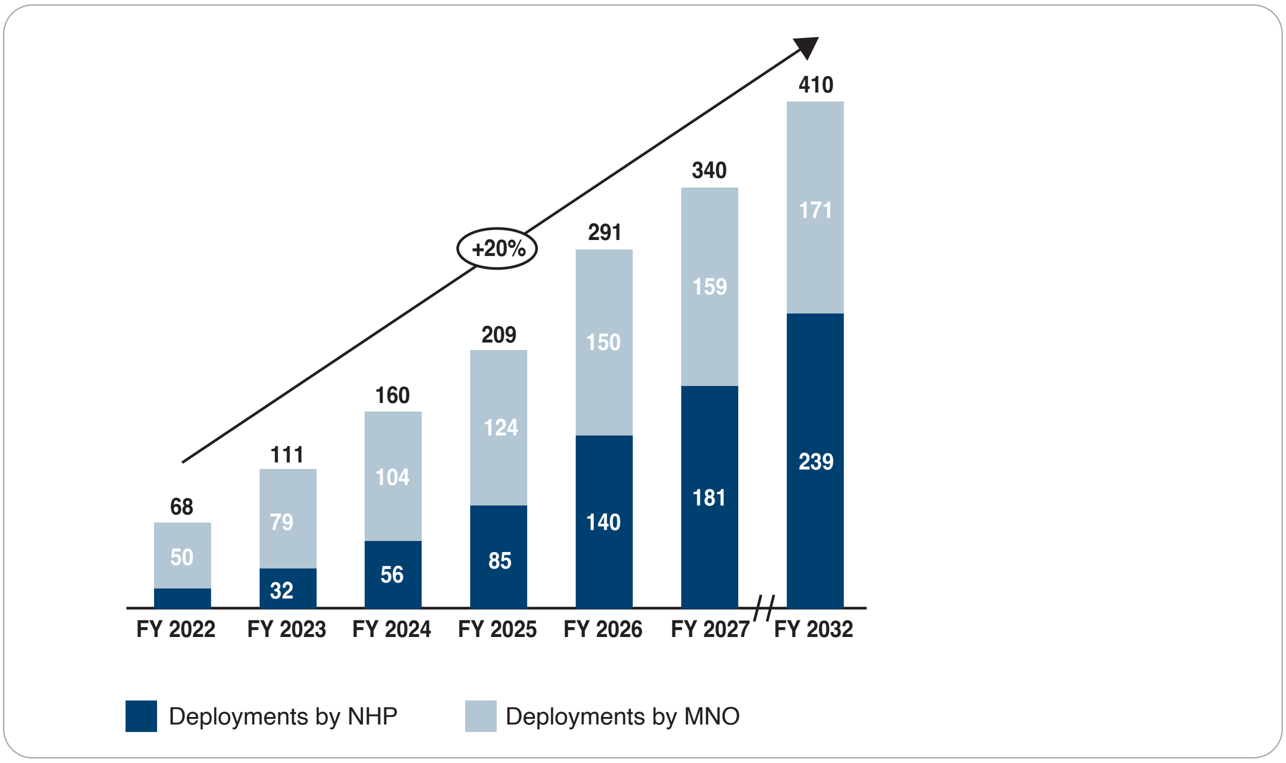


Source : Analysys Mason*

Crest Digitel Private Limited

7.2.17 On the small cells front, it is expected that the NHPs addressable market will grow to 239 K by FY2032.

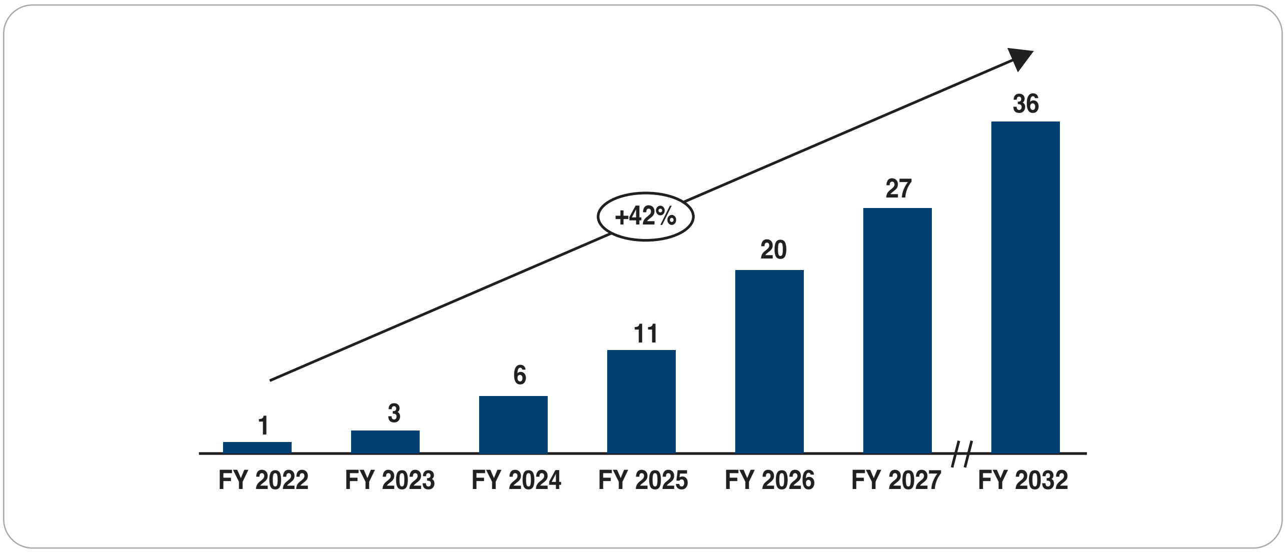
Forecasted demand for Small Cells ('000)



Source : Analysys Mason*

7.2.18 Crest Digitel's current market share is 10% of incremental demand, and it is expected to increase slightly to ~15-16% given their increasing focus, and remain stable over the long run.

Small Cells deplyed by Digitel ('000)



Source : Analysys Mason*

*This extract is from a wider report and has not been reviewed by Analysys Mason.

8 Valuation Approach

The present valuation exercise is being undertaken to arrive at enterprise value of InvIT Asset for the Purpose. Considering internationally accepted valuation methodologies and in cognizance of international valuation standards and ICAI Valuation Standards 2018 issued by ICAI Registered Valuers Organisation, there are three generally accepted approaches to valuation:

i. **"Cost"** Approach

ii. **"Income"** Approach

iii. **"Market"** Approach

Within these three basic approaches, several methods may be used to estimate the value. A brief overview of these approaches is as follows:

8.1 Cost Approach

8.1.1 The cost approach values the underlying assets of the business to determine the business value of the InvIT Asset. This valuation method carries more weight with respect to holding companies than operating companies. Also, asset value approaches are more relevant to the extent that a significant portion of the assets are of a nature that could be liquidated readily if so desired.

i. Net Asset Value Method

- The Net Asset Value ("NAV") method under cost approach, consider the assets and liabilities, including intangible assets and contingent liabilities. The net assets, after reducing the dues to the preference shareholders, if any, represent the equity value of a company.
- NAV method is appropriate in a case where the major strength of the business is its asset base rather than its capacity or potential to earn profits.
- This valuation approach is mainly used in cases where the asset base dominates earnings capability.
- As an indicator of the total value of the entity, the net asset value method has the disadvantage of only considering the status of the business at one point in time.
- Additionally, net asset value does not consider the earning capacity of the business or any intangible assets that have no historical cost. In many respects, net asset value represents the minimum benchmark value of an operating business.

ii. Break Up Value Method

- Under the Break Up Value ("BV") method, the assets and liabilities are considered at their realizable (market) values including intangible assets and contingent liabilities, if any, which are not stated in the balance sheet. From the realizable value of the assets, the payable value of all liabilities (existing plus potential) are deducted to arrive at the BV of the company.
- This valuation approach is mostly used in case of companies where there are huge operating investments or surplus marketable investments.

8.2 Income Approach

8.2.1 The Income approach focuses on the income prospects of a company.

i. Discounted Cash Flow Method

- Under the Discounted Cash Flow ("DCF") method, the value of the undertaking is based on expected 'cash flows for future, discounted at a rate, which reflects the expected returns and the risks associated with the cash flows as against its accounting profits. The value of the undertaking is determined as the present value of its future free cash flows.
- Free cash flows are discounted for the explicit forecast period and the perpetuity value thereafter. Free cash flows represent the cash available for distribution to both, the owners and lenders to the business.
- Discount rate is the Weighted Average Cost of Capital ("WACC"), based on an optimal vis-à-vis actual capital structure. It is appropriate rate of discount to calculate the present value of future cash flows as it considers equity–debt risk and also debt–equity ratio of the firm.

- The perpetuity (terminal) value is calculated based on the business's potential for further growth beyond the explicit forecast period. The "constant growth model" is applied, which implies an expected constant level of growth (for perpetuity) in the cash flows over the last year of the forecast period.
- The discounting factor (rate of discounting the future cash flows) reflects not only the time value of money, but also the risk associated with the business's future operations.
- The Business/Enterprise Value so derived, is further reduced by value of debt, if any, (net of cash and cash equivalents) to arrive at value to the owners of business. The surplus assets / non-operating assets are also adjusted.
- In case of free cash flows to equity, the cash available for distribution to owners of the business is discounted at the Cost of Equity and the value so arrived is the Equity Value before surplus/ non-operating assets. The surplus assets / non-operating assets are further added to arrive at the Equity Value.

8.3 Market Approach

i. Market Price Method

- Under this approach, the market price of an equity shares as quoted on a recognized stock exchange is normally considered as the fair value of the equity shares of that company where such quotations are arising from the shares being regularly and freely traded. The market value generally reflects the investors' perception about the true worth of the company.

ii. Comparable Companies Multiple Method

- Under the Comparable Companies Multiple ("CCM") method, the value is determined on the basis of multiples derived from valuations of comparable companies, as manifest through stock market valuations of listed companies. This valuation is based on the principle that market valuations, taking place between informed buyers and informed sellers, incorporate all factors relevant to valuation. Relevant multiples need to be chosen carefully and adjusted for differences between the circumstances.
- To the value of the business so arrived, adjustments need to be made for the value of contingent assets/liabilities, surplus Asset and dues payable to preference shareholders, if any, in order to arrive at the value for equity shareholders.

iii. Comparable Transactions Multiple Method

- Under the Comparable Transactions Multiple ("CTM") method, the value of a company can be estimated by analysing the prices paid by purchasers of similar companies under similar circumstances. This is a valuation method where one will be comparing recent market transactions in order to gauge current valuation of target company.

8.4 Conclusion on Valuation Approach

Sr.No.	Valuation Approach	Valuation Methodology	Used	Explanation
I	Cost Approach	- Net Asset Value & Break Up Value	No	NAV or the BV does not capture the future earning potential of the business.
II	Income Approach	- Discounted Cash Flow	Yes	Tower Co and CDPL derives its true value from the potential to earn income in the future. Hence, we have considered DCF method under Income Approach for Valuation.
III	Market Approach	- Market Price	No	Tower Co is not listed on any stock exchange; therefore, we have not considered market price method of valuation.

Sr.No.	Valuation Approach	Valuation Methodology	Used	Explanation
		- Comparable Companies	No	There are no listed companies directly comparable to the business of the InvIT Asset considering the distinct nature of asset and capital structure. Hence, we have not considered CCM method.
		- Comparable Transactions	No	Due to unavailability of transactions in the public domain with business and characteristics similar to Tower Co., We have not considered CTM method.

- Accordingly, in the instant case, the Discounted Cash Flow Method was considered as the most appropriate method for valuation of Tower Co. and CDPL. Under the DCF method, we have used Free Cash Flow to Firm ("FCFF") model for valuation.

9 Valuation of InvIT Assets

9.1 Valuation of Tower Co.

9.1.1 The audited balance sheet position of Tower Co. as on March 31, 2023, has been considered as the opening balance sheet of Tower Co. for the purpose of valuation.

9.1.2 Tower Co. and RJIL have entered into the Amended and Restated MSA in terms of which Tower Co. shall provide Passive Infrastructure and Services to RJIL for a period of 30 years from the Closing i.e. September 1, 2020. Hence, the financial projections, as provided by the Management, are for a period of 27.5 years starting from April 1, 2023 till August 31, 2050 which has been considered for valuation. he financial forecast provided by the Management were reviewed by us for consistency and reasonableness, however we have not independently verified the data provided.

9.1.3 Following are the key assumptions considered in the financial projections while determining the operating cash flows of Tower Co.:

i. <u>Volumes:</u>

The number of Tower Sites are expected to increase from 156,557 as of March 31, 2023 to 174,451 as of August 31, 2023. SDIL will incur growth capex in future to further increase the number of towers by 25,000 approximately. Currently, RJIL is the anchor tenant of operational Tower Sites, and it will be the anchor tenant on all of the current and the proposed Tower Sites. Tower Co. has other tenants as on March 31, 2023 on sharer basis. Further, other tenants are estimated to increase in the projected period. The tenancy ratio is estimated to increase to 1.46 in August 2030 gradually from 1.06 in FY23 in the projected period considering the same.

ii. <u>Monthly Site Premium:</u>

We have considered the Monthly Site Premium (being the site premium payable by RJIL to Tower Co.) for the provision of Passive Infrastructure and Services as specified in the Amendment and Restated MSA together with applicable escalations specified therein to forecast the revenues of Tower Co.

Monthly Site Reimbursement and the Power & Fuel **("<u>P&F</u>")** costs as stated in the Amendment and Restated MSA are considered. The Monthly Site Reimbursement with respect to a Site, refers to the payment to be made by Tower Co. under relevant landlord contracts for use of such Site such as license fee / lease or rental amount. P&F costs refers to the power and fuel costs to be charged based on actuals by Tower Co. to RJIL.

Similar assumptions of monthly site premium have been taken with respect to other tenants. The other tenants are charged monthly site premium for the provision of Passive Infrastructure and Services at market rate which is estimated to escalate at 2.5% p.a.

iii. <u>O&M Contract Price</u>

The fees to be paid by Tower Co. to the Operator including the escalations thereon in terms of the Restated and Amended Operations and Maintenance Agreement to determine the forecasted O&M expenses are considered for O&M Contract Price.

iv. **Other Expenses**

The manpower head count of 302 with an average salary p.a. of INR 3.0 million with escalation of 5.0% p.a. has been assumed. Additionally, fixed administration expenses of INR 700.0 million with escalation of 3% p.a. are considered.

v. **Capital Expenditure**

Tower Co. projects a total capex of INR 131,804.1 Mn from Valuation Date till August 31, 2024 exclusive of Goods and Service Tax. The capex is majorly towards acquisition/construction of additional Tower Sites. Further growth capex is considered in projected period till August 31, 2030 on account of other tenants.

vi. **Discounted Cash Flow**

- The explicit period has been considered from April 1, 2023, to August 31, 2050.
- Working capital requirement and expected capital expenditure are considered as provided by the Management during forecast period.
- FCFF method under DCF is used to calculate enterprise value of Tower Co.
- In FCFF, the free cash flows available to the company are discounted by WACC to derive the net present value. WACC of 10.5% is considered.
- The projected net cash flows are discounted back to their present value using mid-year discounting convention. The use of mid-year discounting factors better reflects the assumption that net cash flows will be generated throughout the year, rather than at the beginning or at the end of the year.
- Given the fixed term of the Project Agreements, terminal cash flow discounting is not considered. Recoupment of all working capital at the end of the forecast period is considered.
- Tax rate of 25.17% being the tax rate prevailing in India is considered.
- The enterprise value ("**Enterprise Value**") of Tower Co. is arrived at INR 622,931.7 Mn, determined as an aggregate of the present value of forecast period.
- Further, we have carried out the sensitivity of WACC on Enterprise value by adjusting risk premium in the range of 2.0% to 3.0% with WACC as follows:

WACC	**10.0%**	**10.5%**	**11.0%**
Enterprise Value (INR Mn)	652,818.0	622,931.7	595,116.9

vii. **Discounting Factor**

- Free Cash Flows to Firm ("FCFF") model under DCF method is used to estimate the Enterprise Value of Tower Co. In FCFF, the free cash flows available are discounted by Weighted Average Cost of Capital ("WACC") to arrive the net present value.
- The WACC is arrived at after considering the cost of equity and the post-tax cost of debt and the post-tax cost of the Trust Loan and their respective weights in the capital structure of Tower Co.
- The break-up of the debt (excluding any interest due thereon) as of March 31, 2023, is provided below:

Particulars	**As of March 31, 2023 (in INR Million)**	**As of March 31, 2023, adjusted for additional External Loan (including repayment in INR Million)**
Long term loans (including current maturity of long-term borrowings) – External	294,070.0	387,326.0
Trust Loan	250,000.0	250,000.0
0% Redeemable Non-Cumulative, Non-Participating, Non-Convertible Preference Shares	147.0	147.0
Total	**544,217**	**637,473**

- The Tower Co. is proposing to raise additional loan of INR 93,256 Mn to fund construction/ inorganic acquisition of additional towers and to re-finance existing loans.
- While the Trust Loan is in the nature of debt at the level of Tower Co., at the consolidated Trust level, the same would be considered as equity. For the purpose of this valuation exercise, we have considered the following to determine the WACC

WACC = (Cost of External Debt * (1-tax rate) * External Debt as of March 31, 2023 (including additional loan for additional towers) + Cost of Trust Loan * (1-tax rate) * Trust Loan + Cost of Equity * Equity Share Capital) / (External Debt as of March 31, 2023 (including additional loan for additional towers) + Trust Loan + Equity Share Capital + Preference Share Capital)

- The cost of equity ("CoE") has been calculated as per the Capital Asset Pricing Model based on the following parameters:
  - Cost of equity = Risk Free Rate + [Beta X Equity Risk Premium]
  - Risk free rate of return of 7.2% is based on yields of 10-year zero coupon bond yield as on March 31, 2023 having and as listed on www.ccilindia.com.
  - Expected market premium of 7.8% has been calculated on the expected market return of 15.0% as prevalent in India based on historical market returns and our analysis.
  - Beta is a measure of systematic risk of the company's stock as compared to the market risk. Since there are no listed companies directly comparable to the business of SDIL considering the distinct nature of asset and capital structure, we have considered a market beta of 1.0 for determination of CoE.
- Based on above, the base cost of equity is arrived at 15%.
- 0% Redeemable Non-Cumulative, Non-Participating, Non-Convertible Preference Shares carries nil dividend. Therefore, the cost of Preference Share Capital is considered as nil.
- Further, we have considered post tax cost of external debt of 5.9% and post-tax cost of trust loan of 11.2% to arrive at WACC of 8.0%.
- We have considered the risk premium given the construction or inorganic acquisition of additional towers by August 31, 2024 and to account for risk involved in getting other tenants onboard in projected period and the estimated revenues therefrom. We have considered an additional risk premium of 2.5%.
- We have hence considered a WACC of 10.5% after rounding off for the current valuation.

viii. **Note:**

- Security deposits of INR 1,335 cr is considered as current liability in working capital which was earlier treated as debt like item. The security deposit consists of land lease deposits, GST input credit and GST on foundation. The security deposits are expected to due at the end of August 2050 except GST on foundation. This has reduced the enterprise value and may have positive impact on equity value.

9.2 Valuation of Crest Digitel Private Limited ("CDPL")

9.2.1 The unaudited balance sheet position of CDPL as on March 31, 2023, has been considered as the opening balance sheet for the purpose of valuation.

9.2.2 The financial projections, as provided by the Management, from April 1, 2023 to March 31, 2032 has been considered for valuation. The financial forecast provided by the Management were reviewed by us for consistency and reasonableness, however we have not independently verified the data provided.

9.2.3 Following are the key assumptions considered in the financial projections while determining the operating cash flows of CDPL:

i. **Revenue**

CDPL charges IP fee for providing passive telecom infrastructure services to Telecom Operators and other customers. In addition to IP Fees, CDPL charges land rent and electricity charges from the customers on actual basis.

Particulars (INR Mn)	FY22 (A)	FY23 (A)	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
IP Fees											
Retail	310	420	671	858	1,053	1,250	1,455	1,563	1,581	1,600	1,720
Metro	691	899	1,229	1,513	1,597	1,859	1,946	2,103	2,313	2,600	2,795
Airport	34	40	57	63	69	75	65	55	39	31	33
Small Cell	44	165	488	852	1,332	1,965	2,820	3,435	3,657	3,841	4,129
RTP	4	11	14	18	23	27	31	34	35	35	38
IP Fees	**1,083**	**1,535**	**2,459**	**3,304**	**4,075**	**5,175**	**6,317**	**7,190**	**7,625**	**8,107**	**8,715**
Growth		**42%**	**60%**	**34%**	**23%**	**27%**	**22%**	**14%**	**6%**	**6%**	**8%**

- IP Fee from Retail are estimated to grow at CAGR of 17% from INR 420 Mn in FY23 to INR 1,720 Mn in FY32. CDPL will enter into contracts with property developers and authorities to advance the process of deployment of IBS in premises.
- IP Fee from Metro stations are estimated to grow at CAGR of 13% from INR 899 Mn in FY23 to INR 2,795 Mn in FY32 on account of increase in number of metro stations considering CDPL's substantial market share in this segment.
- IP Fee from Airports are estimated to grow at CAGR of negative 2% from INR 40 Mn in FY23 to INR 33.0 Mn in FY32.
- With the launch of 5G services in India in few months, Telecom operators are investing heavily in Outdoor Small Cells sites. IP Fees from Small Cells are estimated to grow at CAGR of 43% from INR 165 Mn to 4,129 Mn in FY32 on account of increase in overall Small Cells market and market share of CDPL.

ii. <u>Expenses</u>

The expenses consist of rent, electricity charges, employee expenses, business promotion and consultancy, site repair and maintenance charges and other administrative expenses. Rent and electricity charges are reimbursable on actual basis from Telecom operators and other customers. Employee expenses are fixed in nature and are estimated to decline from 33% of revenue in FY23 to 27% of revenue in FY32. Business Promotion and Consultancy expenses are estimated to increase at CAGR of 10% from INR 22 Mn in FY23 to INR 53.0 Mn in FY32 and are estimated in the range of 1.7% to 0.5% of revenue going forward in the explicit period. Site repair and Maintenance expenses are estimated to increase at CAGR of 18% from INR 16 Mn in FY23 to INR 70 Mn in FY32 which is in the range of 1.0% to 0.5% of revenue. Other expenses are semi-fixed and are estimated to increase at CAGR of 15% from INR 183 Mn in FY23 to INR 623 Mn in FY32.

iii. <u>Capital Expenditure</u>

CDPL projects a total capex of INR 17,186.7 Mn excluding GST in the projected period as follows:

Particulars (INR Mn)	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
Capex	1,217.3	1,882.8	1,924.3	2,828.5	3,316.3	2,495.1	1,660.4	1,328.4	533.5

The capex is majorly towards additional bool sites to provide passive telecom infrastructure services. The capex will be funded through additional borrowings.

iv. **Working Capital**

The working capital consists trade receivables and security deposits / customer advances and other assets and trade payables and customer security deposit and other non-current liabilities. Trade receivables and security deposits / customer advances are the major current assets. The trade receivables are assumed at 1.5 months of revenue and security deposits / customer advances are estimated at 11% of the revenue in the explicit period. The trade payables and customer security deposit are estimated at 4% and 16% of the revenue in the explicit period. The working capital as % of revenue is estimated in the range of 9% in FY24 to 5% in FY30.

v. **Discounted Cash Flow**

- The explicit period has been considered from April 1, 2023, to March 31, 2032.
- Working capital requirement and expected capital expenditure are considered as provided by the Management during forecast period.
- FCFF method under DCF is used to calculate enterprise value of CDPL.
- In FCFF, the free cash flows available to the company are discounted by WACC to derive the net present value. WACC of 13.5% is considered.
- The projected net cash flows are discounted back to their present value using mid-year discounting convention. The use of mid-year discounting factors better reflects the assumption that net cash flows will be generated throughout the year, rather than at the beginning or at the end of the year.
- The terminal year growth is considered at 4% to calculate cash flows arising post explicit period.
- Tax rate of 25.17% being the tax rate prevailing in India is considered.
- The enterprise value **("Enterprise Value")** of CDPL is arrived at INR 15,415.3 Mn, determined as an aggregate of the present value of forecast period and terminal year.

vi. **Discounting Factor**

- The WACC is arrived at after considering the cost of equity and the post-tax cost of debt and their respective weights in the capital structure of CDPL.
  WACC = (Cost of External Debt * (1-tax rate) * Target Debt to Equity ratio + Cost of Equity * (1-* Target Debt to Equity ratio)
- The cost of equity ("CoE") has been calculated as per the Capital Asset Pricing Model based on the following parameters:
  - Cost of equity = Risk Free Rate + [Beta X Equity Risk Premium]
  - Risk free rate of return of 7.2% is based on yields of 10-year zero coupon bond yield as on March 31, 2023 having and as listed on www.ccilindia.com.
  - Expected market premium of 7.8% has been calculated on the expected market return of 15.0% as prevalent in India based on historical market returns and our analysis.
  - Beta is a measure of systematic risk of the company's stock as compared to the market risk. Since there are no listed companies directly comparable to the business of CDPL, we have considered a market beta of 1.0 for determination of CoE.
- Based on above, the base cost of equity is arrived at 15%. We have considered risk premium of 3% to account for factors inter-alia, risk of achieving projections, growth in turnover and margins. The revised cost of equity is arrived at 18.0%.
- Further, as discussed with the Management of the Trust and as per the audited financial statements of CDPL for FY23, there is debt of INR 1,158 Mn and the capex in future will be funded through external debt only. Therefore, we have considered target debt-equity ratio of 40% on basis of discussion with the Management and analysis of projected financial statements. The pre-tax cost of debt is considered at 9.0% on market participant basis and the post-tax cost of debt is arrived at 6.7%.
- Based on the above, the WACC is arrived at 13.5%.

10 Valuation Summary

10.1. The current valuation has been carried out based on the valuation methodology explained herein earlier. Further, various qualitative factors, the business dynamics and growth potential of the business, having regard to information base, management perceptions, key underlying assumptions and limitations, were given due consideration.

10.2. We would like to highlight that in the ultimate analysis, valuation will have to be tempered by the exercise of judicious discretion and judgment taking into account all the relevant factors. There will always be several factors, e.g., quality of the management, present and prospective competition, yield on comparable securities and market sentiment, etc. which are not evident from the face of the balance sheets, but which will strongly influence the worth of an entity or business.

10.3. The enterprise value of InvIT Assets is arrived at INR 6,38,347.0 Mn as on March 31, 2023 as follows:

InvIT Assets	Enterprise Value (INR Mn)
Tower Co. (corresponding to asset base of 156,557 towers as on March 31, 2023)	622,931.7
CDPL	15,415.3

11 Annexures

11.1 Annexure I

A. Valuation of InvIT Asset as per DCF Method

Summit Digitel Infrastructure Limited

Valuation as per Discounted Cash Flow Method as on March 31, 2023 (INR Mn)

WACC 10.50%

Year Ending	31-Aug-23	31-Aug-24	31-Aug-25	31-Aug-26	31-Aug-27	31-Aug-28	31-Aug-29	31-Aug-30	31-Aug-31	31-Aug-32
Revenue	40,002.1	95,611.0	107,540.0	113,225.1	119,095.7	124,834.7	130,649.0	136,552.4	141,187.0	144,725.6
EBITDA	24,725.6	58,673.2	66,319.1	70,721.0	74,930.4	81,485.1	85,923.5	90,434.4	93,821.0	96,260.4
EBITDA Margins	62%	61%	62%	62%	63%	65%	66%	66%	66%	67%
Less : Outflows										
(Less): Capital Expenditure	(52,234.1)	(79,570.0)	(2,590.0)	(2,570.0)	(2,760.0)	(2,700.0)	(2,440.0)	(2,460.0)	-	-
Add / (Less): GST Block	(8,450.0)	(4,920.0)	12,193.0	7,504.4	(34.2)	10.8	46.8	(3.6)	442.8	-
Add / (Less): Incremental Working Capital	58,862.9	(542.3)	(1,953.9)	(2,001.9)	(519.4)	(501.7)	(503.5)	(507.9)	(311.1)	(101.6)
Less: Taxation	-	-	-	(261.8)	(9,835.9)	(12,736.0)	(14,921.9)	(16,970.2)	(18,644.6)	(20,003.8)
Free Cash Flows (FCF)	**22,904.4**	**(26,359.1)**	**73,968.1**	**73,391.7**	**61,780.9**	**65,558.1**	**68,104.9**	**70,492.7**	**75,308.1**	**76,155.0**
Present Value Factor	0.98	0.91	0.83	0.75	0.68	0.61	0.55	0.50	0.45	0.41
Present Value of Cash Flows	**22,432.9**	**(24,053.7)**	**61,084.9**	**54,849.6**	**41,784.8**	**40,126.3**	**37,724.1**	**35,336.3**	**34,163.1**	**31,264.5**

NPV of Explicit Period	6,22,435.6
Working Capital Release	496.1
Enterprise Value (EV)	**6,22,931.7**

Valuation as per Discounted Cash Flow Method as on March 31, 2023 (INR Mn)

Year Ending	31-Aug-33	31-Aug-34	31-Aug-35	31-Aug-36	31-Aug-37	31-Aug-38	31-Aug-39	31-Aug-40	31-Aug-41	31-Aug-42
Revenue	148,353.7	152,073.5	155,887.4	159,797.7	163,807.0	167,917.8	172,132.6	176,454.2	180,885.2	185,428.5
EBITDA	98,758.2	101,315.6	103,933.9	106,614.6	109,358.9	112,168.4	115,044.5	117,988.6	121,002.3	124,087.2
EBITDA Margins	67%	67%	67%	67%	67%	67%	67%	67%	67%	67%
Less : Outflows										
(Less): Capital Expenditure	-	-	-	-	-	-	-	-	-	-
Add / (Less): GST Block	-	-	-	-	-	-	-	-	-	-
Add / (Less): Incremental Working Capital	(104.2)	(106.8)	(109.5)	(112.2)	(115.0)	(117.9)	(120.8)	(123.8)	(126.9)	(130.1)
Less: Taxation	(21,265.9)	(22,447.9)	(23,564.5)	(24,628.2)	(25,649.5)	(26,637.7)	(27,600.4)	(28,544.5)	(29,475.6)	(30,398.7)
Free Cash Flows (FCF)	**77,388.2**	**78,760.9**	**80,259.9**	**81,874.2**	**83,594.4**	**85,412.8**	**87,323.2**	**89,320.3**	**91,399.8**	**93,558.4**
Present Value Factor	0.37	0.34	0.30	0.28	0.25	0.23	0.20	0.18	0.17	0.15
Present Value of Cash Flows	**28,751.8**	**26,481.3**	**24,421.1**	**22,545.0**	**20,831.4**	**19,262.1**	**17,821.6**	**16,497.0**	**15,277.0**	**14,151.8**

Valuation as per Discounted Cash Flow Method as on March 31, 2023 (INR Mn)								
Year Ending	**31-Aug-43**	**31-Aug-44**	**31-Aug-45**	**31-Aug-46**	**31-Aug-47**	**31-Aug-48**	**31-Aug-49**	**31-Aug-50**
Revenue	190,087.0	194,863.6	199,761.3	204,783.3	209,932.7	215,212.8	220,627.0	226,178.8
EBITDA	127,244.7	130,476.5	133,784.2	137,169.4	140,634.0	144,179.5	147,807.7	151,520.4
EBITDA Margins	67%	67%	67%	67%	67%	67%	67%	67%
Less : Outflows								
(Less): Capital Expenditure	-	-	-	-	-	-	-	-
Add / (Less): GST Block	-	-	-	-	-	-	-	-
Add / (Less): Incremental Working Capital	(133.4)	(136.7)	(140.1)	(143.6)	(147.2)	(150.9)	(154.7)	(158.5)
Less: Taxation	(31,318.1)	(32,237.5)	(33,160.1)	(34,088.7)	(35,025.7)	(35,973.4)	(36,933.6)	(37,908.0)
Free Cash Flows (FCF)	**95,793.2**	**98,102.3**	**100,484.0**	**102,937.1**	**105,461.0**	**108,055.2**	**110,719.4**	**113,453.9**
Present Value Factor	0.14	0.12	0.11	0.10	0.09	0.08	0.08	0.07
Present Value of Cash Flows	**13,113.0**	**12,153.0**	**11,265.2**	**10,443.7**	**9,683.0**	**8,978.5**	**8,325.6**	**7,720.6**

*Represent period ending as on August 31, 2050.

Crest Digitel Private Limited

Valuation as per Discounted Cash Flow Method as on March 31, 2023 (INR Mn)										
WACC	13.50%									
Terminal Growth Rate	4.00%									
Year Ending	**FY24**	**FY25**	**FY26**	**FY27**	**FY28**	**FY29**	**FY30**	**FY31**	**FY32**	**TY**
Revenue	3,358.1	4,512.1	5,563.7	7,066.8	8,625.9	9,817.5	10,411.4	11,070.0	11,900.2	12,376.2
Growth Rate		34%	23%	27%	22%	14%	6%	6%	8%	4%
EBITDA	1,464.8	2,047.8	2,549.8	3,339.0	4,073.4	4,729.2	4,926.1	5,156.3	5,601.6	5,815.4
EBITDA Margins	44%	45%	46%	47%	47%	48%	47%	47%	47%	47%
Less : Outflows										
(Less): Capital Expenditure	(1,217.3)	(1,882.8)	(1,924.3)	(2,828.5)	(3,316.3)	(2,495.1)	(1,660.4)	(1,328.4)	(533.5)	(1,174.1)
Add / (Less): Incremental Working Capital	(1,030.9)	(70.1)	(44.8)	(92.7)	(80.5)	13.1	(3.5)	(6.4)	(0.9)	(22.9)
Less: Taxation	(256.1)	(374.0)	(456.9)	(611.1)	(732.1)	(820.5)	(823.9)	(874.1)	(996.9)	(1,168.1)
Free Cash Flows (FCF)	**(1,039.6)**	**(279.0)**	**123.8**	**(193.3)**	**(55.5)**	**1,426.7**	**2,438.3**	**2,947.3**	**4,070.2**	**3,450.2**
Terminal Value										36,318.1
Present Value Factor	0.94	0.83	0.73	0.64	0.57	0.50	0.44	0.39	0.34	0.34
Present Value of Cash Flows	**(975.8)**	**(230.7)**	**90.2**	**(124.1)**	**(31.4)**	**711.0**	**1,070.6**	**1,140.1**	**1,387.2**	**12,378.2**
NPV of Explicit Period	3,037.1									
Present Value of TV	12,378.2									
Enterprise Value (EV)	**15,415.3**									

11.2 Annexure II – Details of all Permissions

- Tower Co. is registered with the Government of India, Ministry of Communications, Department of Telecommunications as an Infrastructure Provider Category I (IP-I) to establish and maintain the assets such as dark fibers, right of way, duct space and tower for the purpose to grant to lease, rent or sale basis to the licensees to telecom services licensed under Section 4 of the Indian Telegraph Act, 1885 on mutually agreed terms and conditions.
- Certain other key permissions and approvals required to be obtained by the Tower Co. for its present business are set out below:
  - Approvals from local authorities, as applicable, such as municipal authorities and gram panchayats for setting up of towers;
  - Consents or intimations from pollution control boards, as applicable, for operation of DG sets; and
  - Permissions from state electricity boards or power distribution companies, as applicable, for electrical connections.
- Certain approvals may have expired in their normal course and the Tower Co. has either made an application to the appropriate authorities for renewal of such approvals or is in the process of making such applications. Tower Co. undertakes to obtain, either through itself or its contractors, all approvals, licenses, registrations, and permissions required to operate its business. Certain approvals and permissions in relation to the business of the Tower Co. are in the name of RJIL. Pursuant to the Scheme of Arrangement, the tower infrastructure undertaking of RJIL, comprising the business of setting up and maintaining passive tower infrastructure and related assets and providing passive tower infrastructure services was transferred and vested in Tower Co. as of, and with effect from the close of business of March 31, 2019. The Scheme of Arrangement was approved by the National Company Law Board,

Ahmedabad ("NCLT"), through its order dated March 20, 2019. The Scheme of Arrangement became effective from the close of business on March 31, 2019.

11.3 Annexure III – Litigations Details

- During the year, Tower co. received demand orders for financial year 2019-20 and 2020-21 of ₹1,057 million and ₹1,073 million respectively from Bihar GST Authority disallowing the input tax credits utilised by the Tower co. The Tower co. has disputed the aforesaid disallowance. Against the demand for the year 2019-20, the Tower co. has filed a writ petition before the High court and the order is awaited. Against the demand for the year FY 2020-21, the Tower co. has filed an appeal before the Appellate authority. The appeal has been admitted and is yet to be heard by the Appellate authority.
- Further, subsequent to the year ended March 31, 2023, the Tower co. has received demand orders of ₹1,694 million and ₹2,253 million for the financial year 2019-20 and 2020-21 respectively from Uttar Pradesh GST Authority disallowing the input tax credit utilised by the Tower co.. The tower co. will be filing an appeal against the demand orders.
- The tower co. has reviewed the aforesaid orders and does not foresee any provision required in this respect at this stage. The tower co. is indemnified by a party for these demands except for ₹107 million.
- As confirmed by the management, other than the above, there are no material litigations involving the Tower Co. or regulatory actions pending against the Tower Company requiring a disclosure under this section.

11.4 Annexure IV – Other Disclosures as required under SEBI InvIT Regulations

Statement of Assets

The InvIT holds entire outstanding equity share capital in Tower Co. Tower Co. is in the business of setting up and maintaining passive tower infrastructure and related assets and providing passive tower infrastructure services in India to telecommunication service providers. The Tower Infrastructure Business was transferred by way of a slump sale on a going concern basis by RJIL to Tower Co. under a scheme of arrangement that was approved by the National Company Law Tribunal, Ahmedabad with effect from close of business hours March 31, 2019. As per the audited financial statements of Tower Co. as of March 31, 2023, Tower Co. has a gross block of fixed assets consisting of assets related to Tower Infrastructure Business aggregating INR 469,463 million.

As per the audited financial statements of Crest Digitel Private Limited, as of March 31, 2023, it has a gross block of fixed assets of INR 3,525.6 million.

INR Mn

Particulars	Net Tangible Assets	Intangible Assets	Capital Work in Process	Non Current Assets	Current Assets
SDIL	405,290.0	48.0	1.0	73,953.0	16,676.0
CDPL	2,935.3	8.8	492.3	168.7	927.5

Summary of Enterprise Value Changes over Valuation Dates

INR Mn

Particulars	March 31, 2023	March 31, 2022	September 30, 2021	March 31, 2021	March 31, 2020
SDIL	622,931.7	509,039.6	482,686.6	440,055.1	436,555.0
CDPL	15,415.3	13,227.7	NA	NA	NA

Details of Major Repairs – Past and Proposed

- As per discussions with Management and given the relatively newer portfolio of assets, we understand that no major repairs have been done in the past to the operational Tower Assets
- Going forward, the maintenance (including any major maintenance) costs are to be borne by RPPMSL in terms of the Amended and Restated O&M Agreement and accordingly we understand that there is no major repair costs that Tower Co. would need to incur.

Revenue pendency including local authority taxes associated with the InvIT Asset and compounding charges

- The Management has confirmed to us that there are no revenue pendencies including local authority taxes associated with the InvIT Assets and compounding charges

Vulnerability to natural or induced hazards that may not have been covered in town planning / building control

- The Management has confirmed to us that there is no vulnerability to natural or induced hazards that may not have been covered in town planning / building control.

Visit Photos - Summit Digitel Infrastructure Limited

Nagondanahalli, Bengaluru

Nagondanahalli, Bengaluru

KVSK School, Chansandra, Bengaluru

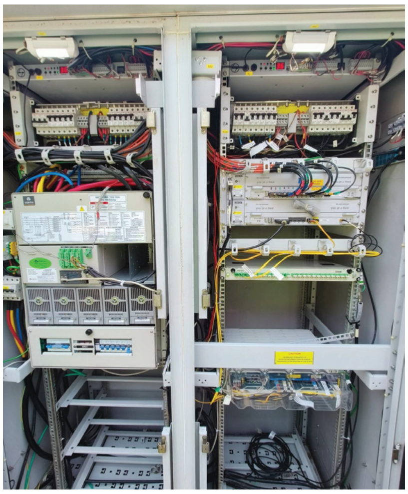
KVSK School, Chansandra, Bengaluru

Gasgowdan Chansandra, Bengaluru

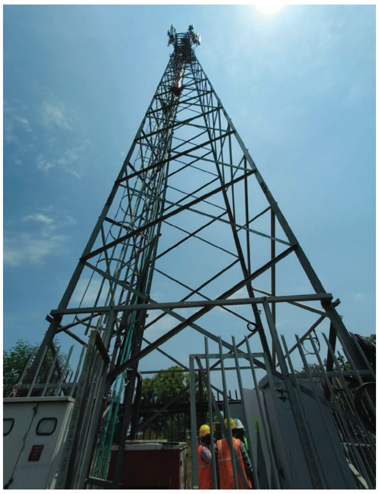
Gasgowdan Chansandra, Bengaluru

Visit Photos - Summit Digitel Infrastructure Limited

Sinhagad Road, Pune



Sinhagad Road, Pune



Baner – Sus Road, Pune

Baner – Sus Road, Pune

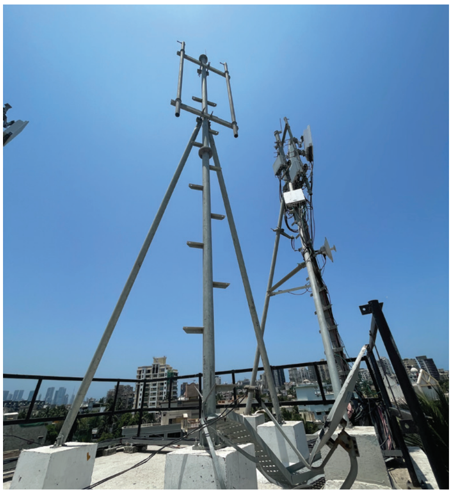
GOI Staff Colony, Juhu, Mumbai

GOI Staff Colony, Juhu, Mumbai

Visit Photos - Summit Digitel Infrastructure Limited

Lilavati Hospital, Mumbai

Lilavati Hospital, Mumbai



Bandra West, Mumbai

Bandra West, Mumbai

Visit Photos - Crest Digitel Infrastructure Limited

Sheshadripuram Kumara Park, Bengaluru

Sheshadripuram Kumara Park, Bengaluru

Yallapa Garden, Malleshwaram, Bengaluru

Yallapa Garden, Malleshwaram, Bengaluru

AMC Road, Bengaluru

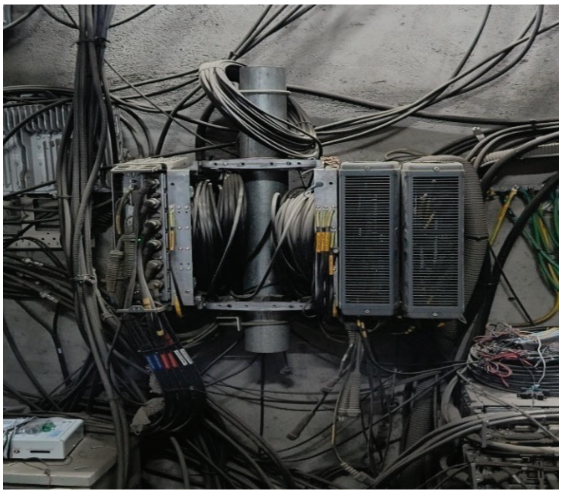
AMC Road, Bengaluru

Visit Photos - Crest Digitel Infrastructure Limited

Hotel Orchid Pune

Hotel Orchid Pune

Blue Ridge, Hinjewadi, Pune



Blue Ridge, Hinjewadi, Pune

INDEPENDENT AUDITOR'S REPORT

To The Unitholders of Data Infrastructure Trust (formerly known as Tower Infrastructure Trust)
Report on the Audit of Standalone Financial Statements

OPINION

We have audited the accompanying standalone financial statements of Data Infrastructure Trust (formerly known as Tower Infrastructure Trust)("the Trust"), which comprise the Standalone Balance Sheet as at March 31, 2023, Standalone Statement of Profit and Loss including Statement of Other Comprehensive Income, Statement of Changes in Unitholders' Equity, Standalone Statement of Cash Flows for the year then ended, Standalone Statement of Net Assets at Fair Value as at March 31, 2023 and Standalone Statement of Total Returns at Fair Value and Net Distributable Cash Flows for the year then ended and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with the SEBI circular number CIR/IMD/DF/114/2016, dated October 20, 2016 (together referred to as the "InvIT Regulations") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India, to the extent not inconsistent with the InvIT Regulations, of the state of affairs of the Trust as at March 31, 2023, and its profit including other comprehensive income, its changes in unitholders' equity, its cash flows for the year ended March 31, 2023, its net assets at fair value as at March 31, 2023, its total returns at fair value and net distributable cash flows for the year ended on that date and other financial information of the Trust.

BASIS FOR OPINION

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs) issued by the Institute of Chartered Accountants of India (ICAI). Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Standalone Financial Statements section of our report. We are independent of the Trust in accordance with the Code of Ethics issued by the ICAI and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

EMPHASIS OF MATTER

We draw attention to Note 2.2 (i) which describes the presentation of "Unit Capital" as "Equity" to comply with InvIT Regulations. Our opinion is not modified in respect of this matter.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current year. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

INDEPENDENT AUDITOR'S REPORT (Contd.)

Sr.No.	Key Audit Matter	Auditor's Response
1	**Fair Value of Net Assets of the Trust:** In accordance with InvIT Regulations, the Trust discloses Statement of Net Assets at Fair Value which requires fair valuation of net assets. The fair value of net assets of the Trust is determined by an independent valuer using discounted cash flow method. While there are several assumptions that are required to determine the fair value of net assets of the Trust, assumptions with the highest degree of estimate, subjectivity and impact on fair value are the valuation methodology used in determining the fair value, future cashflows estimated by the Management, discount rate and terminal growth rate. Auditing this assumption required a high degree of auditor judgment as the estimates made by the Management and the independent external valuer contain significant measurement uncertainty. Refer note 29 (A) Standalone Statement of Net assets at fair value in the standalone financial statements.	**Principal audit procedures performed among others:** Our audit procedures relating to the determination of the fair value of net assets included the following, among others: • Tested design, implementation and operating effectiveness of the internal control related to determination of fair value of assets and review of Statement of Net Assets at Fair Value • Reviewed the independent external valuer's valuation reports to obtain an understanding of the source of information used by the independent external valuer in determining the fair valuation. • Tested the reasonableness of the future cash flows shared by Management with external valuer by comparing it to source information used in preparing the forecasts and with historical forecasts and actual performance to support any significant expected future changes to the business. • Evaluated the Trust's independent external valuer's competence to perform the valuation. • Involved our internal fair valuation specialists to independently determine fair value of the Net Assets of the Trust as at the balance sheet date, which included assessment of reasonableness of the discount rate and terminal growth rate used by Management in valuation and the methodology to determine the fair value. • Compared the fair value determined by the Trust with that determined by our internal fair valuation specialist to assess the reasonableness of the fair valuation. • Tested the arithmetical accuracy of computation in the Standalone Statement of Net Assets at Fair Value and evaluated adequacy of disclosures in the standalone financial statements as per requirement of InvIT Regulation.

INDEPENDENT AUDITOR'S REPORT (Contd.)

Information Other than the Financial Statements and Auditor's Report Thereon

- Brookfield India Infrastructure Manager Private Limited ('Investment Manager') acting in its capacity as an Investment Manager of the Trust is responsible for the other information. The other information comprises the information and disclosures included in the Annual Report but does not include the standalone financial statements, consolidated financial statements and our auditor's report thereon.

- Our opinion on the standalone financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

- In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

- If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Management of Investment Manager ("the Management"), is responsible for the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in unitholders' equity, cash flows for the year ended March 31, 2023, net assets at fair value as at March 31, 2023, total returns at fair value and net distributable cash flows for the year ended on that date of the Trust in accordance with the InvIT Regulations, the Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with InvIT Regulations.

This responsibility also includes maintenance of adequate accounting records for safeguarding the assets of the Trust and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error which have been used for the purpose of preparation of the financial statements by the Investment Manager of the Trust, as aforesaid.

In preparing the standalone financial statements, the management is responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors of Investment Manager either intends to liquidate the Trust or to cease operations, or has no realistic alternative but to do so.

The Investment Manager's Board of Directors is also responsible for overseeing the Trust's financial reporting process.

Auditor's Responsibility for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable

INDEPENDENT AUDITOR'S REPORT (Contd.)

assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare

INDEPENDENT AUDITOR'S REPORT (Contd.)

circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Based on our audit and as required by InvIT Regulations, we report that:

a) We have obtained all the information and explanations which, to the best of our knowledge and belief were necessary for the purpose of our audit;

b) The Standalone Balance sheet, and Standalone Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Unitholders' Equity, Standalone Statement of Cash Flows, dealt with by this Report are in agreement with the relevant books of account of the Trust;

c) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India, to the extent not inconsistent with the InvIT Regulations.

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/ W100018)

Mohammed Bengali
Partner
Membership No. 105828
UDIN: 23105828BGWPIL3960

Place: Mumbai
Date: May 26, 2023

STANDALONE BALANCE SHEET

AS AT MARCH 31, 2023

(₹ in Million)

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
ASSETS			
NON-CURRENT ASSETS			
Financial assets:			
Investments	3	14,979	14,979
Loans	4	2,50,000	2,50,000
Income-tax assets (net)	5	-	-
Total non-current assets		**264,979**	**264,979**
CURRENT ASSETS			
Financial assets:			
Cash and cash equivalents	6	28	253
Other bank balance	7	-	16
Other financial assets	8	-	16
Other current assets	9	30,605	20,562
Total current assets		**30,633**	**20,847**
Total assets		**295,612**	**285,826**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	10	2,61,152	2,61,152
Contribution	10A	240	240
Other equity	11	27,285	17,808
Total equity		**288,677**	**279,200**
LIABILITIES			
Non-current liabilities			
Other financial liabilities	12	2,954	2,780
Total Non-current liabilities		**2,954**	**2,780**
Current liabilities			
Financial liabilities			
Trade Payables			
- total outstanding dues of micro enterprises and small enterprises	13	-	-
- total outstanding dues of creditors other than micro enterprises and small enterprises		15	24
Other financial liabilities	12	3,962	3,610
Other current liabilities	14	4	212
Total current liabilities		**3,981**	**3,846**
Total liabilities		**6,935**	**6,626**
Total equity and liabilities		**295,612**	**285,826**
See accompanying notes to the Standalone Financial Statements	1 to 34		

As per our report of even date.
For **Deloitte Haskins & Sells LLP**
Chartered Accountants
Firm Regn No: 117366W/W-100018

Mohammed Bengali
Partner

Date: May 26, 2023
Place: Mumbai

For and on the behalf of the Board of Director of
Brookfield India Infrastructure Manager Private Limited
(acting in the capacity of Investment Manager of Data Infrastructure Trust (formerly known as Tower Infrastructure Trust))

Sridhar Rengan
Chairperson of the Board
DIN: 03139082

Date: May 26, 2023
Place: Mumbai

Dhananjay Joshi
Member of Data InvIT Committee
PAN: AASPJ9719K

Date: May 26, 2023
Place: Bangalore

Puja Tandon
Company Secretary and Compliance Officer
Membership No: A21937

Date: May 26, 2023
Place: Mumbai

STANDALONE STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
INCOME			
Revenue from operations	15	40,650	39,042
Other Income	16	23	-
Total Income		**40,673**	**39,042**
EXPENSES			
Investment Manager fee		28	28
Trustee fee		2	2
Project Manager fee		24	24
Audit fees		31	49
Finance costs	17	-	0
Legal and professional fees		18	13
Other expenses	18	528	347
Total expenses		**631**	**463**
PROFIT BEFORE TAX		**40,042**	**38,579**
Tax expenses		10	-
Profit for the year		**40,032**	**38,579**
Other Comprehensive Income		-	-
Total Comprehensive Income for the year		**40,032**	**38,579**
EARNINGS PER UNIT	19		
Basic per unit (in Rupees)		**15.38**	**15.27**
Diluted per unit (in Rupees)		**15.38**	**15.27**
See accompanying notes to the Standalone Financial Statements	1 to 34		

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Compliance Officer
Membership No: A21937

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Place: Mumbai

STANDALONE STATEMENT OF CHANGES IN UNITHOLDERS' EQUITY

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars		Year ended March 31, 2023	Year ended March 31, 2022
(A)	**Unit Capital**		
	Balance at the beginning of the year	**261,152**	**252,150**
	Issued during the year	-	9,002
	Balance at the end of the year	**261,152**	**261,152**
(B)	**Initial Contribution**		
	Balance at the beginning of the year	**240**	**240**
	Contribution during the year	-	-
	Balance at the end of the year	**240**	**240**

(C) Other Equity

(₹ in Million)

Particulars	Reserves and Surplus: Retained Earnings	Total
Balance at the beginning of the year i.e. April 1, 2021	**1,033**	**1,033**
Total Comprehensive Income for the year	38,579	38,579
Return on Capital#	(21,775)	(21,775)
Units issuance costs	(29)	(29)
Balance at the end of the year i.e. March 31, 2022	**17,808**	**17,808**
Balance at the beginning of the year i.e. April 1, 2022	**17,808**	**17,808**
Total Comprehensive Income for the year	40,032	40,032
Return on Capital#	(30,568)	(30,568)
Provision for unit issuance cost written back	13	13
Balance at the end of the year i.e. March 31, 2023	**27,285**	**27,285**

#Return on capital distribution during the year as per Net distributable Cash Flows (NDCFs) duly approved by the Investment Manager. Refer note 26.

See accompanying notes to the Standalone Financial Statements 1 to 34

As per our report of even date.
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Puja Tandon
Company Secretary and Compliance Officer
Membership No: A21937

Date: May 26, 2023
Place: Mumbai

STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars		Year ended March 31, 2023	Year ended March 31, 2022
A	**CASH FLOW FROM OPERATING ACTIVITIES:**		
	Net profit before tax as per Statement of Profit and Loss	**40,042**	**38,579**
	Adjustments for :		
	Fair value loss on financial instruments	525	344
	Finance Costs	-	0
	Interest on fixed deposit	(2)	-
	Interest on loan	(40,600)	(39,042)
	Interest received	30,557	21,975
	Operating profit before working capital changes	**30,522**	**21,856**
	Adjustments for :		
	Decrease / (Increase) in other assets	16	(16)
	(Decrease) / Increase in trade payables	(9)	24
	(Decrease) / Increase in other current liabilities	(207)	72
	Cash Generated from Operating Activities	**30,322**	**21,936**
	Income tax paid	(10)	-
	Net cash generated from operating activities (A)	**30,312**	**21,936**
B	**CASH FLOW FROM INVESTING ACTIVITIES:**		
	Acquisition of subsidiary (refer note 2 below)	-	(3,166)
	Investment in bank deposits	-	(16)
	Redemption of bank deposits	16	-
	Interest received	2	-
	Net Cash flow from / (used in) investing activities (B)	**18**	**(3,182)**
C	**CASH FLOW FROM FINANCING ACTIVITIES:**		
	Issuance of Unit capital (refer note 2 below)	-	3,170
	Distribution to unit holders	(30,568)	(21,775)
	Unit issuance costs	-	(29)
	Provision for unit issuance costs written back	13	-
	Net Cash flow used in financing activities (C)	**(30,555)**	**(18,634)**
Net (decrease) / increase in Cash and Cash Equivalents (A+B+C)		**(225)**	**120**
Opening Balance of Cash and Cash Equivalents		**253**	**133**
Closing Balance of Cash and Cash Equivalents (Refer Note 6)		**28**	**253**

(₹ in Million)

Reconciliation of cash and cash equivalents	Year ended March 31, 2023	Year ended March 31, 2022
Cash and cash equivalents comprises of		
Balances with banks in current accounts	28	253
Cash and cash equivalents (Refer note 6)	**28**	**253**

Notes

1. The above Statement of Cash Flow has been prepared under the "Indirect Method" as set out in IND AS - 7 "Statement of Cash Flows"
2. Non-cash investing activity - Issuance of Units aggregating Rs. 5,832 million for acquisition of CDPL. Refer note 3.

See accompanying notes to the Standalone Financial Statements 1 to 34

As per our report of even date.
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Mohammed Bengali
Partner

Date: May 26, 2023
Place: Mumbai

For and on the behalf of the Board of Director of
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Date: May 26, 2023
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NOTES TO STANDALONE FINANCIAL STATEMENTS

FOR THE YEAR ENDED MARCH 31, 2023

1 CORPORATE INFORMATION

Data Infrastructure Trust (formerly known as Tower Infrastructure Trust) (“Data InvIT/Trust”) was set up by Reliance Industrial Investments and Holdings Limited (“Reliance Sponsor”) on January 31, 2019, as a contributory irrevocable trust under the provisions of the Indian Trusts Act, 1882. The Trust was registered as an infrastructure investment trust under Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 (“SEBI InvIT Regulations”) on March 19, 2019, having registration number IN/InvIT/18-19/0009. Pursuant to the approval granted by SEBI and upon issuance of fresh Certificate of Registration, the name of the Trust has changed from 'Tower Infrastructure Trust' to 'Data Infrastructure Trust' and the Principal place of Business of the Trust has shifted from '9th Floor, Maker Chambers IV, 222 Nariman Point, Mumbai 400 021' to 'Unit 1, 4th Floor, Godrej BKC, Plot No C-68, G Block, Bandra Kurla Complex, Bandra East, Mumbai -400 051 w.e.f. October 8, 2021. Further, during the year under review, pursuant to the approval granted by the unitholders of the Trust, the Principal place of Business of the Trust has shifted to 'Unit 1, 9th Floor, Tower 4, Equinox Business Park, LBS Marg, Kurla (W), Mumbai-400070' w.e.f. December 16, 2022.

Sponsors of the Trust are BIF IV Jarvis India Pte. Ltd., a company registered in Singapore and Reliance Industrial Investments and Holdings Limited, a company incorporated in India.

The Trustee to the Trust is Axis Trustee Services Limited ("Trustee").

W.e.f. October 13, 2020, Brookfield India Infrastructure Manager Private Limited ("Investment Manager") is the Investment Manager to the Trust. The registered office of the Investment Manager has been changed from Unit no. 804, 8th Floor, One BKC, Bandra Kurla Complex, Bandra (East), Mumbai, Maharashtra - 400051, India to Unit 1, 4th Floor, Godrej BKC, Bandra Kurla Complex, Mumbai, Maharashtra - 400051, India w.e.f. May 12, 2021.

The investment objectives of the Trust are to carry on the activities of an infrastructure investment trust, as permissible under the SEBI InvIT Regulations and to raise funds and making investments in accordance with the SEBI InvIT Regulations and Indenture of Trust.

The units of Data InvIT are listed on BSE Limited w.e.f. September 1, 2020.

The Trust has acquired entire equity share capital of Summit Digitel Infrastructure Limited (“SDIL”) [formerly known as Summit Digitel Infrastructure Private Limited] on August 31, 2020. SDIL is engaged in the business of setting up and maintaining passive tower infrastructure and related assets, and providing passive tower infrastructure services (“Tower Infrastructure Business”).

The Trust has acquired entire equity share capital of Crest Digitel Private Limited (""CDPL"") [formerly known as Space Teleinfra Private Limited] as on March 10, 2022. The transaction was funded by way of issuance of units on rights basis and preferential basis in compliance with the SEBI InvIT Regulations. CDPL is engaged in the business of providing telecom infrastructure to mobile network operators for Outdoor Small Cells, In-building solutions (IBS), and Roof Top Towers.

As on March 31, 2023, the Trust has two Special Purpose Vehicles i.e. SDIL and CDPL.

2 ACCOUNTING POLICIES

2.1 BASIS OF ACCOUNTING AND PREPARATION OF STANDALONE FINANCIAL STATEMENTS

The standalone financial statements of the Trust comprises of the Standalone Balance Sheet as at March 31, 2023; the Standalone Statement of Profit and Loss, the Standalone Statement of Cash Flows and the Standalone Statement of Changes in Unitholders’ Equity for the year ended March 31, 2023 and a summary of significant accounting policies and other explanatory information. Additionally, it includes the Statement of Net Assets at Fair Value as at March 31, 2023, the Statement of Total Returns at Fair Value and Statement of Net Distributable Cash Flows (NDCFs) for year then ended and other additional financial disclosures as required under the SEBI InvIT Regulations. The standalone financial statements

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

are authorized for issue in accordance with resolutions passed by the Board of Directors of the Investment Manager on behalf of the Trust on May 26, 2023. The standalone financial statements have been prepared in accordance with the requirements of SEBI InvIT Regulations, as amended from time to time read with the SEBI circular number CIR/IMD/DF/127/2016 dated November 29, 2016 ("SEBI Circular"); Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS'), to the extent not inconsistent with the InvIT Regulations (refer note 10 below on presentation of "Unit Capital" as "Equity" instead of compound instruments under Ind AS 32 – Financial Instruments: Presentation), read with relevant rules issued thereunder and other accounting principles generally accepted in India.

Statement of compliance to Ind AS:

The standalone financial statements for the year ended March 31, 2023 have been prepared in accordance with Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ("Ind AS"), to the extent not inconsistent with the SEBI InvIT Regulations as more fully described above and note 10 to the standalone financial statements.

The financial statements have been prepared on the historical cost basis except for certain financial assets and financial liabilities (including derivative instruments) that are measured at fair values.

The financial statements are presented in Indian Rupees, which is also its functional currency and all values are rounded to the nearest Million (INR 000,000), except when otherwise indicated.

2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Current and Non-Current Classification:

The Trust presents assets and liabilities in the Balance Sheet based on Current/ Non-Current classification.

An asset is treated as Current when it is:

i Expected to be realised or intended to be sold or consumed in normal operating cycle;

ii Held primarily for trading;

iii Expected to be realised within twelve months after the reporting period, or

iv Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

i It is expected to be settled in normal operating cycle;

ii Held primarily for trading;

iii It is due to be settled within twelve months after the reporting period, or

iv There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Trust classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Trust has considered 12 months as its normal operating cycle.

(b) Finance Cost

Borrowing Costs that are directly attributable to the acquisition or construction of qualifying assets are capitalised as a part of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to Statement of Profit and Loss in the period in which they are incurred.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(c) Provisions

Provisions are recognised when the Trust has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

(d) Taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in the comprehensive income or in equity, in which case, the tax is also recognised in other comprehensive income and equity.

Current tax

Current income-tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with the Income-tax Act, 1961. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax assets are recognised for all deductible temporary differences and the carry forward of any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax losses can be utilized. Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

(e) Cash and cash equivalents

Cash and cash equivalents includes cash at banks, cash on hand and short term deposits with an original maturity of 3 months or less, which are subject to an insignificant risk of changes in value. For the purpose of the statement of cash flow, cash and cash equivalents consist of cash and short term deposits as defined above.

(f) Revenue recognition

The Trust earns revenue primarily from Investments.

Interest income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Trust and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Dividends

Dividends are recognised when the Trust's right to receive the payment is established.

(g) Financial Instruments

i) Financial Assets

A. Classification of financial assets

Financial assets are classified into the following specified categories: amortised cost, financial assets 'at fair value throughprofit and loss' (FVTPL), 'Fair value through other comprehensive income' (FVTOCI). The classification depends on the Trust's business model for managing the financial assets and the contractual terms of cash flows.

B. Initial recognition and measurement:

All financial assets and liabilities are initially recognized at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, which are not at fair value through profit or loss, are added to the fair value on initial recognition. Purchase and sale of financial assets are recognised using trade date accounting.

C. Subsequent measurement

a) Financial assets carried at amortised cost (AC)

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

b) Financial assets at fair value through other comprehensive income (FVTOCI)

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

c) Financial assets at fair value through profit or loss (FVTPL)

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

ii) Financial liabilities

A. Classification of debt or equity:

Debt or equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

B. Initial recognition and measurement:

All financial liabilities are recognized initially at far value and in case of loans and borrowings and payables, net of directly attributable cost. Fees of recurring nature are directly recognised in profit or loss as finance cost.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

C. Subsequent measurement:

Financial liabilities are subsequently carried at amortized cost using the effective interest method. For trade and other payables including creditors for capital expenditure maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

D. Derecognition:

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the Derecognition of the original liability and the recognition of a new liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid is recognized in the Statement of Profit and Loss.

(h) Earnings Per Unit (EPU)

Basic earnings per unit is computed using the net profit for the period attributable to the unitholders' and weighted average number of units outstanding during the period.

Diluted earnings per unit is computed using the net profit for the period attributable to unitholder' and weighted average number of units and potential units outstanding during the period including unit options, convertible preference units and debentures, except where the result would be anti-dilutive. Potential units that are converted during the period are included in the calculation of diluted earnings per unit, from the beginning of the period or date of issuance of such potential units, to the date of conversion.

(i) Classification of Unitholders' fund

Under the provisions of the SEBI InvIT Regulations, the Trust is required to distribute to Unitholders not less than ninety percent of the net distributable cash flows of Trust for each financial period. Accordingly, a portion of the unitholders' funds contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. The Unitholders' funds could therefore have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars (No. CIR/IMD/DF/1 14/2016 dated October 20, 2016 and No. CIR/IMDDF/127/2016 dated November 29, 2016) issued under the SEBI InvIT Regulations, the unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated October 20, 2016 dealing with the minimum disclosures for key financial statements. In line with the above, the distribution payable to unitholders is recognised as liability when the same is approved by the Investment Manager.

(j) Investment in subsidiaries

Investment in Subsidiary are measured at cost as per Ind AS 27- Separate Financial Statements. Investments in equity instruments of subsidiaries are carried at cost less accumulated impairment losses, if any. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. On disposal of investments in subsidiaries, the difference between net disposal proceeds and carrying amounts are recognised in the Statement of Profit and Loss.

(k) Net distributable cash flows to unit holders

The Trust recognises a liability to make cash distributions to Unit Holders when the distribution is authorised and a legal obligation has been created. As per the SEBI InvIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Investment Manager. A corresponding amount is recognised directly in equity.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(l) Borrowing Costs

Borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the Trust incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

(m) Cash flow statement

Cash flows are reported using indirect method, whereby net profits / loss before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows from regular revenue generating (operating activities), investing and financing activities of the Trust are segregated.

(n) Contingent liabilities

Contingent liabilities are disclosed in notes to accounts when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Trust or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made.

(o) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability, or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal market or the most advantageous market must be accessible

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

Valuation techniques used are those that are appropriate in the circumstances and for which sufficient data are available to measure fair value.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows,

Level 1: Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

(p) Impairment of non-financial assets

The Trust assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, the Trust estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Units (CGU's) fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or a groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account, if no such transactions can be identified, an appropriate valuation model is used.

2.3 CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY:

The preparation of the Trust's financial statements requires management to make judgement, estimates and assumptions that affect the reported amount of revenue, expenses, assets and liabilities and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

(a) Determination of Fair Value

Some of the Trust's assets and liabilities are measured at fair value for financial reporting purposes. Management of the Trust determines the appropriate valuation techniques and inputs for fair value measurements. In estimating the fair value of an asset or a liability, the Trust uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Trust engages third party qualified valuers to perform the valuation. Management works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

New Standards issued but not effective:

New Standards and interpretations issued but not yet applicable: Amendments in the following existing accounting standards which are applicable to the Trust from April 01, 2023.

i. Ind AS 101 – First time adoption of Ind AS
ii. Ind AS 102 - Share-based payments
iii. Ind AS 103 – Business Combination
iv. Ind AS 107 - Financial Instruments: Disclosures
v. Ind AS 109 – Financial Instruments
vi. Ind AS 115 - Revenue from Contracts with customers
vii. Ind AS 1 - Presentation of Financial Statements
viii. Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors
ix. Ind AS 12 - Income Taxes
x. Ind AS 34 - Interim Financial Reporting

Application of above standards are not expected to have any significant impact on the financial Statements of the Company.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

3 INVESTMENTS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Investment in subsidiaries		
Investments measured at Cost		
In Equity Shares of Summit Digitel Infrastructure Limited (SDIL)* (formerly known as Summit Digitel Infrastructure Private Limited) unquoted, fully paid-up (2,150,000,000 shares of Re. 1 each)	2,150	2,150
In Crest Digitel Private Limited (CDPL)* (formerly known as Space Teleinfra Private Limited) (refer note below)		
- in 3,710,000 Equity Shares (Previous year: 3,710,000) of Rs. 10 each	9,219	9,219
- contingent consideration to acquire Optionally Convertible Redeemable Preference Shares ("OCRPS")	3,610	3,610
Total	**14,979**	**14,979**
*The Trust holds 100% equity ownership in SDIL and CDPL as at March 31, 2023 and March 31, 2022		
Additional Information		
Aggregated value of Unquoted Investment	**14,979**	**14,979**
Aggregated value of Quoted Investment	**-**	**-**

Note

On March 10, 2022, the Trust, acquired 100% equity shares in CDPL, a Company engaged in business of building, maintaining, leasing, renting and otherwise dealing in infrastructure for telecom sector for total purchase price of ₹12,829 million. The Trust entered into a Share Purchase Agreement ("SPA") providing the Trust the right to direct the relevant activities of the CDPL, thereby providing the Trust with full control. Accordingly, effective March 10, 2022, CDPL became Subsidiary (SPV) of the Trust.

Total purchase price includes upfront consideration paid in cash ₹3,166 million, 52,800,000 units of the Trust aggregating ₹5,832 million issued on a preferential basis to the sellers of CDPL, deferred working capital refunds ₹221 million and a contingent consideration linked to achievement of revenues for eligible contracts as specified in the SPA. The range of contingent consideration payable is between ₹nil and ₹5,000 million. The fair value of the contingent consideration is estimated based on the method to acquire OCRPS of CDPL held by the sellers of CDPL, prescribed in the SPA. The estimated fair value of the contingent consideration, as at March 31, 2023 is ₹3,741 million (as at March 31, 2022 is ₹3,610 million) which can be paid either in cash or through a combination of cash and units of the Trust.

4 LOANS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Loan to Summit Digitel Infrastructure Limited (formerly known as Summit Digitel Infrastructure Private Limited)	250,000	250,000
Total	**250,000**	**250,000**

Note - ₹250,000 million of loan carrying interest rate of 9.5% p.a. and under the terms of this loan, the rate of interest increases to 15% p.a. after certain operational thresholds are met. These thresholds were met in April, 2021 and, accordingly, the rate of interest has increased effective that date.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

The interest and principal is payable by the borrower (Subsidiary - SDIL) subject to availability of surplus cash.

If any amount due and receivable from the borrower is not received on the respective due date, interest shall accrue on the unpaid sum from the respective due date up to the date of actual receipt at a rate of 0.5% p.a. and the applicable interest rate, at the option of the Trust.

All outstanding amounts under the loan and all other obligations and liabilities of the borrower under the loan agreement constitute subordinated obligations and will be subordinated to its Senior Obligations in right of payment and upon liquidation.

5 INCOME-TAX ASSETS (NET)

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Advance Income Tax (net of provisions Rs 10 million (previous year: nil)(refer note below)	-	-
Total	**-**	**-**
Note: **Advance income tax:** Balance at the start of the year	-	-
Income tax paid	10	-
Less: Provision for tax	(10)	-
Balance at the end of the year	-	-

6 CASH AND CASH EQUIVALENTS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Balances with banks in current accounts	28	253
Total	**28**	**253**

7 OTHER BANK BALANCE

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Fixed deposits with banks	-	16
Total	**-**	**16**

7.1 Bank deposits of ₹ NIL (Previous year ₹16 million) have pledged against bank guarantees issued to BSE Limited.

8 OTHER FINANCIAL ASSETS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Security deposit	-	16
Total	**-**	**16**

9 OTHER CURRENT ASSETS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Accrued interest on loan to SDIL (Refer Note 4)	30,605	20,562
Prepaid expenses	0	-
Total	**30,605**	**20,562**

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

10 UNIT CAPITAL

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Issued, subscribed and fully paid-up unit capital	261,152	261,152
2,603,000,000 units (March 31, 2022: 2,603,000,000 units)		
Total	**261,152**	**261,152**
Note: refer note 2.2 (i)		

10.1 Terms, rights and restrictions attached to units

The Trust has only one class of units. Each unit represents an undivided beneficial interest in the Trust . Each holder of unit is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in each financial year in accordance with the SEBI InvIT Regulations. The Investment Manager approves distributions. The distribution will be in proportion to the number of units held by the unitholders. The Trust declares and pays distributions in Indian rupees. The distributions can be in the form of return of capital, return on capital and miscellaneous income.

A Unitholder has no equitable or proprietary interest in the Trust Assets and is not entitled to transfer Trust Assets (or any part thereof). A Unitholder's right is limited to the right to require due administration of Trust in accordance with the provision of the Trust Deed and the Investment Management Agreement.

The unitholder(s) shall not have any personal liability or obligation with respect to the Trust.

10.2 The details of unit holders holding more than 5% of unit capital:

Name of the Unitholders	Relationship	As at March 31, 2023		As at March 31, 2022	
		No of Unit held	Percentage	No of Unit held	Percentage
BIF IV Jarvis India Pte. Ltd.	Sponsor	2,289,600,000	87.96	2,289,600,000	87.96
Anahera Investment Pte. Ltd.	Unitholder	181,000,000	6.95	181,000,000	6.95

On August 31, 2020, the Trust issued 2,521,500,000 units at an Issue Price of ₹100 per unit to the subscribers. BIF IV Jarvis India Pte. Ltd. subscribed 89.79% of the units and is the immediate parent company.

During the year 2021-2022, the Trust acquired 100% equity shares in CDPL. The acquisition was funded through issuance of 28,700,000 units of the Trust at an Issue Price of ₹110.46 per unit by way of rights issue and issuance of 52,800,000 units of the Trust at an Issue Price of ₹110.46 per unit on a preferential basis.

10.3 Reconciliation of the units outstanding at the end of reporting year:

Particulars	As at March 31, 2023		As at March 31, 2022	
	(No. of units)	Amount (₹)	(No. of units)	Amount (₹)
Units at the beginning of the year	2,603,000,000	261,152,490,000	2,521,500,000	252,150,000,000
Issued during the year	-	-	81,500,000	9,002,490,000
Units at the end of the year	**2,603,000,000**	**261,152,490,000**	**2,603,000,000**	**261,152,490,000**

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

10A Contribution

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Opening balance	240	240
Changes in contribution during the year	-	-
Total	**240**	**240**

11 OTHER EQUITY

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Reserves and surplus		
Retained earning		
At the beginning of the year	17,808	1,033
Profit for the year	40,032	38,579
Return on Capital distributed	(30,568)	(21,775)
Units issuance costs	-	(29)
Provision for unit issuance cost written back	13	-
Balance at the end of the year	**27,285**	**17,808**

12 OTHER FINANCIAL LIABILITIES

(₹ in Million)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Call option written on shares of SDIL (Refer Note below)	2,954	-	2,559	-
Payable towards acquisition of CDPL (refer note 3)	-	3,962	221	3,610
	2,954	**3,962**	**2,780**	**3,610**

Note:

On August 31, 2020, the Trust acquired balance 49% of the equity shares of SDIL from Reliance Industries Limited ("RIL") by entering into a Shareholder and Option Agreement (entered as part of the aforesaid acquisition by Trust). As per the Shareholder and Option Agreement , RIL shall be entitled (but not obligated) to require the Trust to sell to RIL (or RIL nominee, if applicable), the shares of SDIL at lower of ₹2,150 million or fair market value of shares. This call option liability was recognised on the date of acquisition by Trust amounting to ₹2,020 million with a corresponding debit to Retained earnings. The valuation of the option is carried out by independent party as at balance sheet date.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

13 TRADE PAYABLES

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Total outstanding dues of creditors of micro enterprises and small enterprises (refer note 25)	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	15	24
TOTAL	**15**	**24**

Ageing of undisputed Trade Payables as at March 31, 2023

(₹ in Million)

Particulars	Outstanding for following periods from the date of transaction		
	Less than 1 year	More than 1 year	**Total**
(i) Micro and Small Enterprises	-	-	**-**
(ii) Others	15	0	**15**
Total	**15**	**0**	**15**

Ageing of undisputed Trade Payables as at March 31, 2022

(₹ in Million)

Particulars	Outstanding for following periods from the date of transaction		
	Less than 1 year	More than 1 year	**Total**
(i) Micro and Small Enterprises	-	-	**-**
(ii) Others	24	-	**24**
Total	**24**	**-**	**24**

14 OTHER CURRENT LIABILITIES

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Statutory liabilities	4	212
TOTAL	**4**	**212**

15 REVENUE FROM OPERATIONS

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Interest on loan	40,600	39,042
Dividend Income	50	-
TOTAL	**40,650**	**39,042**

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

16 OTHER INCOME

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Interest on fixed deposits	2	-
Other income	21	-
Total	**23**	**-**

17 FINANCE COSTS

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Interest	-	0
Total	-	0

18 OTHER EXPENSES

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Fair value loss on call option written on share of SDIL	394	344
Fair value loss on contingent consideration	131	-
Listing fees	2	3
Rent expense	0	-
Miscellaneous expenses	1	0
Total	**528**	**347**

19 EARNINGS PER UNIT (EPU)

(₹ in Million except per share data)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
i) Net Profit as per Statement of Profit and Loss attributable to Unitholder (Rs. in million)	40,032	38,579
ii) Units Outstanding (Nos.)	2,603,000,000	2,603,000,000
iii) Weighted average number of units used as denominator for calculating EPU	2,603,000,000	2,527,252,055
iv) **Earnings per unit**		
- For Basic (Rs.)	15.38	15.27
- For Diluted (Rs.)	15.38	15.27

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

20 RELATED PARTY DISCLOSURES

As per the SEBI InvIT Regulations and as per Ind AS 24, the disclosure of transactions with the related Parties are as given below:

I List of Related Parties as per the requirements of Ind AS 24 - "Related Party Disclosures"

List of related parties where control exists and related parties with whom transactions have taken place and relationships:

i) Name of Related Party	Relationship
Entities which exercise control on the Trust	
Brookfield Asset Management Inc.	Ultimate Parent
BIF IV India Holdings Pte. Ltd.	Intermediate Parent
BIF IV Jarvis India Pte. Ltd., Singapore	Immediate Parent
Subsidiary (SPV)	

Summit Digitel Infrastructure Limited (formerly known as Summit Digitel Infrastructure Private Limited) ("SDIL")

Crest Digitel Private Limited (w.e.f. March 10, 2022) (formerly known as Space Teleinfra Private Limited) ("CDPL")

II List of Additional Related Parties as per regulation 2(1)(zv) of the SEBI InvIT Regulations

A Related Parties to Data Infrastructure Trust

BIF IV Jarvis India Pte. Ltd., Singapore	Parent /Co-Sponsor
Brookfield India Infrastructure Manager Private Limited	Investment Manager
Axis Trustee Services Limited	Trustee
Jio Infrastructure Management Services Limited	Project Manager (SDIL)
Jarvis Data-Infra Project Manager Private Limited (w.e.f. March 10, 2022)	Project Manager of (CDPL)
Reliance Industrial Investments and Holdings Limited	Co-Sponsor
Reliance Industries Limited	Promotor of Co-Sponsor

B Director of the Parties specified in II(A) above

Directors of BIF IV Jarvis India Pte Ltd., Singapore

Aanandjit Sunderaj (upto June 9, 2021)
Liew Yee Foong
Taswinder Kaur Gill (upto September 13, 2021)
Ho Yeh Hwa
Walter Zhang Shen (upto July 1, 2021)
Velden Neo Jun Xiong (appointed w.e.f. August 13, 2021 and resigned w.e.f April 29, 2022)
Tang Qichen (w.e.f. September 15, 2021)
Tan Aik Thye Derek (w.e.f. April 29, 2022)
Maurice Robert Hendrick Barnes (w.e.f. October 5, 2022)
Tay Zhi Yun (w.e.f. October 12, 2022)
Talisa Poh Pei Lynn (w.e.f. October 12, 2022)

Directors of Brookfield India Infrastructure Manager Private Limited

Sridhar Rengan
Chetan Rameshchandra Desai
Narendra Aneja
Rishi Tibriwal (upto June 30, 2021)
Darshan Vora (appointed w.e.f. July 1, 2021 and resigned w.e.f. September 30, 2021)
Pooja Aggarwal (appointed w.e.f. September 30, 2021 and resigned w.e.f. April 6, 2022)
Swati Mandava (w.e.f. June 28, 2022)

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)
FOR THE YEAR ENDED MARCH 31, 2023

Directors of Axis Trustee Services Limited
Rajesh Kumar Dahiya
Ganesh Sankaran
Sanjay Sinha (retired w.e.f. April 30, 2021)
Deepa Rath (w.e.f. May 1, 2021)

Director of Jio Infrastructure Management Services Limited
Sudhakar Saraswatula
Nikhil Chakrapani Suryanarayana Kavipurapu
Hariharan Mahadevan (upto August 5, 2022)
Rahul Mukherjee (w.e.f. August 5, 2022)

Director of Jarvis Data-Infra Project Manager Private Limited
Darshan Bhupendra Vora
Gaurav Manoj Chowdhary

Director of Reliance Industrial Investments and Holdings Limited
Hital Rasiklal Meswani
Vinod Mansukhlal Ambani
Mahendra Nath Bajpai
Savithri Parekh
Dhiren Vrajlal Dalal (resigned w.e.f March 31, 2023)
Balasubrmanian Chandrasekaran (resigned w.e.f March 31, 2023)

III List of Additional Related Parties as per regulation 19 of the SEBI InvIT Regulations

Digital Fibre Infrastructure Trust	Common Sponsor
India Infrastructure Trust	Common Investment Manager

IV Transactions during the year with related parties:

(₹ in Million)

S.No.	Particulars	Relationship	For the year ended March 31, 2023	For the year ended March 31, 2022
1	**Trustee Fee** Axis Trustee Services Limited	Trustee	2	2
2	**Investment Management Fees** Brookfield India Infrastructure Manager Private Limited	Investment Manager	28	28
3	**Reimbursement of Expenses** Brookfield India Infrastructure Manager Private Limited	Investment Manager	6	7
4	**Project Manager Fees** Jio Infrastructure Management Services Limited	Project Manager (SDIL)	24	24
5	**Issue of units capital to Sponsor** BIF IV Jarvis India Pte. Ltd.	Co-Sponsor	-	2,817
6	**Interest Income** Summit Digitel Infrastructure Limited	Subsidiary (SPV)	40,600	39,042

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

S.No.	Particulars	Relationship	For the year ended March 31, 2023	For the year ended March 31, 2022
7	**Rent Expense** Summit Digitel Infrastructure Limited	Subsidiary (SPV)	0	-
8	**Distribution to Unitholders** BIF IV Jarvis India Pte. Ltd.	Sponsor	26,888	19,523
9	**Dividend Income** Crest Digitel Private Limited	Subsidiary (SPV)	50	-

V Balances as at end of the year:

(₹ in Million)

S.No.	Particulars	Relationship	For the year ended March 31, 2023	For the year ended March 31, 2022
1	**Interest Receivable** Interest Receivable on Loan given to Summit Digitel Infrastructure Limited	Subsidiary (SPV)	30,605	20,562
2	**Loans and Advances given** Summit Digitel Infrastructure Limited	Subsidiary (SPV)	250,000	250,000
3	**Payables**			
	Summit Digitel Infrastructure Limited	Subsidiary (SPV)	0	-
	Brookfield India Infrastructure Manager Private Limited	Investment Manager	2	3
4	**Unit Capital of the Trust** BIF IV Jarvis India Pte. Ltd.	Co-Sponsor	229,227	229,227
5	**Contribution to Corpus** Reliance Industrial Investments and Holdings Limited	Co-Sponsor	240	240
6	**Investments** Investments in shares of Summit Digitel Infrastructure Limited	Subsidiary (SPV)	2,150	2,150
	In Crest Digitel Private Limited	Subsidiary (SPV)		
	- in 3,710,000 Equity Shares (Previous year: 3,710,000) of Rs 10 each		9,219	9,219
	- contingent consideration to acquire OCRPS		3,610	3,610

21 CONTINGENT LIABILITIES AND COMMITMENTS

i. Refer note 3 for contingent consideration in relation to acquisition of CDPL.

ii. Guarantee given by bank on behalf of the Trust to BSE Limited for ₹ Nil (March 31, 2022: ₹16 million).

22 FINANCIAL INSTRUMENTS:

FAIR VALUE MEASUREMENT HIERARCHY:

The financial instruments are categorized into three levels based on inputs used to arrive at fair value measurements as described below:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities; and

Level 2: Inputs other than the quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs which are significantly from unobservable market data.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars	Carrying amount as at March 31, 2023	Carrying amount as at March 31, 2022	Fair value hierarchy Level of input used in		
			Level 1	Level 2	Level 3
Financial Assets					
At Amortised Cost					
Cash and Bank balances	28	253	-	-	-
Loan	250,000	250,000	-	-	-
Other Financial Assets	-	16	-	-	-
Investments in subsidiaries (measured at cost)	14,979	14,979	-	-	-
Financial Liabilities					
At Amortised Cost					
Trade Payable	15	24	-	-	-
Other Financial Liabilities	221	221	-	-	-
At fair value through profit or loss					
Call Option Written (refer note 12)	2,954	2,559	-	-	2,954 (Previous Year - 2,559)
Payable towards acquisition of CDPL (refer note 3)	3,741	3,610	-	-	3,741 (Previous Year - 3,610)

The following table presents the changes in level 3 items:

(₹ in Million)

Particulars	Contingent consideration	Call option written
Balance at the beginning of the year i.e. April 1, 2021	-	2,215
Addition on acquisition of CDPL (refer note 3)	3,610	-
Fair value changes recognised in Statement of Profit and Loss	-	344
Balance at the end of the year i.e. March 31, 2022	**3,610**	**2,559**
Balance at the beginning of the year i.e. April 1, 2022	**3,610**	**2,559**
Fair value changes recognised in Statement of Profit and Loss	131	394
Balance at the end of the year i.e. March 31, 2023	**3,741**	**2,954**

Valuation methodology:

All financial instruments are initially recognized and subsequently re-measured at fair value as described below:

a. The Trust considers that the carrying amount recognised in the financial statements for financial assets and financial liabilities measured at amortised cost approximates their fair value.

b. The fair value of call option written to sell the shares of subsidiary is measured using Black Scholes model. Key inputs used in the measurement are:
   - (i) Stock Price: It is estimated based on the stock price as of the date of the transaction August 31,2020 of INR 2,150 million, as increased for the interim period between August 31,2020 and March 31,2023 by the Cost of Equity as this would be expected return on the investment for the acquirer.
   - (ii) Exercise Price: ₹2,150 million
   - (iii) Option Maturity: 30 years from August 31,2020 i.e., August 31,2050.
   - (iv) Risk free rate as on date of valuation - 7.4% (March 31, 2022 - 7.2%) and cost of equity - 15.3%.
   - (v) The fair value on the date of acquisition of ₹2,020 million was recognised as a liability with a corresponding debit to equity as this is part of the acquisition transaction described in Corporate Information.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

23 LIQUIDITY RISK

Liquidity risk arises from the Trust's inability to meet its cash flow commitments on the due date. Trust's objective is to, at all times, maintain optimum levels of liquidity to meet its cash and collateral requirements. Treasury monitors rolling forecasts of the Trust's cash flow position and ensures that the Trust is able to meet its financial obligation at all times including contingencies.

The Trust's liquidity is managed centrally with operating units forecasting their cash and liquidity requirements. Treasury pools the cash surplus from across the different operating units and then arrange their to either fund the net deficit or invest the net surplus in the market.

Maturity profile of financial liabilities as on March 31, 2023 **(₹ in Million)**

Particulars	0-1 Years	1-3 Years	3-5 Years	Above 5 Years	Total
Trade Payable	15	-	-	-	15
Other Financial Liabilities	3,962	-	-	2,954	6,916
Total	**3,977**	**-**	**-**	**2,954**	**6,931**

Maturity profile of financial liabilities as on March 31, 2022 **(₹ in Million)**

Particulars	0-1 Years	1-3 Years	3-5 Years	Above 5 Years	Total
Trade Payable	24	-	-	-	24
Other Financial Liabilities	3,610	-	-	2,780	6,390
Total	**3,634**	**-**	**-**	**2,780**	**6,414**

Credit Risk

Credit risk is the risk that a counter party will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Fund is exposed to credit risk from its investing activities including investments, trade receivables, loans, deposits with banks and other financial instruments. As at March 31, 2023, and as at March 31, 2022 the credit risk is considered low since substantial transactions of the Trust are with SDIL.

24 SEGMENT REPORTING

The Trust activities comprise of owning and investing in Infrastructure SPVs to generate cashflow for distribution to the beneficiaries. Based on guiding principles given in Ind AS 108 "Operating Segment" this activity falls within a single operating segment and accordingly the disclosures of Ind AS 108 have not separately been provided. The Trust has invested in the subsidiaries which has all the business operations in India. Hence, there is only one geographic segment.

25 DUES TO MICRO, SMALL AND MEDIUM ENTERPRISES AS DEFINED UNDER THE MSMED ACT, 2006:

There are no Micro and Small Enterprises as defined in the Micro and Small Enterprises Development Act, 2006 to whom Trust owes dues on account of principal amount together with interest and accordingly no additional disclosures have been made. The above information regarding Micro and Small Enterprises has been determined to the extent such parties has been identified on the basis of information available with the Trust.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

26 STATEMENT OF NET DISTRIBUTABLE CASH FLOWS (NDCFS)

(₹ in Million)

Description	Year ended March 31, 2023	Year ended March 31, 2022
Cash flows received from SPV in the form of interest / accrued interest	30,557	21,975
Cash flows received from SPV in the form of dividend / buy-back of equity shares / capital reduction of equity shares	50	-
Any other income accruing at the Trust level and not captured above, including but not limited to interest /return on surplus cash invested by the Trust	23	-
Add: Cash flows/ Proceeds from the SPV towards the repayment of the debt issued to the SPV by the Trust	-	-
Total cash flow at the Trust level (A)	**30,630**	**21,975**
Less: issue expenses payable by Trust including as reimbursements towards expenses of Trust met by the Sponsors	-	(29)
Less: annual expenses of the Trust including audit fees, project manager fees, investment management fees, stock exchange fees, other statutory fees, depository fees, legal expenses, credit rating fees and valuer fees	(105)	(119)
Less: income tax (if applicable) at the standalone Trust level and payment of other statutory dues	(10)	-
Less: Repayment of external debt (including interest) / redeemable preference shares / debentures, etc., if deemed necessary by the Investment Manager	-	-
Less: net cash set aside to comply with DSRA requirement under loan agreements, if any	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-
- related debts settled or due to be settled from sale proceeds;	-	-
- directly attributable transaction costs;	-	-
- proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently	-	-
Less: Amount invested in any of the Portfolio Assets for service of debt or interest	-	-
Less: Capital expenditure if any (including acquisition of other infrastructure assets / SPVs)	-	(3,166)
Add: Proceeds from fresh issuance of units	-	3,170
Less: Reserve for debentures / loans / capex expenditure in the intervening period till next proposed distribution if deemed necessary by the Investment Manager invested in permitted investments	-	-
Total cash (outflows) / retention at the Trust level (B)	**(115)**	**(144)**
Net Distributable Cash Flows (C) = (A+B)	**30,515**	**21,831**

(₹ in Million)

Description	Year ended March 31, 2023	Year ended March 31, 2022
Net Distributable cash flows as per above	30,515	21,831
Cash and cash equivalents at the beginning of the year	253	133
Total Net Distributable Cash Flows	**30,768**	**21,964**

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

The Net Distributable Cash Flows ("NDCF") as above is for the year ended March 31, 2023. An amount of Rs. 30,568 (March 31, 2022 : ₹21,775 million) has been distributed to unit holders as follows.

(₹ in Million)

Description	Return on Capital	Miscellaneous Income	Total
March, 2023	30,568	-	30,568
March, 2022	21,775	-	21,775

27 INCOME TAXES:

In accordance with section 10 (23FC) of the Income Tax Act, the income of business trust in the form of interest received or receivable from project SPV is exempt from income tax. Accordingly, the Trust is not required to provide any current tax liability. However, for the income directly earned by the Trust, it will be required to provide for current tax liability.

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Profit before tax	**40,042**	**38,579**
Applicable tax rate	**42.74%**	**42.74%**
Computed tax expense	17,114	16,489
Tax effect on account of:		
Interest received from SDIL considered as pass through	(17,352)	(16,687)
Dividend income received from CDPL considered as pass through	(21)	-
Expenses disallowed since related interest income is exempt	269	198
Income Tax expenses	**10**	**-**

28 PAYMENT TO AUDITORS:

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Statutory audit fees	5	5
Certification fees	-	6
Other audit services (refer note i)	26	43
Out of pocket expenses	0	1
Less: Certification fees towards unit issuance (refer note ii)	-	(6)
Total	**31**	**49**

Note:

i. Other audit services represents audit fees accrued/ paid for group reporting as per group referral instructions under PCAOB standards.

ii. Certification fees towards unit issuance are adjusted in other equity as unit issuance cost.

29 CAPITAL MANAGEMENT

The Trust adheres to a disciplined capital management framework which is underpinned by the followings guiding principles:

i. Ensure financial flexibility and diversify sources of financing and their maturities to minimize liquidity risk while meeting investment requirements.

ii. Leverage optimally in order to maximize unit holder return while maintaining strength and flexibility of the Balance Sheet. As on March 31, 2023 and March 31, 2022, The Trust has no borrowings and hence net gearing ratio is zero.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

30 DISCLOSURES PURSUANT TO SEBI CIRCULARS NO.CIR/IMD/DF/114/2016 DATED OCTOBER 20, 2016 AND NO. CIR/IMD/DF/127/2016 DATED NOVEMBER 29, 2016 ISSUED UNDER THE SEBI INVIT REGULATIONS:

A Standalone Statement of Net Assets at Fair Value:

(₹ in Million)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Book Value	Fair Value*	Book Value	Fair Value*
A. Assets	2,95,612	3,46,313	2,85,826	2,97,825
B. Liabilities	6,935	6,935	6,626	6,626
C. Net Assets (A-B)	**288,677**	**339,378**	**279,200**	**291,198**
D. Number of units	**2,603,000,000**	**2,603,000,000**	**2,603,000,000**	**2,603,000,000**
C. NAV (C/D)	**110.90**	**130.38**	**107.26**	**111.87**

*Total Assets includes the fair value of the assets attributable to the Trust as at reporting date. Assets are valued as per valuation report issued by independent valuer appointed under the SEBI InvIT Regulations and relied on by the Statutory Auditors. Total liabilities includes the fair value of the call option with Reliance Industries Limited in respect of SDIL shares (refer note 12) and fair value of consideration payable to sellers of CDPL (refer note 3).

Sensitivity Analysis

The sensitivity analysis below has been determined based on reasonably possible changes of the discount rate, while holding all other assumptions constant. The result of sensitivity analysis is given below:

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Discount rate		
a. Discount rate - 50 basis points NAV	142.37	121.07
b. Discount rate - 50 basis points NAV impact (%)	9.20%	8.37%
c. Discount rate + 50 basis points NAV	119.24	103.01
d. Discount rate + 50 basis points impact (%)	(8.55%)	(7.80%)

Due to the use of discounted cash flow method to determine the fair value of net assets, it is considered as Level 3 in the fair value hierarchy as per the requirements of Ind AS 113 "Fair value measurements".

B Standalone Statement of Total Return at Fair Value:

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Total Comprehensive Income (As per Standalone Statement of Profit and Loss)	**40,032**	**38,579**
Add/(Less): Other changes in fair value not recognized in Total Comprehensive Income	-	-
Total Return	**40,032**	**38,579**

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

C Initial Disclosure by an entity identified as a Large Corporate

Particulars	Details
Name of the Company/InvIT	Data Infrastructure Trust (formerly known as Tower Infrastructure Trust)
CIN/SEBI Registration No.	IN/InvIT/18-19/0009
Outstanding borrowing of Company/InvIT as on March 31 / December 31 as applicable (₹ in Million)	Nil as on March 31, 2023*
Highest Credit Rating during previous FY along with the name of Credit rating agency	CARE AAA /Stable by CARE Ratings Limited
Company/InvIT having their specified securities or debt securities or non-convertible redeemable preference share, listed on a recognised stock exchange(s) in terms of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015	Not Applicable*

* As per SEBI circular bearing reference no. SEBI/HO/ DDHS/P/CIR/2021/613 dated August 10, 2021, the Trust is not identified as a "Large Corporate" as on March 31, 2023.

31 ADDITIONAL REGULATORY INFORMATION REQUIRED BY SCHEDULE III:

Sr. No.	Ratio	Numerator	Denominator	As on March 31, 2023	As on March 31, 2022	% Change	Reason for variance
i)	Current Ratio	Current Assets	Current Liabilities	8	5	42%	Refer Note (i)
ii)	Debt Equity Ratio	Total Debt	Shareholder's Equity	-	-	0%	-
iii)	Debt Service Coverage Ratio	Earnings available for Debt service	Debt Service	-	0	0%	Refer Note (ii)
			Earning for Debt Service = Net Profit after taxes + depreciation+ Finance cost. Debt service = Interest & Lease Payments + Principal Repayments. Principal repayments excludes repayments in nature of refinancing as these are not repaid out of the profits for the year.				
iv)	Return on Equity	Net Profit after taxes	Average Shareholders (Unitholder) Equity	28%	14%	91%	Refer Note (iii)
v)	Inventory Turnover	Cost of Goods Sold	Average Inventory	Not applicable			
vi)	Trade receivable Turnover (in times)	Net Credit Sales (Gross Credit Sales - Sale Returns)	Average Trade Receivables	-	-	-	
vii)	Trade payable Turnover (In times)	Purchases of services and other expenses	Average Trade Payables	12	10	24%	Increase in trade payables as on March 31, 2023
viii)	Net Capital Turnover	Net Sales (Total Sales - Sale Return)	Working Capital (Current Assets - Current Liabilities)	2	2	(34%)	Refer Note (iv)
ix)	Net Profit	Net Profit	Net Sales	98%	99%	0%	-

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Sr. No.	Ratio	Numerator	Denominator	As on March 31, 2023	As on March 31, 2022	% Change	Reason for variance
x)	Return on capital employed	Earning before interest and taxes	Capital Employed (Tangible Net Worth + Total Debt)	14%	14%	0%	-
xi)	Return on Investment	Return generated on investments	Average investments	30%	-	100%	Pertains to interest income on fixed deposits

Notes:

i. The ratio has increased during the year mainly on account of increase in interest accrued on loan given to SDIL.

ii. The ratio is nil as there is no debt serviced during the year.

iii. The ratio has increased during the year mainly on account of increase in profit after tax.

iv. The ratio has decreased on account of increase in working capital due to interest accrued on loan given to SDIL.

Year ended March 31, 2022

Sr. No.	Ratio	Numerator	Denominator	As on March 31, 2023	As on March 31, 2022	% Change	Reason for variance
i)	Current Ratio	Current Assets	Current Liabilities	5	26	(79%)	The ratio has decreased during the year mainly on account of contingent consideration payable towards acquisition of CDPL.
ii)	Debt Equity Ratio	Total Debt	Shareholder's Equity	-	-	0%	-
iii)	Debt Service Coverage Ratio	Earnings available for Debt service	Debt Service	0	12	(100%)	The ratio is nil as there is no debt serviced during the year.
			Earning for Debt Service = Net Profit after taxes + depreciation+ Finance cost. Debt service = Interest & Lease Payments + Principal Repayments. Principal repayments excludes repayments in nature of refinancing as these are not repaid out of the profits for the year.				
iv)	Return on Equity	Net Profit after taxes	Average Shareholders (Unitholder) Equity	14%	11%	35%	The ratio has increased during the year mainly on account of increase in profit after tax.
v)	Inventory Turnover	Cost of Goods Sold	Average Inventory	Not applicable			

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Sr. No.	Ratio	Numerator	Denominator	As on March 31, 2023	As on March 31, 2022	% Change	Reason for variance
vi)	Trade receivable Turnover (in times)	Net Credit Sales (Gross Credit Sales - Sale Returns)	Average Trade Receivables	-	-	0%	-
vii)	Trade payable Turnover (In times)	Purchases of services and other expenses	Average Trade Payables	10	6	73%	Increase in trade payables as on March 31, 2023
viii)	Net Capital Turnover	Net Sales (Total Sales - Sale Return)	Working Capital (Current Assets - Current Liabilities)	2	4	42%	The ratio has decreased on account of increase in working capital due to interest accrued on loan given to SDIL.
ix)	Net Profit	Net Profit	Net Sales	99%	98%	1%	-
x)	Return on capital employed	Earning before interest and taxes	Capital Employed (Tangible Net Worth + Total Debt)	14%	5%	159%	The ratio has increased on account of increased earnings before interest and taxes.
xi)	Return on Investment	Return generated on investments	Average investments	-	-	0%	-

II) The Trust does not hold any benami property and no proceedings have been initiated on or are pending against the Trust for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

III) The Trust have not been declared wilful defaulter by any bank or financial institution or government or any government authority.

IV) The Trust has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.

V) The Trust does not have any transactions recorded in the books of account that has been surrendered or disclosed as income during the year in the assessments under Income Tax Act, 1961.

VI) The Trust has not traded or invested in crypto currency or virtual currency.

VII) There are no borrowings obtained by the Trust from banks and financial institutions.

32 There are no subsequent events that require adjustment or disclosure in the standalone financial statements as on the Balance Sheet date.

33 “0” represents the amount below the denomination threshold.

NOTES TO STANDALONE FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

34 APPROVAL OF FINANCIAL STATEMENTS

The financial statements have been approved by the Data InvIT Committee and the Board of Directors of the Investment Manager to the Trust at their respective meetings held on May 26, 2023.

For and on the behalf of the Board of Director of
Brookfield India Infrastructure Manager Private Limited
(acting in the capacity of Investment Manager of Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust))

Sridhar Rengan
Chairperson of the Board
DIN: 03139082

Date: May 26, 2023
Place: Mumbai

Dhananjay Joshi
Member of Data InvIT Committee
PAN: AASPJ9719K

Date: May 26, 2023
Place: Bangalore

Puja Tandon
Company Secretary and
Compliance Officer
Membership No: A21937

Date: May 26, 2023
Place: Mumbai

INDEPENDENT AUDITOR'S REPORT

To the Unitholders of Data Infrastructure Trust (formerly known as Tower Infrastructure Trust)
Report on the Audit of Consolidated Financial Statements

OPINION

We have audited the accompanying consolidated financial statements of Data Infrastructure Trust (formerly known as Tower Infrastructure Trust) ("the Trust") and its subsidiaries (together referred to as the "Group"), which comprise the Consolidated Balance Sheet as at March 31, 2023, Consolidated Statement of Profit and Loss including Statement of Other Comprehensive Income, Consolidated Statement of Changes in Unitholders' Equity, Consolidated Cash Flow Statement for the year then ended, Consolidated Statement of Net Assets at Fair Value as at March 31, 2022, Consolidated Statement of Total Returns at Fair Value and Net Distributable Cash Flows for the year then ended and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, and based on the on separate financial statements / financial information of the subsidiary referred to in the Other Matters section below, the aforesaid consolidated financial statements give the information required by the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with the SEBI circular number CIR/IMD/DF/114/2016, dated October 20, 2016 (together referred to as the "InvIT Regulations") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India, to the extent not inconsistent with the InvIT Regulations, of the state of affairs of the Trust as at March 31, 2023, and its consolidated profit including other comprehensive income, its changes in unitholders' equity, its cash flows for the year ended March 31, 2023, its net assets at fair value as at March 31, 2023, its total returns at fair value and its net distributable cash flows for the year ended on that date and other financial information of the of the Trust.

BASIS FOR OPINION

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs) and other pronouncements issued by the Institute of Chartered Accountants of India (ICAI). Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the ICAI and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditor in terms of their report referred to in the Other Matters section below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

EMPHASIS OF MATTER

We draw attention to Note 2 B (n) which describes the presentation of "Unit Capital" as "Equity" to comply with InVIT Regulations. Our opinion is not modified in respect of this matter.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

INDEPENDENT AUDITOR'S REPORT (Contd.)

Sr.No.	Key Audit Matter	Auditor's Response
1	**Fair Value of Net Assets of the Trust:** In accordance with InvIT Regulations, the Trust discloses Statement of Net Assets at Fair Value which requires fair valuation of net assets. The fair value of net assets of the Trust is determined by an independent valuer using discounted cash flow method. While there are several assumptions that are required to determine the fair value of net assets of the Trust, assumptions with the highest degree of estimate, subjectivity and impact on fair value are the valuation methodology used in determining the fair value, future cashflows estimated by the Management, discount rate and terminal growth rate. Auditing this assumption required a high degree of auditor judgment as the estimates made by the Management and the independent external valuer contain significant measurement uncertainty. Refer note 2 B (A) for Consolidated Statement of Net assets at fair value in the consolidated financial statements.	**Principal audit procedures performed among others:** Our audit procedures relating to the determination of the fair value of net assets included the following, among others: • Tested design, implementation and operating effectiveness of the internal control related to determination of fair value of assets and review of Statement of Net Assets at Fair Value • Reviewed the independent external valuer's valuation reports to obtain an understanding of the source of information used by the independent external valuer in determining the fair valuation. • Tested the reasonableness of the future cash flows shared by Management with external valuer by comparing it to source information used in preparing the forecasts and with historical forecasts and actual performance to support any significant expected future changes to the business. • Evaluated the Trust's independent external valuer's competence to perform the valuation. • Involved our internal fair valuation specialists to independently determine fair value of the Net Assets of the Trust as at the balance sheet date, which included assessment of reasonableness of the discount rate and terminal growth rate used by management in valuation and the methodology to determine the fair value. • Compared the fair value determined by the Trust with that determined by our internal fair valuation specialist to assess the reasonableness of the fair valuation. • Tested the arithmetical accuracy of computation in the Standalone Statement of Net Assets at Fair Value and evaluated adequacy of disclosures in the consolidated financial statements as per requirement of InvIT Regulation.

INDEPENDENT AUDITOR’S REPORT (Contd.)

Sr.No.	Key Audit Matter	Auditor’s Response
2	**Purchase price allocation for acquisition of Crest Digitel Private Limited (“Crest”) (formerly known as Space Teleinfra Private Limited):** The Group acquired 100% equity in Crest and the acquisition had been effected on March 10, 2022. The Group has accounted for this acquisition as a business combination as per Ind AS 103 ‘Business Combination’ on a provisional basis as at March 31, 2022 and during the current year the Group completed the purchase price allocation and adjusted the provisional amounts recognized at the acquisition date. Accounting for the acquisition has involved judgement in order to: • determine whether the acquisition constitutes a business and the date on which control is established; • determine the fair value of consideration; • identify and measure the fair value of the identifiable assets acquired and liabilities assumed (including contingent liabilities if any); • allocate the purchase consideration between identifiable assets, liabilities and goodwill. This is a material acquisition for the Group and given the level of estimation and judgement required, we considered it to be a Key Audit Matter. The most significant judgements relate to the identification and valuation of intangible assets acquired. The identifiable intangible assets are right to access for customer, customer contracts and software licenses.	**Principal audit procedures performed among others:** • We evaluated the design, implementation and operating effectiveness of the controls relating to 1) identification of assets acquired (including intangible assets) and liabilities assumed 2) purchase price allocation to identifiable assets and liabilities, 3) valuation methodology adopted to determine fair value. • We examined the terms and conditions of the share purchase agreements in order to evaluate the Group’s assessment of whether the acquisition comprises a business, whether the Group obtained the control of acquiree and the date for satisfaction of the closing conditions to determine the acquisition date. • We have checked the purchase price paid with share purchase agreement. • We have assessed the Group’s determinations of fair values for assets acquired and liabilities assumed and the methods used to fair value the said identifiable assets by: - Reviewing the valuation report prepared by the valuation specialists appointed by Management which includes fair value of tangible and intangible assets. - Evaluating the competence, objectivity and integrity of the valuation specialists appointed by Management. - Involving our internal valuation specialists in evaluation of the appropriateness of the valuation model used to determine the fair values of the right to access for customer, customer contracts and software licenses and reasonableness of the discount rates used in the valuation of intangible assets, including testing the source information underlying the determination of the discount rates, testing the mathematical accuracy of the calculation, and developing a range of independent estimates, comparing it to the discount rates used by the Management. • We have checked allocation of the purchase price to identifiable assets acquired and liabilities assumed (including contingent liabilities) with the valuation report prepared by the valuation specialist appointed by the Management.

INDEPENDENT AUDITOR'S REPORT (Contd.)

Sr.No.	Key Audit Matter	Auditor's Response
	This includes complex valuation considerations and requires the use of specialist. Refer note 35 to the Consolidated Financial Statements.	• Evaluated adequacy of disclosures in the consolidated financial statements as per requirement of Ind AS 103 'Business Combination'.

Information Other than the Financial Statements and Auditor's Report Thereon

- Brookfield India Infrastructure Manager Private Limited ('Investment Manager') acting in its capacity as an Investment Manager of the Trust is responsible for the other information. The other information comprises the information and disclosures included in the Annual Report but does not include the standalone financial statements, consolidated financial statements and our auditor's report thereon.

- Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

- In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

- If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Management of Investment Manager ("the Management"), is responsible for the preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated changes in unitholders' equity, consolidated cash flows of the Group for the year ended March 31, 2023, consolidated statement of net assets at fair value as at March 31, 2023, total returns at fair value and net distributable cash flows for the year ended on that date of the Trust and its subsidiaries in accordance with the InvIT Regulations, the Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with InvIT Regulations.

The respective Board of Directors of the Investment Manager and of the subsidiaries included in the Group, are responsible for maintenance of adequate accounting records for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error which have been used for the purpose of preparation of the consolidated financial statements by the Investment Manager of the Trust, as aforesaid.

INDEPENDENT AUDITOR'S REPORT (Contd.)

In preparing the consolidated financial statements, the Management of the subsidiaries included in the Group are responsible for assessing the Trust's and subsidiaries ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors of the Trust and subsidiaries either intends to liquidate the Trust and subsidiaries or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the Investment Manager and subsidiaries included in the Group are also responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibility for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.

- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT (Contd.)

We communicate with those charged with governance of the Trust and subsidiaries included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Based on our audit and as required by InvIT Regulations, we report that:

a) We have obtained all the information and explanations which, to the best of our knowledge and belief were necessary for the purpose of our audit;

b) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including Other Comprehensive Income, Consolidated Statement of Changes in Unitholders' Equity, the Consolidated Cash Flow Statement and of its subsidiaries dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of consolidated financial statements;

c) In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India, to the extent not inconsistent with the InvIT Regulations.

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/ W100018)

Mohammed Bengali
Partner
Membership No. 105828
UDIN: 23105828BGWPIM9638

Place: Mumbai
Date: May 26, 2023

CONSOLIDATED BALANCE SHEET

AS AT MARCH 31, 2023

(₹ in Million)

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	3	407,069	405,521
Right of use assets	4A	1,173	1,149
Capital work in progress	3	489	519
Goodwill on acquisition	3	7,990	7,976
Other Intangible assets	3	4,833	5,545
Intangible assets under development	3	5	16
Other financial assets	5	7,114	5,998
Deferred tax asset	6	1	46
Other non-current assets	7	67,007	13,610
Total non-current assets		**495,681**	**440,380**
CURRENT ASSETS			
Financial assets:			
Investments	8	-	1,366
Trade receivables	9	1,783	570
Cash and cash equivalents	10	5,760	6,180
Other bank balances	11	208	81
Other financial assets	12	5,713	4,497
Other current assets	13	4,167	3,554
Total current assets		**17,631**	**16,248**
Total assets		**513,312**	**456,628**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	14	261,152	2,61,152
Contribution	14A	240	240
Other equity	15	(91,533)	(68,730)
Total equity		**169,859**	**192,662**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
Borrowings	16	2,75,213	2,11,456
Lease liabilities	4B	850	757
Other financial liabilities	20	17,575	14,739
Provisions	17	13,716	13,267
Deferred tax liabilities (net)	6	1,202	1,402
Other non current liabilities	21	422	615
Total non-current liabilities		**308,978**	**242,236**

CONSOLIDATED BALANCE SHEET (Contd.)

AS AT MARCH 31, 2023

(₹ in Million)

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
Current liabilities			
Financial liabilities			
Short - term borrowings	18	20,162	7,388
Lease liabilities	4B	216	329
Trade payables			
- total outstanding dues of micro enterprises and small enterprises	19	1	6
- total outstanding dues of creditors other than micro enterprises and small enterprises	19	4,638	3,164
Other financial liabilities	20	7,842	6,122
Other current liabilities	21	1,611	4,716
Provisions	17	5	5
Total Current liabilities		**34,475**	**21,730**
Total liabilities		**343,453**	**263,966**
Total equity and liabilities		**513,312**	**456,628**

See accompanying notes to the consolidated financial statements 1 to 46

As per our report of even date.
For **Deloitte Haskins & Sells LLP**
Chartered Accountants
Firm Regn No: 117366W/W-100018

Mohammed Bengali
Partner

Date: May 26, 2023
Place: Mumbai

For and on the behalf of the Board of Director of
Brookfield India Infrastructure Manager Private Limited
(acting in the capacity of Investment Manager of Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust))

Sridhar Rengan
Chairperson of the Board
DIN: 03139082

Date: May 26, 2023
Place: Mumbai

Dhananjay Joshi
Member of Data InvIT Committee
PAN: AASPJ9719K

Date: May 26, 2023
Place: Bangalore

Puja Tandon
Company Secretary and
Compliance Officer
Membership No: A21937

Date: May 26, 2023
Place: Mumbai

CONSOLIDATED STATEMENT OF PROFIT AND LOSS

FOR YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars	Notes	Year ended March 31, 2023	Year ended March 31, 2022
INCOME			
Revenue from operations	22	110,998	97,861
Other income	23	1,448	331
Total income		**112,446**	**98,192**
EXPENSES			
Investment Manager fee		28	28
Trustee fee		2	2
Project Manager fee		24	24
Audit fees		63	56
Network operating expenses	24	66,238	60,742
Employee benefits expense	25	1,156	631
Finance costs	26	20,821	16,117
Depreciation and amortisation expense	27	15,058	13,301
Legal and professional fees		252	246
Other expenses	28	876	1,568
Total expenses		**104,518**	**92,715**
Profit before tax		**7,928**	**5,477**
Tax expenses			
i) Current tax	6	118	15
ii) Related to earlier years		(7)	-
iii) Deferred tax expense / (credit)		(150)	(7)
Total tax expense		**(39)**	**8**
Profit for the year		**7,967**	**5,469**
Other comprehensive income			
A) Items which will not be reclassified to statement of profit and loss			
- Remeasurements of the net defined benefit plans		1	(2)
- Income tax relating to items that will not be reclassified to profit or loss		-	-
		1	**(2)**
B) Items that will be reclassified to statement of profit or loss			
Cash flow hedges:			
Fair value loss arising on hedging instrument during the year		160	(113)
Cost of hedging			
Changes in the fair value during the year in relation to time-period related hedged items		(375)	(818)
Income tax relating to items that will be reclassified to profit or loss		-	-
		(215)	**(931)**
Total other comprehensive loss (A+B)		**(214)**	**(933)**
Total comprehensive income for the year		**7,753**	**4,536**
Attributable to unitholders		**7,753**	**4,536**
Earnings per unit (EPU)	29		
Basic per unit (in Rupees)		3.06	2.16
Diluted per unit (in Rupees)		3.06	2.16

See accompanying notes to the consolidated financial statements 1 to 46

As per our report of even date.
For **Deloitte Haskins & Sells LLP**
Chartered Accountants
Firm Regn No: 117366W/W-100018

Mohammed Bengali
Partner

Date: May 26, 2023
Place: Mumbai

For and on the behalf of the Board of Director of
Brookfield India Infrastructure Manager Private Limited
(acting in the capacity of Investment Manager of Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust))

Sridhar Rengan
Chairperson of the Board
DIN: 03139082

Date: May 26, 2023
Place: Mumbai

Dhananjay Joshi
Member of Data InvIT Committee
PAN: AASPJ9719K

Date: May 26, 2023
Place: Bangalore

Puja Tandon
Company Secretary and Compliance Officer
Membership No: A21937

Date: May 26, 2023
Place: Mumbai

CONSOLIDATED STATEMENT OF CHANGES IN UNITHOLDERS' EQUITY

FOR YEAR ENDED MARCH 31, 2023

(₹ in Million)

	Particulars	Year ended March 31, 2023	Year ended March 31, 2022
(A)	**Unit capital**		
	Balance at the beginning of the year	261,152	252,150
	Issued during the year	-	9,002
	Balance at the end of the year	**261,152**	**261,152**
(B)	**Initial contribution**		
	Balance at the beginning of the year	240	240
	Contribution during the year	-	-
	Balance at the end of the year	**240**	**240**

			Other comprehensive income		(₹ in Million)
(C)	**Other equity**	**Reserves and surplus: retained earnings**	**Cash flow hedges**	**Cost of hedging reserve**	**Total**
	As on April 01, 2021	(51,462)	**-**	**-**	**(51,462)**
	Profit for the year	5,469	-	-	5,469
	Return on capital#	(21,775)	-	-	(21,775)
	Cost of hedging	-	(205)	-	(205)
	Change in fair value of time value of option	-	-	(976)	(976)
	Amounts reclassified to Statement of Profit and Loss	-	92	158	250
	Unit Issuance Costs	(29)	-	-	(29)
	OCI impact on remeasurement of defined benefit plans	(2)	-	-	(2)
	Balance as at the end of the year i.e. March 31, 2022	**(67,799)**	**(113)**	**(818)**	**(68,730)**
	As on April 01, 2022	(67,799)	(113)	(818)	(68,730)
	Profit for the year	7,967	-	-	7,967
	Return on capital#	(30,568)		-	(30,568)
	Cost of hedging	-	94	-	94
	Change in fair value of time value of option	-		(757)	(757)
	Amounts reclassified to Statement of Profit and Loss	-	66	382	448
	Provision for unit issuance cost written back	13	-	-	13
	OCI impact on remeasurement of defined benefit plans	(0)	-		(0)
	Balance as at the end of the year i.e. March 31, 2023	**(90,387)**	**47**	**(1,193)**	**(91,532)**

#Return on capital distribution during the year as per Net distributable Cash Flows (NDCFs) duly approved by investment manager. Refer note 41

See accompanying notes to the consolidated financial statements 1 to 46

As per our report of even date.
For **Deloitte Haskins & Sells LLP**
Chartered Accountants
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Partner

Date: May 26, 2023
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DIN: 03139082

Date: May 26, 2023
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Dhananjay Joshi
Member of Data InvIT Committee
PAN: AASPJ9719K

Date: May 26, 2023
Place: Bangalore

Puja Tandon
Company Secretary and Compliance Officer
Membership No: A21937

Date: May 26, 2023
Place: Mumbai

CONSOLIDATED STATEMENT OF CASH FLOW

FOR YEAR ENDED MARCH 31, 2023

(₹ in Million)

	Particulars	Year ended March 31, 2023	Year ended March 31, 2022
A	**CASH FLOW FROM OPERATING ACTIVITIES:**		
	Net profit before tax as per Statement of Profit and Loss	**7,928**	**5,477**
	Adjusted for:		
	Fair value loss on financial instruments	525	344
	Depreciation and amortisation expense	15,058	13,301
	Gain on sale of mutual funds	(2)	(16)
	Gain on buyback of senior secured notes	(590)	-
	Interest income on fixed deposits and security deposits	(318)	(267)
	Interest income on capital advance	(69)	-
	Ineffectiveness on derivative contracts designated as cashflow hedge	(9)	2
	Effect of unrealised fair value gain on mutual funds	(14)	(1)
	Provision for doubtful debts	5	-
	Liabilities / Provision no longer required written back	(32)	-
	Balances written off	-	1,089
	Exchange loss (attributable to finance cost)	3,087	769
	Loss on cancellation of derivative contracts	7	-
	Loss on sale of assets	16	6
	Finance costs	17,727	15,348
	Operating profit before working capital changes	**43,319**	**36,052**
	Adjusted for :		
	- Trade receivables, other financial assets and other assets	213	(4,517)
	- Trade payables, other financial liabilities and other liabilties	(20)	627
		193	**(3,890)**
	Cash generated from operating activities	**43,512**	**32,162**
	Income taxes refund / (paid) (net)	52	(75)
	Net Cash flow generated from operations (A)	**43,564**	**32,087**
B.	**CASH FLOW FROM INVESTING ACTIVITIES:**		
	Acquisition of subsidiary	-	(3,166)
	Purchase of property, plant and equipment and intangible assets (including capital work in progress, capital advance and intangible assets under development)	(71,617)	(35,119)
	Purchase of investments	-	(18,670)
	Sale of investments	1,368	17,320
	Advances / loans recovered	-	550
	Investments in bank deposits	(6)	(130)
	Interest received	287	286
	Net Cash flow used in investing activities (B)	**(69,968)**	**(38,929)**

CONSOLIDATED STATEMENT OF CASH FLOW (Contd.)

FOR YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
C CASH FLOW FROM FINANCING ACTIVITIES:		
Issuance of Unit capital (refer note 2 below)	-	3,170
Payment of lease liabilities	(165)	(45)
Proceeds from long term borrowings	136,844	109,420
Repayment of long term borrowings	(63,087)	(74,006)
Proceeds from short term borrowings	2,250	-
Repayment of short term borrowings	(2,250)	(107)
Finance costs paid	(17,073)	(13,654)
Distribution to unitholders	(30,568)	(21,775)
Provision for unit issuance costs written back	13	-
Unit issuance costs	-	(29)
Net Cash flow generated from financing activities (C)	**25,964**	**2,974**
Net decrease in cash and cash equivalents (A+B+C)	**(440)**	**(3,868)**
Opening balance of cash and cash equivalents	**6,180**	**10,047**
Add: Effect of unrealised fair value gain on mutual funds	14	-
Add: cash and cash equivalents on acquisition of subsidiary	-	1
Closing Balance of Cash and Cash Equivalents	**5,754**	**6,180**

(₹ in Million)

Reconciliation of cash and cash equivalents	Year ended March 31, 2023	Year ended March 31, 2022
Cash and cash equivalents comprises of		
Balances with banks in current account	825	2,051
Fixed deposits with banks	-	4,129
Investments in Mutual Funds	4,935	-
Bank Overdraft	(6)	-
Cash and cash equivalents (Refer note 10)	**5,754**	**6,180**

Notes:

1. The above Statement of Cash Flow has been prepared under the "Indirect Method" as set out in IND AS - 7 "Statement of Cash Flows”
2. Non-cash investing activity -
   Issuance of Units aggregating ₹5,832 million for acquisition of CDPL. Refer note 14.3.
3. Bank overdrafts which are repayable on demand form an integral part of the group's cash management, Bank overdrafts are thus included as a component of cash and cash equivalents.

See accompanying notes to the consolidated financial statements 1 to 46

As per our report of even date.
For **Deloitte Haskins & Sells LLP**
Chartered Accountants
Firm Regn No: 117366W/W-100018

Mohammed Bengali
Partner

Date: May 26, 2023
Place: Mumbai

For and on the behalf of the Board of Director of
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Company Secretary and Compliance Officer
Membership No: A21937

Date: May 26, 2023
Place: Mumbai

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS

FOR YEAR ENDED MARCH 31, 2023

1 CORPORATE INFORMATION

The consolidated financial statements comprise financial statements of Data Infrastructure Trust (“Data InvIT/Trust”) (formerly known as Tower Infrastructure Trust) and its subsidiaries / Special Purpose Vehicle (SPVs) (a) Summit Digitel Infrastructure Limited" ("SDIL") and (b) Crest Digitel Private Limited (formerly known as Space Teleinfra Private Limited) (w.e.f. March 10, 2022) ("CDPL") (collectively, the Group) for the year ended March 31, 2023.

Trust was set up by Reliance Industrial Investments and Holdings Limited (“Reliance Sponsor”) on January 31, 2019, as a contributory irrevocable trust under the provisions of the Indian Trusts Act, 1882. The Trust was registered as an infrastructure investment trust under Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 (“InvIT Regulations”) on March 19, 2019, having registration number IN/InvIT/18-19/0009. Pursuant to the approval granted by SEBI and upon issuance of fresh Certificate of Registration, the name of the Trust has changed from 'Tower Infrastructure Trust' to 'Data Infrastructure Trust' and the Principal place of Business of the Trust has shifted from '9th Floor, Maker Chambers IV, 222 Nariman Point, Mumbai 400 021' to 'Unit 1, 4th Floor, Godrej BKC, Plot No C-68, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400 051 w.e.f. October 8, 2021. Further, during the year under review, pursuant to the approval granted by the unitholders of the Trust, the Principal place of Business of the Trust has shifted to 'Unit 1, 9th Floor, Tower 4, Equinox Business Park, LBS Marg, Kurla (W), Mumbai-400070' w.e.f. December 16, 2022.

Sponsors of the Trust are BIF IV Jarvis India Pte. Ltd, a Company registered in Singapore and Reliance Industrial Investments and Holdings Limited, a Company incorporated in India.

The Trustee to the Trust is Axis Trustee Services Limited (“Trustee”).

With effect from October 13, 2020, Brookfield India Infrastructure Manager Private Limited ("Investment Manager") has been appointed as the Investment Manager to the Trust. The address of the registered office of the Investment Manager is Unit 1, 4th Floor, Godrej BKC, Bandra Kurla Complex, Mumbai-400051, Maharashtra, India.

2 SIGNIFICANT ACCOUNTING POLICIES

A1. BASIS OF ACCOUNTING AND PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements of Trust comprises the consolidated balance sheet as at March 31, 2023, the Consolidated Statement of Profit and Loss, the Consolidated Statement of Cash Flows,the Consolidated Statement of Changes in Unitholders’ Equity for the year ended March 31, 2023 and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information. Additionally, it includes the Consolidated Statement of Net Assets at fair Value as at March 31, 2023, the Statement of Total Returns at fair Value for year then ended and other additional financial disclosures as required under the SEBI InvIT Regulations. The Consolidated Financial Statements were authorized for issue in accordance with resolutions passed by the Board of Directors of the Investment Manager on behalf of the Trust on May 26, 2023. The Consolidated Financial Statements have been prepared in accordance with the requirements of InvIT Regulations, as amended from time to time read with the SEBI circular number CIR/IMD/DF/127/2016 dated November 29, 2016 (“SEBI Circular”); Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (‘Ind AS’), to the extent not inconsistent with the SEBI InvIT Regulations (Refer Note 14 on presentation of “Unit Capital” as “Equity” instead of compound instruments under Ind AS 32 – Financial Instruments: Presentation), read with relevant rules issued thereunder and other accounting principles generally accepted in India.

Statement of compliance with Ind AS:

The consolidated financial statements for the year ended March 31, 2023 have been prepared in accordance with Ind AS, to the extent not inconsistent with the InvIT Regulations as more fully described above.

These financial statements have been prepared and presented on a historical cost convention, except for certain financial

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

assets and liabilities measured at fair values at the end of each reporting period, as stated in the accounting policies below. Accounting policies have been consistently applied except where a newly issued Indian Accounting Standard is initially adopted or a revision to an existing Indian Accounting Standard requires a change in the accounting policy hitherto in use.

These financial statements are presented in ₹ million, and all values are rounded to the nearest Million (INR 000,000), except when otherwise indicated.

A2. BASIS OF CONSOLIDATION

The Consolidated Ind AS Financial Statements include the Financial Statements of the Trust and entities controlled by the Trust. Control is achieved when the Group:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affects its returns.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the period are included in the consolidated Statement of Profit and Loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Group and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Group and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

The financial statements are consolidated on a line-by-line basis and intra-group balances and transactions including unrealised gain / loss from such transactions are eliminated upon consolidation. Consolidated Financial Statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

The Financial Statements of all entities used for the purpose of consolidation are drawn upto the same reporting date as that of the trust i.e. year ended on March 31, 2023.

Changes in the Group's ownership interests in existing subsidiaries that do not result in the Group losing the control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Group.

When the Group loses control of a subsidiary, a gain or loss is recognised in Statement of Profit and Loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified /permitted by applicable Ind AS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109, or, when applicable, the cost on initial recognition of an investment in an associate or joint venture.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Current and Non-Current Classification:

The Group presents assets and liabilities in the Balance Sheet based on Current/ Non-Current classification.

An asset is treated as Current when it is:

i) Expected to be realised or intended to be sold or consumed in normal operating cycle;

ii) Held primarily for trading;

iii) Expected to be realised within twelve months after the reporting period, or

iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is treated as Current when:

i) It is expected to be settled in normal operating cycle;

ii) Held primarily for trading;

iii) It is due to be settled within twelve months after the reporting period, or

iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Group has considered 12 months as its normal operating cycle.

(b) Property, plant and equipment and intangible assets:

Property, plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes purchase price, borrowing cost and any cost directly attributable to bringing the assets to its working condition for its intended use.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the entity and the cost can be measured reliably.

Gains or losses arising from derecognition of a Property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

(i) In case of Subsidiary SDIL -

Depreciation is provided using the straight line method as per the useful life of the assets estimated by the management. The estimated useful lives of the assets, which are higher than, lower than or equal to thoseprescribed under Schedule II of the Act, are listed in the table below. Depreciation on addition/ deletion of property, plant and equipment made during the year is provided on pro-rata basis from/ to the date of such addition/deletion.

Asset Group	Estimated useful life (in years)
Computers	3 years
Plant and Equipments*	7 to 30 years
Office Equipments*	3 years
Furniture and Fixtures*	5 years

Freehold land is not depreciated. Leasehold land and leasehold improvements is depreciated over the period of lease.

* For these class of assets, based on an internal assessment supported by a technical evaluation conducted,

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

the management believes the useful life of the assets is appropriate which is different than those prescribed under Part C of Schedule II of the Companies Act, 2013.

Based on internal assessment the management believes the residual value of Plant and equipments is estimated to be 6% and 5% for other assets of the original cost of those respective assets. The residual values, useful lives and methods of depreciation of Property, Plant and Equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from derecognition of a property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

(ii) In case of Subsidiary CDPL -

Depreciation is provided using the straight line method as per the useful life of the assets estimated by the management. The estimated useful lives of the assets, which are higher than, lower than or equal to those prescribed under Schedule II of the Act, are listed in the table below. Depreciation on addition/ deletion of property, plant and equipment made during the year is provided on pro-rata basis from/ to the date of such addition/deletion.The useful life is as follows:

Particulars of Property, plant and equipment	Useful Life (in no. of years)
Plant and Equipment*	3-10
Office equipments	5
Lease improvements and furniture	10
Vehicles	8
Computers	3

*For this class of asset, based on an internal assessment supported by a technical evaluation conducted, the management believes the useful life of the assets is appropriate which is different from those prescribed under Part C of Schedule II of the Act.

Based on internal assessment the management believes the residual value of property, plant and equipment is estimated to be 5% assets of the original cost of those respective assets. The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Gains or losses arising from derecognition of property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

Intangible assets

Intangible assets acquired are initially recognised at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any. The intangible assets with a finite useful life are amortised using straight line method over their estimated useful lives. Costs associated with maintaining software programmes are recognised as an expense as incurred. Gains or losses arising from the retirement or disposal of an intangible asset are determined as the difference between the net disposal proceeds and the carrying amount of the asset and recognised as income or expense in the Profit and Loss. The estimated useful life is reviewed annually by the management.

Intangible assets	Estimated Useful Life (in no. of years)
Computer Software and license	5-6

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

Capital work in progress and intangible assets under development:

Property, plant and equipments and intangible assets that are under construction/ development is accounted for as capital work in progress / intangible assets under development until such assets are ready for their intended use. Advances given towards acquisition or construction of property, plant and equipments outstanding at each reporting date are disclosed as Capital Advances under "Other non-current assets".

Goodwill:

Goodwill arising on an acquisition of a business is carried at cost established at the date of acquisition of the business less accumulated impairment loss if any. For the purpose of impairment testing, goodwill is allocated to each of the Group's cash generating units (CGU) that is expected to benefit from the synergies of the combination. A CGU to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the CGU may be impaired. If the recoverable amount of the CGU is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the units pro-rata based on the carrying amount of each asset in the unit. Any impairment loss on goodwill is not reversed in subsequent period. On disposal of relevant CGU the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

(c) Leases

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

As a Lessee

The Group's lease asset classes primarily consist of leases for land and buildings. The Group assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group assesses whether: (i) the contract involves the use of an identified asset (ii) the Group has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Group has the right to direct the use of the asset.

At the date of commencement of the lease, the Group recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Group recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

SDIL's agreements with the landowners for taking land on lease for construction of Towers thereon, read with the stipulations of the Master Service Agreements with its customers have been concluded to be short term lease.

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right of use assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Group changes its assessment if whether it will exercise an extension or a termination option.

As a Lessor

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

Leases where the Group does not transfer substantially all the risks and rewards incidental to ownership of the asset are classified as operating leases. Lease rentals under operating leases are recognized as income on a straight-line basis over the lease term. Contingent rents are recognized as revenue in the period in which they are earned.

(d) Finance Cost

Borrowing costs include exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost. Borrowing costs that are directly attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are charged to statement of profit and loss as per effective interest rate method in the period in which they are incurred.

(e) Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Asset Retirement Obligation:

The Company uses various leased premises to install its tower assets. A provision is recognised for the cost to be incurred for the restoration of these premises at the end of the lease period, which is estimated based on actual quotes, which are reasonable and appropriate under these circumstances. It is expected that these provisions will be utilised at the end of the lease period of the respective sites as per respective leases.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

(f) Impairment of Financial Assets

In accordance with Ind AS 109, the Group uses 'Expected Credit Loss'(ECL) model, for evaluating impairment of Financial Assets other than those measured at Fair Value Through Profit and Loss (FVTPL).

Expected Credit Losses are measured through a loss allowance at an amount equal to:

The 12-months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or

Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument).

For Trade Receivables the Group applies' simplified approach which requires expected life time losses to be recognized from initial recognition of the receivables.

For other assets, the Group uses 12 month ECL to provide for impairment loss where there is no significant increase in credit risk. If there is significant increase in credit risk full lifetime ECL is used.

(g) Taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in Statement of Profit and Loss, except to the extent that it relates to items recognised in the comprehensive income or in equity. In which case, the tax is also recognised in other comprehensive income and equity.

Current tax

Current income-tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with the Income-tax Act, 1961. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax assets are recognised for all deductible temporary differences and the carry forward of any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax losses can be utilized. Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

(h) Cash and cash equivalents

Cash and cash equivalents includes cash at banks, cash on hand, short term highly liquid investments and short term deposits with an original maturity of 3 months or less, which are subject to an insignificant risk of changes in value. As part of Group's cash management policy to meet short term cash commitments, it parks its surplus funds in short-term highly liquid instruments that are generally held for a period of three months or less from the date of acquisition. These short-term highly liquid instruments are debt overnight funds that are readily convertible into known amounts of cash and are subject to insignificant risk of changes in value. For the purpose of the statement of cash flow, cash and cash equivalents consist of cash, short term highly liquid investments and short term benefits as defined above, net of outstanding bank overdrafts, if any as they are considered an integral part of the Group's cash management.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

(i) Impairment of non-financial assets - property, plant and equipment

The Group assesses at each reporting date as to whether there is any indication that any item of Property, Plant and Equipment or group of assets, called Cash Generating Units (CGU) may be impaired. If any such indication exists the recoverable amount of an asset or CGU is estimated to determine the extent of impairment, if any. When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the CGU to which the asset belongs.

An impairment loss is recognised in the Statement of Profit and Loss to the extent, asset's carrying amount exceeds its recoverable amount. The recoverable amount is higher of an asset's fair value less cost of disposal and value in use. Value in use is based on the estimated future cash flows, discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and risk specific to the assets.

The impairment loss recognised in prior accounting period is reversed if there has been a change in the estimate of recoverable amount.

(j) Foreign Currencies

Transactions and translation

Transactions in foreign currencies are recorded at the exchange rate prevailing on the date of transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognised in Statement of Profit and Loss except to the extent of exchange differences which are regarded as an adjustment to interest costs on foreign currency borrowings and that are directly attributable to the acquisition or construction of qualifying assets, are capitalized as cost of assets.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e. translation differences on items whose fair value gain or loss is recognised in Other Comprehensive Income (OCI) or Statement of Profit or Loss are also recognised in OCI or Statement of Profit or Loss, respectively).

In case of an asset, expense or income where an non-monetary advance is paid/received, the date of transaction is the date on which the advance was initially recognized. If there were multiple payments or receipts in advance, dates of transactions are determined for each payment or receipt of advance consideration.

(k) Revenue recognition

The Group earns revenue i.e. infrastructure provisioning fees (IP Fees), rental charges for the passive infrastructure service provided and related income primarily from providing passive infrastructure and related services. Revenue is recognized when the Group satisfies the performance obligation by transferring the promised services to the customers. IP Fees are recognized as and when services are rendered on a monthly basis as per the contractual terms prescribed under master services agreement entered with customer. Revenue is recognised to the extent it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured, regardless of when the payment is being made. Revenues from fixed-price and fixed-time frame contracts, where the performance obligations are satisfied over time and where there is no uncertainty as to measurement or collectability of consideration, are recognised to the extent the Group has rendered the services, as per the contractual arrangements. Revenue is measured at the fair value of the

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

consideration received or receivable in exchange for transferring the promised services, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

Contracts with customers includes certain services received from third-party contractors or vendors. Revenue from such customer contracts is recorded net of costs when the Group is not the principal. In doing so, the Group evaluates whether it controls the good or service before it is transferred to the customer. In determining control, the Group considers whether it has the primary obligation to fulfil the contract, inventory risk, pricing discretion and other factors to determine whether it controls the goods or service and therefore is acting as a principal.

Unbilled revenue represents revenues recognized after the last invoice raised to customer to the period end. These are billed in subsequent periods based on the prices specified in the master service agreement with the customers, whereas invoicing in excess of revenues are classified as unearned revenues.

Interest income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Dividends

Dividends are recognised when the Group's right to receive the payment is established.

(l) Financial Instruments

i) Financial Assets

A. Classification of financial assets

Financial assets are classified into the following specified categories: amortised cost, financial assets 'at fair value through profit and loss' (FVTPL), 'Fair value through other comprehensive income' (FVTOCI). The classification depends on the Group's business model for managing the financial assets and the contractual terms of cash flows.

B. Initial recognition and measurement:

All financial assets and liabilities are initially recognized at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, which are not at fair value through profit or loss, are added to the fair value on initial recognition. Purchase and sale of financial assets arevrecognised using trade date accounting.

C. Subsequent measurement

a) Financial assets carried at amortised cost (AC)

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

b) Financial assets at fair value through other comprehensive income (FVTOCI)

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

c) Financial assets at fair value through profit or loss (FVTPL)

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

ii) Financial liabilities

A. Classification of debt or equity:

Debt or equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

B. Initial recognition and measurement:

All financial liabilities are recognized initially at fair value and in case of borrowings, net of directly attributable cost. Fees of recurring nature are directly recognised in profit or loss as finance cost.

C. Subsequent measurement:

Financial liabilities are subsequently carried at amortized cost using the effective interest method. For trade and other payables including creditors for capital expenditure maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

D. Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the Derecognition of the original liability and the recognition of a new liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid is recognized in the Statement of Profit and Loss.

E. Derivative financial instruments and hedge accounting:

The Group enters into derivative financial instruments including forward contracts, foreign exchange swaps and options to manage its exposure to foreign exchange rate risk. Derivatives are initially recognised at fair value at the date the derivative contracts are entered into and are subsequently remeasured at fair value at the end of each reporting period. The resulting gain or loss is recognised in Statement of Profit and Loss immediately unless the derivative is designated and effective as a hedging instrument, in which case the timing of the recognition in Statement of Profit and Loss depends on the nature of the hedged item.

The Group designates certain hedging instruments, which includes derivatives in respect of foreign currency as either cash flow hedge or fair value hedge. At the inception of the hedge relationship, the Group documents the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking the said transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument is highly effective in offsetting changes in fair values or cash flows of the hedged item attributable to the

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

hedged risk. The effectiveness of hedging instruments to reduce the risk associated with the exposure being hedged is assessed and measured at inception and on an ongoing basis (including its analysis of the sources of hedge ineffectiveness and how it determines the hedge ratio). The ineffective portion of designated hedges is recognised immediately in the Statement of Profit and Loss.

Hedges that meet the criteria for hedge accounting are accounted for as follows:

Fair Value Hedge

Changes in the fair value of the designated portion of derivatives that qualify as fair value hedges are recognised in the statement of profit and loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk. The change in the fair value of the designated portion of hedging instrument and the change in the hedged item attributable to hedged risk are recognised in the statement of profit and loss in the line item relating to the hedged item. When the Group designates only the intrinsic value of the option as the hedging instrument, it accounts for the changes in the time value in OCI. This amount is removed from OCI and recognised in statement of profit and loss, either over the period of the hedge if the hedge is time related, or when the hedged transaction affects Statement of Profit and Loss if the hedge is transaction related.

Cash Flow Hedge

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in other comprehensive income. The gain or loss relating to the ineffective portion is recognised immediately in Statement of Profit and Loss. Amounts previously recognised in other comprehensive income and accumulated in equity relating to effective portion as described above are reclassified to Statement of profit and loss in the periods when the hedged item affects Statement of profit and loss, in the same line as the recognised hedged item.

Hedge accounting is discontinued when the hedging instrument expires or is sold, terminated, or exercised, or when it no longer qualifies for hedge accounting. If the hedging instrument expires or is sold or terminated or exercised, the cumulative gain or loss on the hedging instrument recognised in cash flow hedging reserve till the period the hedge was effective remains in cash flow hedging reserve until the underlying transaction occurs. The cumulative gain or loss previously recognised in the cash flow hedging reserve is transferred to the Statement of Profit and Loss upon the occurrence of the underlying transaction. If the forecasted transaction is no longer expected to occur, then the amount accumulated in cash flow hedging reserve is reclassified in the Statement of Profit and Loss.

(m) Earnings Per Unit (EPU)

Basic earnings per unit is computed using the net profit for the period attributable to the unitholders' and weighted average number of units outstanding during the period.

Diluted earnings per unit is computed using the net profit for the period attributable to unitholder' and weighted average number of units and potential units outstanding during the period including unit options, convertible preference units and debentures, except where the result would be anti-dilutive. Potential units that are converted during the period are included in the calculation of diluted earnings per unit, from the beginning of the period or date of issuance of such potential units, to the date of conversion.

(n) Classification of Unitholders' fund

Under the provisions of the SEBI InvIT Regulations, Trust is required to distribute to Unitholders not less than ninety percent of the net distributable cash flows of Trust for each financial period. Accordingly, a portion of the unitholders'

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

funds contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. The Unitholders' funds could therefore have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars (No. CIR/IMD/DF/1 14/2016 dated October 20, 2016 and No. CIR/IMDDF/127/2016 dated November 29, 2016) issued under the SEBI InvIT Regulations, the unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated October 20, 2016 dealing with the minimum disclosures for key financial statements. In line with the above, the distribution payable to unitholders is recognised as liability when the same is approved by the Investment Manager.

(o) Net distributable cash flows to unit holders

The Trust recognises a liability to make cash distributions to Unit Holders when the distribution is authorised and a legal obligation has been created. As per the SEBI InvIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Investment Manager. A corresponding amount is recognised directly in equity.

(p) Cash flow statement

Cash flows are reported using indirect method, whereby net profits / loss before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows from regular revenue generating (operating activities), investing and financing activities of the Group are segregated.

(q) Contingent Liabilities

Contingent liabilities are disclosed in notes to accounts when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made.

(r) Fair Value Measurement

Fair Value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability, or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal market or the most advantageous market must be accessible.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

Valuation techniques used are those that are appropriate in the circumstances and for which sufficient data are available to measure fair value.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows,

Level 1: Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

(s) Retirement Benefits

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees rendered the related services are recognized in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

Defined Contribution Plan

A defined contribution plan is a post-employment benefit plan under which the Group pays specified contributions to a separate entity. The Group makes specified monthly contributions towards Provident Fund. The Group's contribution is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

Defined Benefit Plan

The Group provides for gratuity, a defined benefit plan covering eligible employees. The gratuity plans provides lump sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount base on the respective employees base salary and the tenure of employment. A provision for gratuity liability to the employee is made on the basis of actuarial valuation determined using the projected unit credit method. The benefits are discounted using the discount rates for Government Securities at the end of the reporting period that have terms approximating to the terms of the related obligation.

Remeasurements, comprising of actuarial gains and losses, excluding amounts included in net interest on the net defined benefit liability are recognized immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur.

Remeasurement as a result of experience adjustments and changes in actuarial assumptions are recognized in the statement of profit and loss.

(t) Business Combinations

Business combinations have been accounted for using the acquisition method under the provisions of Ind AS 103, Business Combinations. The purchase price in an acquisition is measured at the fair value of the assets transferred and liabilities incurred or assumed at the date of acquisition, which is the date on which control is transferred to the Group. The purchase price also includes the fair value of any contingent consideration. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair value on the date of acquisition. Contingent consideration is remeasured at fair value at each reporting date and changes in the fair value of the contingent consideration are recognized in the Consolidated Statement of Profit and Loss.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period, or additional assets or liabilities are recognized, to reflect new information obtained about facts and circumstances that existed as of the acquisition date that, if known, would have affected the amounts recognized as of that date. The measurement period is the period from the date of acquisition to the date Group obtains complete information about facts and circumstances that existed as of the acquisition date. The measurement period is subject to a maximum of one year subsequent to the acquisition date. Contingent liabilities acquired in a business combination are initially measured at fair value at the date of acquisition. At the end of subsequent reporting periods, such contingent liabilities are measured at the higher of the amount that would be recognized in accordance with Ind AS 37, Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognized.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR YEAR ENDED MARCH 31, 2023

C. Critical accounting judgements and key sources of estimation uncertainty:

The preparation of the Group's financial statements requires management to make judgement, estimates and assumptions that affect the reported amount of revenue, expenses, assets, liabilities and contingent liabilities and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

(a) Depreciation and useful lives of Property, Plant and Equipment

Plant and Equipment are depreciated over their estimated useful life which is based on technical evaluation, actual usage period and operations and maintenance arrangements with a vendor, after taking into account estimated residual value. Management reviews the estimated useful lives and residual values of the assets periodically in order to determine the amount of depreciation to be recorded during any reporting period.

(b) Asset Retirement Obligation

Asset retirement obligation created for the cost to dismantle equipment and restore sites at the rented premises upon vacation thereof, which is estimated based on actual quotes, which are reasonable and appropriate under these circumstances.

(c) Revenue from operations

The Group constructs towers on parcels of land taken on lease to provide tower infrastructure and related operations and maintenance services to multiple parties inter-alia engaged in rendering telecommunication services. The Group's business is predominantly of rendering of services and not providing a right of use of part or whole of the asset to its customers.

(d) Recoverability of trade receivable

Judgements are required in assessing the recoverability of overdue trade receivables and determining whether a provision against those receivables is required. Factors considered include the credit rating of the counterparty, the contractual terms, the amount and timing of anticipated future payments and any possible actions that can be taken to mitigate the risk of non-payment.

(e) Provisions

Provisions and liabilities are recognized in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events and the amount of cash outflow can be reliably estimated. The timing of recognition and quantification of the liability require the application of judgement to existing facts and circumstances, which can be subject to change. Since the cash outflows can take place many years in the future, the carrying amounts of provisions and liabilities are reviewed regularly and adjusted to take account of changing facts and circumstances.

(f) Impairment of Non-Financial Assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or Cash Generating Units (CGU's) fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or a groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account, if no

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

such transactions can be identified, an appropriate valuation model is used.

(g) Leases

As a lessee - Determination of lease term

The Group determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Group is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Group is reasonably certain not to exercise that option. In determining the lease term and assessing the length of the non-cancellable period of a lease, an entity shall apply the definition of a contract and determine the period for which the contract is enforceable. A lease is no longer enforceable when the lessee and the lessor each has the right to terminate the lease without permission from the other party with no more than an insignificant penalty. Further, in assessing whether the Group is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the Group to exercise the option to extend the lease, or not to exercise the option to terminate the lease. The Group uses significant judgement in assessing the lease term, including anticipated renewals and the arrangements as per the contract with its customers.

(h) Recognition of Deferred Tax Assets and Liabilities

Deferred tax assets and liabilities are recognised for deductible temporary differences and unused tax losses for which there is probability of utilisation against the future taxable profit. The Group uses judgement to determine the amount of deferred tax that can be recognised, based upon the likely timing and the level of future taxable profits and business developments.

(i) Business combination - Contingent consideration

Business combinations are accounted for using Ind AS 103, Business Combinations. Ind AS 103 requires the identifiable intangible assets and contingent consideration to be fair valued in order to ascertain the net fair value of identifiable assets, liabilities and contingent liabilities of the acquiree. Estimates are required to be made in determining the value of contingent consideration and intangible assets. These measurements are based on information available at the acquisition date and are based on expectations and assumptions that have been deemed reasonable by the Group.

New Standards issued but not effective:

On March 31, 2023, the Ministry of Corporate Affairs (MCA) has notified Companies (Indian Accounting Standard) Amendment Rules, 2022. The notification has resulted into amendments in the following existing accounting standards which are applicable to the company from April 01, 2023.

i. Ind AS 101 – First time adoption of Ind AS
ii. Ind AS 102 - Share-based payments
iii. Ind AS 103 – Business Combination
iv. Ind AS 107 - Financial Instruments: Disclosures
v. Ind AS 109 – Financial Instruments
vi. Ind AS 115 - Revenue from Contracts with customers
vii. Ind AS 1 - Presentation of Financial Statements
viii. Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors
ix. Ind AS 12 - Income Taxes
x. Ind AS 34 - Interim Financial Reporting

Application of above standards are not expected to have any significant impact on the financial Statements of the Group.

Disclosures pursuant to SEBI Circulars No.CIR/IMD/DF/114/2016 dated October 20, 2016 and No. CIR/IMD/DF/127/2016 dated November 29, 2016 issued under the SEBI InvIT Regulations

(A) Consolidated Statement of Net Assets at Fair Value:

(₹ in Million)

	As at March 31, 2023		As at March 31, 2022	
	Book Value	Fair Value*	Book Value	Fair Value*
A. Assets	513,312	682,831	456,628	555,179
B. Liabilities	343,453	343,453	263,971	263,971
C. Net Assets (A-B)	**169,859**	**339,378**	**192,657**	**291,208**
D. No. of Units (in million)	**2,603**	**2,603**	**2,603**	**2,603**
E. NAV(C/D)	**65.26**	**130.38**	**74.01**	**111.87**

*Total Assets includes the fair value of the assets attributable to Trust as at March 31, 2023. Assets are valued as per valuation report issued by independent valuer appointed under the SEBI InvIT Regulations and relied on by the statutory auditors. Total liabilities includes the fair value of the call option with Reliance Industries Limited in respect of SDIL shares (refer note 20) and fair value of consideration payable to sellers of CDPL (refer note 20).

Sensitivity Analysis

The sensitivity analysis below has been determined based on reasonably possible changes of the discount rate, while holding all other assumptions constant. The result of sensitivity analysis is given below:

Particulars	As at March 31, 2023	As at March 31, 2022
Discount rate		
a. Discount rate - 50 basis points NAV (Rs. Per unit)	142.37	121.07
b. Discount rate - 50 basis points NAV impact (%)	9.20%	8.37%
c. Discount rate + 50 basis points NAV (Rs. Per unit)	119.24	103.01
d. Discount rate + 50 basis points NAV impact (%)	(8.55%)	(7.80%)

Due to the use of discounted cash flow method to determine the fair value of net assets, it is considered as Level 3 in the fair value hierarchy as per the requirements of Ind AS 113 "Fair value measurements".

(B) Consolidated Statement of Total Return at Fair Value

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Total comprehensive income (as per statement of profit and loss)	7,753	4,536
Add/(Less): Other changes in fair value not recognized in Total Comprehensive Income	-	-
Total return	**7,753**	**4,536**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

NOTE 3. Property, Plant and Equipment, Intangible Assets, Capital work in progress and Intangible Assets under Development

(₹ in Million)

Property, plant and equipment	**Freehold Land** (refer note i and 42)	**Leasehold Improvements** (refer note i)	**Computers**	**Plant and Equipments**	**Office Equipments**	**Furniture and Fixtures**	**Total**
Gross carrying value as at April 01, 2021	**120**	**-**	**6**	**417,205**	**-**	**-**	**417,331**
Addition during the year	-	19	29	37,311	0	6	37,365
Addition on account of Business Combination (refer note (ii) below)	-	-	16	1,964	4	44	2,028
Deletion during the year	-	-	-	-	-	(14)	(14)
Gross carrying value as at March 31, 2022	**120**	**19**	**51**	**456,480**	**4**	**36**	**456,710**
Addition during the year	-	57	14	15,749	10	5	15,835
Adjustment on account of Business Combination (refer note (ii) below)	-	29	1	(15)	(1)	(29)	(15)
Deletion during the year	-	(0)	(1)	(32)	-	(0)	(33)
Gross carrying value as at March 31, 2023	**120**	**105**	**65**	**472,182**	**13**	**12**	**472,497**
Accumulated Depreciation as at April 01, 2021	**-**	**-**	**1**	**37,311**	**-**	**-**	**37,312**
Depreciation during the year	-	4	8	13,195	0	1	13,208
Addition on account of Business Combination (refer note (ii) below)	-	-	11	638	3	27	679
Deletion during the year	-	-	-	-	-	(10)	(10)
Accumulated Depreciation as at March 31, 2022	**-**	**4**	**20**	**51,144**	**3**	**18**	**51,189**
Depreciation during the year	-	14	17	14,329	2	2	14,364
Adjustment on account of Business Combination (refer note (ii) below)	-	9	(2)	(108)	(2)	(17)	(120)
Deletion during the year	-	(0)	(1)	(4)			(5)
Accumulated Depreciation as at March 31, 2023	**-**	**27**	**34**	**65,361**	**3**	**3**	**65,428**
Net carrying value as at March 31, 2022	**120**	**15**	**31**	**405,336**	**1**	**18**	**405,521**
Net carrying value as at March 31, 2023	**120**	**78**	**31**	**406,821**	**10**	**9**	**407,069**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

NOTE 3. Property, Plant and Equipment, Intangible Assets, Capital work in progress and Intangible Assets under Development

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Capital work in progress (refer below for ageing and note (iii))	489	519
Intangible assets under development (refer below for ageing and note (iii))	5	16

Ageing of Capital Work in Progress (CWIP) as at March 31, 2023

(₹ in Million)

CWIP	Amount in CWIP for a period of:				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	450	46	2	5	**503**
Provision for site dismantling	-	-	-	-	(14)
Total					**489**

Ageing of Capital Work in Progress (CWIP) as at March 31, 2022

(₹ in Million)

CWIP	Amount in CWIP for a period of:				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	508	4	1	6	**519**

Ageing of Intangible Assets under Development:

(₹ in Million)

Intangible Assets under Development	As at March 31, 2023					As at March 31, 2022	
	Amount for a period of:						
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total	Less than 1 year	Total
Projects in progress	3	2	0	-	**5**	16	**16**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

NOTE 3. Property, Plant and Equipment, Intangible Assets, Capital work in progress and Intangible Assets under Development

(₹ in Million)

Intangible Assets	Right to Access For Customer (a)	Software and Software Licences (b)	Intangible assets - Customer Contracts (refer note 35) (c)	Other Intangible Assets (a+b+c)	Goodwill on acquisition (refer note 35)	Total
Gross carrying value as at April 1, 2021	**-**	**-**	**-**	**-**	**-**	**-**
Addition during the year	-	-	-	-	-	-
Addition on account of Business Combination	7	13	5,569	5,589	7,976	13,565
Deletion during the year	-	-	-	-	-	-
Gross carrying value as at March 31, 2022	**7**	**13**	**5,569**	**5,589**	**7,976**	**13,565**
Addition during the year	-	56	-	56	-	56
Adjustment on account of Business Combination (refer note (ii) below)	(7)	0	(227)	(234)	14	(220)
Deletion during the year	-	(1)	-	(1)	-	(1)
Gross carrying value as at March 31, 2023	**-**	**69**	**5,342**	**5,411**	**7,990**	**13,401**
Accumulated amortisation as at April 1, 2021						
Amortisation during the year	-	0	32	32	-	32
Addition on account of Business Combination	6	6	-	12	-	13
Deletion during the year	-	-	-	-	-	-
Accumulated Depreciation as at March 31, 2022	**6**	**6**	**32**	**44**	**-**	**45**
Amortisation during the year	-	9	533	542	-	542
Adjustment on account of Business Combination (refer note (ii) below)	(6)	(2)	-	(8)	-	(8)
Deletion during the year	-	(0)	-	(0)	-	(0)
Accumulated Depreciation as at March 31, 2023	**0**	**13**	**565**	**578**	**-**	**579**
Net carrying value as at March 31, 2022	**1**	**7**	**5,537**	**5,546**	**7,976**	**13,521**
Net carrying value as at March 31, 2023	**0**	**56**	**4,777**	**4,833**	**7,990**	**12,822**

Notes

(i) For properties mortgaged / hypothecated (Refer note 16).

(ii) Addition / Adjustment on account of Business Combination pertains to acquisition of Crest Digitel Private Limited with effect from March 10, 2022. Refer note 35 for further details.

(iii) None of the ongoing projects cost has exceeded its original plan or is overdue as on the reporting date for both CWIP and Intangible assets under development.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

4 RIGHT OF USE (ROU) ASSETS AND LEASE LIABILITIES

4A Right of use assets (ROU)

Following are the changes in the carrying value of right of use assets for the year ended March 31, 2023:

(₹ in Million)

Particulars	Buildings	Land	Total
Balance as on April 01, 2021	**96**	**196**	**292**
Additions during the year	113	-	113
Addition on account of Business Combination (refer note 35)	805	-	805
Amortisation	(50)	(11)	(61)
Balance as on March 31, 2022	**964**	**185**	**1,149**
Additions during the year	640	-	640
Adjustment on account of Business Combination (refer note 35)	(462)	-	(462)
Amortisation	(142)	(12)	(154)
Balance as on March 31, 2023	**1,000**	**173**	**1,173**

The aggregate amortisation on ROU assets is included under depreciation and amortization expense in the statement of Profit and Loss.

4B Lease Liabilities

The following is the break-up of current and non-current lease liabilities:

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Current lease liabilities	216	329
Non-current lease liabilities	850	757
Total	**1,066**	**1,086**

The following is the movement in lease liabilities:

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Balance as at the beginning of the year	1,086	106
Additions during the year	640	113
(Adjustment)/ Addition during the year due to Business combination (refer note 35)	(555)	896
Finance cost accrued during the year	60	17
Payment of lease liabilities	(165)	(46)
Balance as at the end of the year	**1,066**	**1,086**

The table below provides details regarding the contractual maturities of lease liabilities as at the reporting date on an undiscounted basis:

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Less than one year	240	351
One to five years	852	1,147
More than five years	242	102
Total	**1,334**	**1,600**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

5 OTHER FINANCIAL ASSETS - NON CURRENT

(₹ in Million)

Particulars (Unsecured and considered good)	As at March 31, 2023	As at March 31, 2022
Security deposits	7,062	5,810
Bank deposits with more than 12 months maturity	52	188
Total	**7,114**	**5,998**

5.1 i) Bank deposits with more than 12 months maturity of ₹42 million (previous year ₹59 million) have been pledged as lien or pledged against bank guarantees issued to State Governments and other regulatory authorities.

ii) Bank deposits with more than 12 months maturity of ₹8 million (previous year ₹129 million) is restricted for withdrawal, as it is lien against bank guarantee given by the bank on behalf of CDPL or overdraft / loan facility from bank

6 DEFERRED TAX

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Deferred tax asset (refer note below)	1	46
Total	**1**	**46**

(₹ in Million)

6.1 Income tax expense in the statement of profit and loss comprises:	March 31, 2023	March 31, 2022
Current tax:		
In respect of current year	118	15
Adjustments of tax relating to earlier years	(7)	-
	111	**15**
Deferred tax:		
Deferred tax in respect of current year	(150)	(7)
Adjustments of tax relating to earlier years	-	-
	(150)	**(7)**

(₹ in Million)

6.2 Reconciliation of income tax expenses for the year to the accounting profit:	March 31, 2023	March 31, 2022
Profit before tax	7,928	5,477
Tax at the rates applicable to the respective entities	9,177	8,168
Tax effects of amounts which are not deductible / (taxable) in:		
Effect of Income from SPV not taxable	(17,374)	(16,686)
Unused tax losses for which no deferred tax assets is recognised	8,031	8,320
Effect of expenses not deductible in determining taxable profit	125	198
Others	0	7
Adjustments of tax relating to earlier years	2	-
Income tax expense recognised in the statement of profit and loss	**(39)**	**8**

The rate of income tax for a domestic company as per the Section 115BAA of the Income Tax Act, 1961 ("the Act") is 25.168%. The same is applicable to SDIL and CDPL i.e. SPV for the assessment year 2023-24 (FY 2022-23) and 2022-23 (FY 2021-22). The total income of a Business Trust is taxed at the rate of 42.74% i.e. maximum marginal rate (MMR) as per the section 115UA(2) of the Act.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

6.3 Deferred tax liabilities in relation to:	March 31, 2023	March 31, 2022
Written down value of property, plant and equipment	(36,762)	(28,622)
Intangible assets acquired in a business combination (refer note 35)	(1,202)	(1,402)
Right to use asset	(295)	(194)
Deferred tax asset in relation to:		
Cash Flow hedges and fair value hedges	334	269
Unrealised foreign exchange loss	922	-
Lease liabilities	268	223
Others	44	(7)
Carried forward business losses and unabsorbed depreciation losses	61,468	46,873
Total	**24,777**	**17,140**

Deferred taxes are recognised to the extent that it is probable that taxable profits will be available against which the deductible temporary differences and the carry forward of unused losses can be utilized. Considering the accumulated tax losses carried forward, the deferred tax asset aggregating to ₹25,978 million (previous year ₹18,496 million) is not accounted for. However, the same will be reassessed at subsequent Balance Sheet date and will be recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

6.4 The movement in gross deferred tax assets and liabilities for the year:

(₹ in Million)

Deferred tax assets / (liabilities) in relation to	Opening Deferred Tax	Carrying value (on account of business combination)	Changes during the period through profit and loss	Carrying value as at 31 March 2023
Deferred tax assets:				
Property, plant and equipment and intangible assets	(28,622)	(25)	(8,115)	(36,762)
Others	(7)	(4)	55	44
Right to use assets	(194)	116	(217)	(295)
Lease Liabilities	223	(140)	185	268
Cash flow hedges and fair value hedges	269	-	65	334
Unrealised foreign exchange loss	-	-	922	922
Carried forward business losses and unabsorbed depreciation losses	46,873	-	14,595	61,468
Less: Restricted to the extent of deferred tax liability	(18,496)	-	(7,482)	(25,978)
Total	**46**	**(53)**	**8**	**1**
Deferred tax liabilities:				
Intangible assets acquired in a Business Combination (refer note 35)	(1,402)	57	142	(1,202)
Total	**(1,402)**	**57**	**142**	**(1,202)**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

Deferred tax assets / (liabilities) in relation to	Opening Deferred Tax	Carrying value (on account of business combination)	Changes during the period through profit and loss	Carrying value as at 31 March 2022
Deferred tax assets:				
Property, plant and equipment and intangible assets	(19,505)	8	(9,125)	(28,622)
Others	-	2	(9)	(7)
Right to use assets	-	(197)	3	(194)
Lease Liabilities		226	(3)	223
Cash Flow hedges and Fair Value hedges	-	-	269	269
Carried forward business losses and unabsorbed depreciation losses	29,488	-	17,385	46,873
Less: Restricted to the extent of deferred tax liability	(9,983)	-	(8,513)	(18,496)
Total	**-**	**39**	**7**	**46**
Deferred tax liabilities:				
Intangible assets acquired in a Business Combination (refer note 35)	-	(1,402)	-	(1,402)
Total	**-**	**(1,402)**	**-**	**(1,402)**

6.5 The amount of unused tax losses for which no deferred tax is recognised:

a) Tax Loss carried Forward

(₹ in Million)

Particulars	March 31, 2023	March 31, 2022
Depreciation Loss (carried forward indefinitely)	98,447	53,662

b) The amount of unused tax losses for which deferred tax is recognised:

Tax loss carried forward

(₹ in Million)

Particulars	March 31, 2023	March 31, 2022
Business loss (can be c/f till 2026-2027)	2	2
Business loss (can be c/f till 2027-2028)	2,110	2,110
Business loss (can be c/f till 2028-2029)	3,482	3,482
Business loss (can be c/f till 2029-2030)	17,950	19,829
Business loss (can be c/f till 2030-2031)	14,803	-
Depreciation loss (carried forward indefinitely)	107,437	107,159
	145,784	**132,582**
Deferred tax assets on (a) and (b) above	**61,468**	**46,873**

7 OTHER NON-CURRENT ASSETS

(₹ in Million)

Particulars (Unsecured and considered good)	As at March 31, 2023	As at March 31, 2022
Capital advances (refer note ii)	58,000	28
Advance income tax / TDS (refer note iii)	181	344
Amount paid under protest - GST (refer note i)	8,772	13,192
Prepaid expenses	54	46
Total	**67,007**	**13,610**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Note:

i) On account of the ongoing disputes, the Group expects to recover these amounts over a period of more than 12 months.

ii) The Group has given interest bearing capital advances aggregating ₹57,992 million towards purchase of telecom towers.

iii) Advance Income Tax:

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Balance at the start of the year	344	253
Add: On acquisition of a subsidiary (refer note 35)	-	31
Current tax expense	(118)	(15)
Income tax Paid	131	27
Income tax refund	(314)	-
Adjustment of tax relating to earlier year	7	-
Tax Deducted at Source during the year	131	48
Balance at the end of the year	**181**	**344**

8 CURRENT INVESTMENTS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Investments measured at fair value through Statement of Profit and Loss		
Investment in mutual funds		
Nil (March 31, 2022: 103,686.19) units in SBI Overnight fund - Direct Plan - Growth	-	359
Nil (March 31, 2022: 3,089,831.10) units in Nippon India Overnight fund - Direct Growth Plan	-	353
Nil (March 31, 2022: 313,609.32) units in Axis Overnight fund - Direct Growth	-	352
Nil (March 31, 2022: 1,933.61) units in Aditya Birla Sun Life Overnight fund Growth - Direct Plan	-	2
Nil (March 31, 2022: 95,103.29) units in HDFC Overnight fund - Direct Plan - Growth Option	-	300
Total	**-**	**1,366**
Aggregate amount of unquoted investments	**-**	**1,366**

9 TRADE RECEIVABLES

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Trade receivables - secured, considered good	294	-
Trade receivables - unsecured, considered good	1,489	570
Trade receivables - credit impaired	12	10
	1,795	**580**
Less: Impairment allowance for trade receivables - credit impaired	(12)	(10)
Total	**1,783**	**570**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Ageing of Trade Receivables :

(₹ in Million)

Outstanding for following periods from due date of payment	As at March 31, 2023	As at March 31, 2022
Undisputed trade receivables considered good:		
- Not due	145	40
- Less than 6 months	1,448	368
- 6 months to 1 year	22	6
- 1 year to 2 years	10	3
- 2 - 3 years	2	-
- More than 3 years*	156	153
	1,783	**570**
Undisputed trade receivables credit impaired		
- Not due	1	0
- Less than 6 months	2	3
- 6 months to 1 year	1	0
- 1 year to 2 years	2	-
- 2 - 3 years	2	-
- More than 3 years	4	7
	12	**10**
Total	**1,795**	**580**

*₹153 million is backed by a party through separate arrangement and hence has been considered good.

Following customers represent more than 10% of total trade receivables

Particulars	As at March 31, 2023	As at March 31, 2022
Customer X	76%	51%
Customer Y	9%	26%
Customer Z	11%	9%

10 CASH AND CASH EQUIVALENTS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Balances with banks in current account	825	2,051
Fixed deposits with banks	-	4,129
Investments in overnight mutual funds measured at FVTPL (refer note below)	4,935	-
Total	**5,760**	**6,180**
Less: Bank overdraft (Refer note 18)	(6)	-
Cash and cash equivalents as per Statement of Cash flow	**5,754**	**6,180**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

10.1 DETAILS OF INVESTMENTS IN OVERNIGHT MUTUAL FUNDS MEASURED AT FVTPL:

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
238,294.75 (March 31, 2022: nil) units in SBI Overnight fund - Direct Plan - Growth	870	-
12,927,118.76 (March 31, 2022: nil) units in Nippon India Overnight fund - Direct Growth Plan	1,556	-
183,962.60 (March 31, 2022: nil) units in Axis Overnight fund - Direct Growth	218	-
749,879.61 (March 31, 2022: nil) units in Aditya Birla Sun Life Overnight fund - Growth - Direct Plan	909	-
112,543.63 (March 31, 2022: nil) units in HDFC Overnight fund - Direct Plan - Growth Option	375	-
833,486.59 (March 31, 2022: nil) units in ICICI Prudential Overnight fund - Direct Plan - Growth	1,007	-
Total	**4,935**	**-**

11 OTHER BANK BALANCES

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Fixed deposits with banks		
- deposits with original maturity for more than 3 months but less than 12 months	208	81
Total	**208**	**81**

i) Fixed deposits with bank of ₹169 million (Previous year ₹58 million) is restricted for withdrawal, as it is lien against bank guarantee given by the bank on behalf of the company.

ii) Bank deposits of ₹Nil (Previous year ₹16 million) have been pledged against bank guarantees issued to BSE Limited.

iii) Fixed deposits with bank of ₹39 million (Previous year ₹7 million) have been pledged against bank guarantees issued to state governments and other regulatory authorities.

12 OTHER FINANCIAL ASSETS - CURRENT

(₹ in Million)

Particulars (Unsecured and considered good)	As at March 31, 2023	As at March 31, 2022
Security deposits	6	42
Derivatives - Coupon only swaps	51	-
Deposits with Bank having maturity for more than 12 months (refer note below)	69	54
Interest accrued on bank deposits	1	7
Unbilled revenue	3,896	4,342
Other receivables (includes unbilled cost recovery of ₹809 million (previous year ₹751 million))	1,690	52
Total	**5,713**	**4,497**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Note:

(i) ₹69 millions (Previous year ₹54 millions) is restricted for withdrawal, as it is lien against bank guarantee given by the bank on behalf of the Company or overdraft /loan facility availed from bank.

13 OTHER CURRENT ASSETS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Unsecured and considered good		
Balance with GST authorities	2,593	836
Prepaid expenses	981	822
Advance to vendors	593	1,896
Unsecured and credit Impaired:		
Balance with statutory/ government authorities	-	6
Less: Loss allowance	-	(6)
Total	**4,167**	**3,554**

14 UNIT CAPITAL

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Issued, subscribed and fully paid up unit capital		
2,603,000,000 units (March 31, 2022: 2,603,000,000 units)	261,152	261,152
Total	**261,152**	**261,152**

Note: - Refer note 2 (B) (n)

14.1 Rights and Restrictions to Unitholders

The Trust has only one class of units. Each unit represents an undivided beneficial interest in the Trust. Each holder of unit is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in each financial year in accordance with the SEBI InvIT Regulations. The Investment Manager approves distributions. The distribution will be in proportion to the number of units held by the unitholders. The Trust declares and pays distributions in Indian rupees. The distributions can be in the form of return of capital, return on capital and miscellaneous income.

A Unitholder has no equitable or proprietary interest in the Trust Assets and is not entitled to transfer Trust Assets (or any part thereof). A Unitholder's right is limited to the right to require due administration of Trust in accordance with the provision of the Trust Deed and the Investment Management Agreement.

The unitholder(s) shall not have any personal liability or obligation with respect to the trust.

14.2 The details of unit holders holding more than 5% of unit capital:

Name of the Unitholders	Relationship	As at March 31, 2023		As at March 31, 2022	
		No. of Units held	Percentage	No. of Units held	Percentage
BIF IV Jarvis India Pte. Ltd.	Sponsor	2,289,600,000	87.96	2,289,600,000	87.96
Anahera Investment Pte. Ltd.	Unitholder	181,000,000	6.95	181,000,000	6.95

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

14.3 Reconciliation of the units outstanding at the end of reporting period:

Particulars	As at March 31, 2023		As at March 31, 2022	
	(No. of units)	Amount (₹)	(No. of units)	Amount (₹)
Units at the beginning of the year	2,603,000,000	261,152,490,000	2,521,500,000	252,150,000,000
Issued during the year (refer note below)	-	-	81,500,000	9,002,490,000
Units at the end of the year	**2,603,000,000**	**261,152,490,000**	**2,603,000,000**	**261,152,490,000**

(i) On August 31, 2020, the Trust issued 2,521,500,000 units at an Issue Price of ₹100 per unit to the subscribers. BIF IV Jarvis India Pte. Ltd. subscribed 89.79% of the units and is the immediate parent of the Trust.

(ii) Trust acquired 100% equity shares in of Crest Digitel Private Limited ("CDPL"). The acquisition was funded through issuance of 28,700,000 units of the Trust at an Issue Price of ₹110.46 per unit by way of rights issue and issuance of 52,800,000 units of the Trust at an Issue Price of ₹110.46 per unit on a preferential basis to the seller of CDPL. Refer note 20.

(₹ in Million)

14A CONTRIBUTION	As at March 31, 2023	As at March 31, 2022
Opening balance	240	240
Changes in contribution during the year	-	-
Total	**240**	**240**

15 OTHER EQUITY

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Reserves and Surplus		
Retained earnings		
At the beginning of the year	(67,799)	(51,462)
Profit for the year	7,967	5,469
Return on capital#	(30,568)	(21,775)
Unit issuance Costs	-	(29)
Provision for unit issuance cost written back	13	-
Remeasurement of defined benefit plans	(0)	(2)
Balance at the end of the year (a)	**(90,387)**	**(67,799)**
#Return on capital distribution during the year as per NDCF duly approved by investment manager. Refer Note 41.		
Other Comprehensive Income		
Cash Flow hedge reserve		
At the beginning of the year	(113)	-
Fair value loss arising on hedging instrument during the year	94	(205)
Amounts reclassified to Statement of Profit and Loss	66	92
Balance at end of the year (b)	**47**	**(113)**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Cost of hedging		
At the beginning of the year	(818)	-
Changes in the fair value during the year in relation to time value of hedging instruments	(757)	(976)
Amounts reclassified to Statement of Profit and Loss	382	158
Balance at end of the year (c)	**(1,193)**	**(818)**
Total (b+c)	**(1,146)**	**(931)**
Total (a+b+c)	**(91,533)**	**(68,730)**

Notes:

i) Debenture Redemption Reserve (DRR) is not required to be created due to absence of profits available for payment of dividend during the current year in SDIL. SDIL has accumulated losses as at March 31, 2023.

(ii) Nature and purpose of other reserves

a) Cash flow hedging reserve -

The cash flow hedging reserve is used to recognise the effective portion of gains or losses on derivatives that are designated and qualify as cash flow hedges. Amounts are subsequently either transferred to the initial cost of borrowings or reclassified to profit or loss, as appropriate.

b) Costs of hedging reserve -

The Group defers the changes in the forward element of forward contracts and the time value element of option contracts in the costs of hedging reserve. These deferred costs of hedging are included in the initial cost of the related borrowings when it is recognised or reclassified to profit or loss when the hedged item affects profit or loss, as appropriate.

16 BORROWINGS

(₹ in Million)

Particulars		As at March 31, 2023	As at March 31, 2022
(I)	**Term Loans**		
(a)	Secured:		
	(i) From banks	170,281	90,680
	Less: Unamortised finance cost	(1,204)	(1,419)
		169,077	**89,261**
	(ii) From others	14,550	2,851
	Less: Unamortised finance cost	(61)	(59)
		14,489	**2,792**
(II)	Redeemable Non Convertible Debentures (Secured)	53,500	82,192
	Less: Unamortised finance cost	(114)	(53)
		53,386	**82,139**
(III)	Senior Secured Notes (Secured)	38,740	37,879
	Less: Unamortised finance cost	(626)	(752)
		38,114	**37,127**
(IV)	Liability component of compound financial instrument (Refer note)		
	- Non-cumulative Redeemable Preference shares	147	137
	Total	**275,213**	**211,456**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Year ended March 31, 2023

(i) Secured Loans from Banks and Financial Institutions consist of:

1. ₹1,151 million of loan is secured by exclusive charge on present and future receivable, current assets and moveable fixed assets of the Company. The tranche 1 of loan is repayable by way of 60 monthly instalments starting from the month following the month of first disbursement of loan ending on 5th October, 2026, Tranche 2 have moratorium of 12 months from the date of first dissbursement and repayable by way of 22 quarterly instalments ending on 29th December, 2028.

2. ₹47,500 million of loan, carrying interest rate of 1Y MCLR + 40bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   ₹9,500 Million of loan, Carrying fixed interest rate of 7.69% for 3 years and 3 months from the date of drawdown thereafter the interest rate of 6M MCLR + 70 bps p.a repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   ₹9,500 Million of loan, Carrying fixed interest rate of 7.84% for 3 years and 3 months from the date of drawdown thereafter the interest rate of 6M MCLR + 70 bps p.a repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   In addition to the security disclosed in note (v) below, secured by a first charge by way of hypothecation on the Designated Accounts of the Company for receipt of Receivables and all proceeds lying to the credit thereof from time to time and deposits maintained utilising funds from the Designated Accounts.

3. (a) ₹14,589 million of loan, carrying interest rate of 1Y MCLR + 5 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (b) ₹4,750 million of loan, carrying fixed interest rate of 6.30 % p.a. for three years from date of first disbursement or June 30, 2024. From July 01, 2024 interest rate will be 1Y MCLR + 45 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (c) ₹3,124 million of loan, carrying interest rate of 1Y MCLR + 10 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (d) ₹22,000 million of loan, carrying interest rate of 3M Repo rate + 220 bps p.a. repayable till September 01, 2032 in 38 equal consecutive quarterly instalments starting from June 2023.

   In addition to the security disclosed in note (v) below, secured by way of hypothecation (to the extent it can be hypothecated) of all rights, titles, interests, benefits, claims and demands Major Contracts / licenses entered into (which do not require a no objection certificate /consent/approval from Department of Telecommunications/ Telecom Regulatory Authority of India).

4. (a) ₹18,716 million of loan, carrying interest rate of 1Y MCLR + 20 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (b) ₹5,033 million of loan, carrying interest rate of 1Y MCLR + 20 bps p.a. repayable till September 01, 2032 in 38 equal consecutive quarterly instalments starting from June 2023.

5. (a) ₹11,400 million of loan, carrying interest rate of 1Y MCLR + 75 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (b) ₹9,500 million of loan, carrying interest rate of Repo rate (Quarterly reset) + 225 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (c) ₹6,650 million of loan, carrying fixed interest rate of 6.15% p.a. for next 3 years and floating interest rate of 1Y MCLR + 75 bps p.a. thereafter until maturity repayable till September 01, 2032. The loan is repayable in 40 equal consecutive quarterly instalments starting from December 2022.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(d) ₹7,125 million of loan, carrying fixed interest rate of 7.5% p.a. for 3 years and one month from the date of drawdown thereafter as per mutual agreed rate until maturity repayable till September 01, 2032. The loan is repayable in 40 equal consecutive quarterly instalments starting from December 2022.

(e) ₹3,325 million of loan, carrying 3M HDFC MCLR + 25 bps repayable till September 01, 2032. The loan is repayable in 38 equal consecutive quarterly instalments starting from June 2023.

6. ₹2,850 million of loan, carrying interest rate of 1Y BPLR - 365 bps p.a. repayable till September 1, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.
   In addition to the security disclosed in note (v) below, a first ranking charge by way of hypothecation on the designated bank account(s) of the Company for receipt of all payments under the Master Service Agreement including, without limitation, the Designated Accounts and all proceeds lying to the credit thereof from time to time; and a first ranking charge by way of hypothecation on the Permitted Investment.

7. (a) ₹5,697 million of loan, carrying interest rate of 1Y MCLR + 20 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.
   (b) ₹1,949 million of loan, carrying interest rate of 1Y MCLR + 20 bps p.a. repayable till September 01, 2032 in 39 equal consecutive quarterly instalments starting from March 2022.
   (c) ₹8,905 million of loan, carrying interest rate of 1Y MCLR + 20 bps p.a. repayable till September 01, 2032 in 38 equal consecutive quarterly instalments starting from June 2023.

8. Loan from Export Development Canada drawn of ₹12,000 Million payable at single instalment on November 09, 2029 at the rate of 8.35% Secured as per note (v)

(ii) Secured Redeemable Non-Convertible Debentures of SDIL consist below:

1. 118,360 (SBI 1Y MCLR + 0.97% p.a.) Secured Redeemable Non-Convertible Debentures (Series PPD 5) ("NCDs") of face value of ₹1,000,000 each redeemable at par, on or before August 31, 2032. The NCDs are redeemable at par in 40 equal quarterly consecutive instalments of ₹2,959 million.
   With respect to the listed NCDs, the holders have the ability in certain circumstances to opt for early redemption of all or part of the NCDs at par. This option is available 2 years after the date of allotment but 6 months before expiry. The terms of the NCD also give an option to the Company for early redemption on maximum 20,000 NCDs at par and before expiry of 6 months from date of allotment either in full or in part after the expiry of six months from the date of allotment.
   During the year, 53,360 NCDs were redeemed by refinancing option from issuance of other NCDs and term loan drawdown. As at March 31,2023, none of the above NCDs are outstanding.
   In addition to the security disclosed in note (v) below, Secured by first ranking charge pari-passu with all existing and future secured debt of the Company on all (a) Receivables and rights appurtenant thereto; (b) the designated accounts of the Company for receipt of all payments under the Master Services Agreement entered into with Reliance Jio Infocomm Limited by the Company and all proceeds lying to the credit thereof from time to time; over which the security interest is created under hypothecation in favour of / for the benefit of the Debenture Holder(s).

2. 6.59 % p.a., 15,000 secured, redeemable, listed and rated non-convertible debentures of a nominal value of ₹1,000,000 each redeemable at single instalment at par on June 16, 2026.
   In addition to the security disclosed in note (v) below, Secured by way of first ranking pari-passu charge on receivables of the Group pursuant to the Master Services Agreement and all rights appurtenant thereto.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

3. 7.40% p.a., 6,500 secured, redeemable, listed and rated non-convertible debentures of a nominal value of ₹1,000,000 each redeemable at single instalment at par on September 28, 2028.
   In addition to the security disclosed in note (v) below, Secured by way of first ranking pari-passu charge on receivables of the Group pursuant to the Master Services Agreement and all rights appurtenant thereto.

4. 7.62% p.a., 10,000 secured, redeemable, listed and rated non-convertible debentures of a nominal value of ₹1,000,000 each redeemable at single instalment at par on November 22, 2030.
   In addition to the security disclosed in note (v) below, Secured by way of first ranking pari-passu charge on receivables of the Group pursuant to the Master Services Agreement and all rights appurtenant thereto.

5. 8.05% p.a., 10,000 secured, redeemable, listed and rated non-convertible debentures of a nominal value of ₹1,000,000 each redeemable at single instalment at par on May 31, 2027.
   In addition to the security disclosed in note (v) below, Secured by way of first ranking pari-passu charge on receivables of the Group pursuant to the Master Services Agreement and all rights appurtenant thereto.

6. 8.44% p.a., 12,000 secured, redeemable, listed and rated non-convertible debentures of a nominal value of ₹1,000,000 each redeemable at single instalment at par on November 02, 2032.
   In addition to the security disclosed in note (v) below, Secured by way of first ranking pari-passu charge on receivables of the Group pursuant to the Master Services Agreement and all rights appurtenant thereto.

(iii) The Group has issued offshore USD 500 million Senior Secured Notes listed on Singapore stock exchange with amount of ₹37,110 million. The notes are repayable on August 12, 2031 in single instalment. At any time prior to August 12, 2030, the Group has the option to redeem up to 40% of the aggregate principal amount of the notes with proceeds from equity offerings at a redemption price of 102.875% of the principal amount of the notes, plus accrued and unpaid interest, if any, to the redemption date August 12, 2031. During the year, the Group has bought back the notes aggregating face value of US$ 27.37 million at discounted value of US$ 20.12 million post which the outstanding balance of face value of Notes aggregates US$ 472.63 million (₹38,740 million). This buyback at discounted value has resulted in a gain of ₹590 million. These notes carries interest rate of 2.875% p.a. payable every six months in August and February.
In addition to the security disclosed in note (v) below, the rights of the Group in the receivables are provided as collateral.

(iv) The Group had outstanding 50,000,000 Cumulative, Participating, Optionally Convertible Preference Shares of ₹10/- each aggregating to ₹500,000,000 as on April 1, 2020 held by Reliance Industries Limited. With effect from August 21, 2020, the terms of the Cumulative, Participating, Optionally Convertible Preference Shares of ₹10/- each were amended to Redeemable, Non-Participating, Non-Cumulative, Non-Convertible Preference Shares of ₹10/- each. The preference shares are mandatorily redeemable at par for an amount equal to the aggregate par value at the end of 20 years from the date of issuance i.e. March 31, 2039. Accordingly, the Preference Shares have been reclassified as a liability and have been recognised at the present value of redemption amounting to ₹147 Million as on March 31, 2023 (₹137 million as in March 31, 2022).

(v) All the term loans from banks and financial institutions, Secured Redeemable Non-Convertible Debentures and Senior Secured Notes are secured by first ranking pari passu charge by way of hypothecation on the following assets:
(a) All movable fixed assets (present and future) of the borrower;
(b) All current assets (present and future) of the borrower; and
(c) All rights of the borrower under the Material Documents.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)
FOR THE YEAR ENDED MARCH 31, 2023

Year ended March 31, 2022

(i) Secured Loans from Banks and Financial Institutions consist of:

1. ₹329 million of loan carrying interest rate of Marginal Cost of Funds based Lending Rate (MCLR) 7.20%) repayable by October 2026 in 56 equal monthly instalments. This loan is secured by exclusive charge on present and future receivable, current assets and moveable fixed assets of subsidiary except assets financed by Reliance Jio Infocomm Limited for specific project of Delhi Metro Rail Corporation Limited.

2. ₹24,649 million of loan, carrying interest rate of 1Y MCLR + 70bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022. In addition to the security disclosed in note (iv) below, secured by a first charge by way of hypothecation on the Designated Accounts of the Group for receipt of Receivables and all proceeds lying to the credit thereof from time to time and deposits maintained utilising funds from the Designated Accounts.

3. (a) ₹8,000 million of loan, carrying interest rate of 1Y MCLR + 45 bps p.a. repayable till September 1, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (b) ₹5,000 million of loan, carrying fixed interest rate of 6.30 % p.a. for three years from date of first disbursement or June 30, 2024. From July 1, 2024 interest rate will be 1Y MCLR + 45 bps p.a. repayable till September 1, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (c) ₹7,356 million of loan, carrying interest rate of 1Y MCLR + 10 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   In addition to the security disclosed in note (iv) below, secured by way of hypothecation (to the extent it can be hypothecated) of all rights, titles, interests, benefits, claims and demands whatsoever of the Group under all the Major Contracts / licenses entered into (which do not require a no objection certificate / consent/ approval from Department of Telecommunications/ Telecom Regulatory Authority of India).

4. (a) ₹6,000 million of loan, carrying interest rate of 1Y MCLR + 65 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (b) ₹4,680 million of loan, carrying interest rate of 1Y MCLR + 0 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (c) ₹4,500 million of loan, carrying interest rate of 1Y MCLR + 20 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

5. (a) ₹12,000 million of loan, carrying interest rate of 1Y MCLR + 75 bps p.a. repayable till September 01, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (b) ₹10,000 million of loan, carrying interest rate of Repo rate (Quarterly reset) + 225 bps p.a. repayable till September 1, 2032 in 40 equal consecutive quarterly instalments starting from December 2022.

   (c) ₹7,000 million of loan, carrying fixed interest rate of 6.15% p.a. for next 3 years from the date of drawdown and floating interest rate of 1Y MCLR + 75 bps p.a. thereafter until maturity repayable till September 01, 2032. The loan is repayable in 40 equal consecutive quarterly instalments starting from December 2022.

6. ₹3,000 million of loan, carrying interest rate of 1Y BPLR - 195 bps p.a. repayable till September 01, 2032 in 39 equal consecutive quarterly instalments (covering 97% of loan) and last instalment for balance 3% of loan starting from December 2022.

   In addition to the security disclosed in note (iv) below, a first ranking charge by way of hypothecation on the designated bank account(s) of the Group for receipt of all payments under the Master Service Agreement including, without limitation, the Designated Accounts and all proceeds lying to the credit thereof from time to time; and a first ranking charge by way of hypothecation on the Permitted Investment.

7. ₹5,997 million of loan, carrying interest rate of 1Y MCLR + 35 bps p.a. repayable till September 1, 2032 in 39 equal consecutive quarterly instalments (covering 98% of loan) and last instalment for balance 2% of loan starting from December 2022.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(ii) Secured Redeemable Non-Convertible Debentures of SDIPL consist below:

1. 118,360 (SBI 1Y MCLR + 0.97% p.a.) Secured Redeemable Non-Convertible Debentures (Series PPD 5) ("NCDs") of face value of Rs.1,000,000 each redeemable at par, on or before August 31, 2032. The NCDs are redeemable at par in 40 equal quarterly consecutive instalments of ₹2,959 million.

   With respect to the listed NCDs, the holders have the ability in certain circumstances to opt for early redemption of all or part of the NCDs at par. This option is available 2 years after the date of allotment but 6 months before expiry. The terms of the NCD also give an option to the Group for early redemption on maximum 20,000 NCDs at par and before expiry of 6 months from date of allotment either in full or in part after the expiry of six months from the date of allotment.

   During the year, 65,000 NCDs were redeemed by refinancing option from issuance of other NCDs and term loan drawdown. As at March 2022, 53,360 NCDs are outstanding.

   In addition to the security disclosed in note (iv) below, Secured by first ranking charge pari-passu with all existing and future secured debt of the Group on all (a) Receivables and rights appurtenant thereto; (b) the designated accounts of the Group for receipt of all payments under the Master Services Agreement entered into with Reliance Jio Infocomm Limited by the Group and all proceeds lying to the credit thereof from time to time; over which the security interest is created under hypothecation in favour of / for the benefit of the Debenture Holder(s).

2. 6.59 % p.a., 15,000 secured, redeemable, listed and rated non-convertible debentures of a nominal value of ₹1,000,000 each redeemable at single instalment at par on June 16, 2026.

   In addition to the security disclosed in note (iv) below, Secured by way of first ranking pari-passu charge on receivables of the Group pursuant to the Master Services Agreement and all rights appurtenant thereto.

3. 7.40% p.a., 6,500 secured, redeemable, listed and rated non-convertible debentures of a nominal value of ₹1,000,000 each redeemable at single instalment at par on September 28, 2028.

   In addition to the security disclosed in note (iv) below, Secured by way of first ranking pari-passu charge on receivables of the Group pursuant to the Master Services Agreement and all rights appurtenant thereto.

4. 7.62% p.a., 10,000 secured, redeemable, listed and rated non-convertible debentures of a nominal value of ₹1,000,000 each redeemable at single instalment at par on November 22, 2030.

   In addition to the security disclosed in note (iv) below, Secured by way of first ranking pari-passu charge on receivables of the Group pursuant to the Master Services Agreement and all rights appurtenant thereto.

(iii) The Group has issued offshore US$ 500 million Senior Secured Notes listed on Singapore stock exchange with amount of ₹37,110 million. The notes are repayable on August 12, 2031 in single instalment. At any time prior to August 12, 2030, SDIPL has the option to redeem up to 40% of the aggregate principal amount of the notes with proceeds from equity offerings at a redemption price of 102.875% of the principal amount of the notes, plus accrued and unpaid interest, if any, to the redemption date August 12, 2031. These notes carries interest rate of 2.875% p.a. payable every six months in August and February. The Principal and interest payments of the bond are fully hedged by purchasing option contracts and Coupon only Swaps.

In addition to the security disclosed in note (iv) below, the rights of the Group in the receivables are provided as collateral.

(iv) The Group had outstanding 50,000,000 Cumulative, Participating, Optionally Convertible Preference Shares of ₹10/- each aggregating to ₹500,000,000 as on April 1, 2020 held by Reliance Industries Limited. With effect from August 21, 2020, the terms of the Cumulative, Participating, Optionally Convertible Preference Shares of ₹10/- each were amended to Redeemable, Non-Participating, Non-Cumulative, Non-Convertible Preference Shares of ₹10/- each. The preference shares are mandatorily redeemable at par for an amount equal to the aggregate par value at the end of 20 years from the date of issuance i.e. March 31, 2039. Accordingly, the Preference Shares have been reclassified as a liability and have been recognised at the present value of redemption amounting to ₹137 Million as on March 31, 2022.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(iv) All the term loans from banks and financial institutions and the Secured Redeemable Non-convertible Debentures are secured by first ranking pari passu charge by way of hypothecation on the following assets of Group:

(a) All movable fixed assets (present and future) of the borrower;

(b) All current assets (present and future) of the borrower; and

(c) All rights of the borrower under the Material Documents.

17 PROVISIONS

(₹ in Million)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Provisions for gratuity and leave encashment (refer note 32)	62	5	31	1
Asset retirement obligation (refer note 31)	13,654	-	13,236	4
Outage penalty provision	-	-	-	0
Total	**13,716**	**5**	**13,267**	**5**

18 SHORT - TERM BORROWINGS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Current maturities of long term debt (secured) (refer note 16)	20,156	7,388
Bank Overdraft (refer note below)	6	-
Total	**20,162**	**7,388**

Note:

Axis bank overdraft facility is secured by collateral of directors relative property situated at Plot No. 139 ground floor and first floor tarun enclave, Pitam Pura,New Delhi, industrial property of space telelink situated at Khewat 434/351 min, Khatoni no 470, khasra No. 51/20(8-0), Chahi village rohad, Bahadurgarh, Haryana and personal guarantee of CDPL's directors and their relatives and by hypothecation of entire current assets and moveable assets excluding cars which are finance by others. The facility taken from Axis Bank has been closed during the year ended 31 March 2022. The interest rate on bank overdraft was 8.50% p.a.

During the year ended 31 March 2022, the overdraft facility from Kotak Bank have been taken for working capital requirement. The facility is secured by exclusive charge on present and future receivable, current assets and moveable fixed assets of the CDPL. The interest rate on bank overdraft is 6 Month MCLR+Zero % Spread.

19 TRADE PAYABLES

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Total outstanding dues of micro enterprises and small enterprises (MSME) (refer note 30)	1	6
Total outstanding dues of creditors other than micro enterprises and small enterprises	4,638	3,164
Total	**4,639**	**3,170**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Ageing of undisputed Trade Payables:

As at March 31, 2023

(₹ in Million)

Particulars	Outstanding for following periods from the date of transaction				Total
	Less than 1 year	1 -2 years	2 - 3 years	More than 3 years	
(i) MSME	1	-	-	-	1
(ii) Others	4,314	100	127	97	4,638
Total	**4,315**	**100**	**127**	**97**	**4,639**

As at March 31, 2022

(₹ in Million)

Particulars	Outstanding for following periods from the date of transaction				Total
	Less than 1 year	1 -2 years	2 - 3 years	More than 3 years	
(i) MSME	6	-	-	-	6
(ii) Others	2,903	148	113	-	3,164
Total	**2,909**	**148**	**113**	**-**	**3,170**

20 OTHER FINANCIAL LIABILITIES

(₹ in Million)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Derivatives - Call options	931	449	463	475
Call option written for shares of SDIL (refer note 36 and note (ii) below)	2,954	-	2,559	-
Derivatives - Coupon only swaps	-	-	-	129
Interest accrued but not due	-	1,124	-	1,398
Security deposit	13,690	50	11,496	41
Capital creditors	-	2,257	-	469
Payable on acquisition of CDPL (refer note 35 and note (i) below)	-	3,962	221	3,610
Total	**17,575**	**7,842**	**14,739**	**6,122**

Note:

(i) On March 10, 2022, the Trust acquired 100% equity shares of CDPL, a company engaged in business of building, maintaining, leasing, renting and otherwise dealing in infrastructure for telecom sector for total purchase price of ₹12,829 million. The Trust entered into a Share Purchase Agreement ("SPA") providing the Trust the right to direct the relevant activities of the CDPL, thereby providing the Trust with control. Accordingly, effective March 10, 2022, CDPL became a Special Purpose Vehicle (SPV) and a Subsidiary of the Trust.

Total purchase price includes upfront consideration paid in cash ₹3,166 million, 52,800,000 units of the Trust aggregating ₹5,832 million issued on a preferential basis to the sellers of CDPL, deferred working capital refunds ₹221 million a contingent consideration linked to achievement of revenues for eligible contracts as specified in the SPA. The range of contingent consideration payable is between ₹Nil and ₹5,000 million. The fair value of the contingent consideration is estimated based on the method to acquire Optionally Convertible Redeemable Preference Shares ("OCRPS") of CDPL held by sellers of CDPL, prescribed in the SPA. The estimated fair value of the contingent consideration, as at March 31, 2023, is ₹3,741 million (as at March 31, 2022, is ₹3,610 Million), which can be paid either in cash or through a combination of cash and units of the Trust.

(ii) On August 31, 2020, the Trust acquired balance 49% of the equity shares of SDIL from Reliance Industries Limited ("RIL") by entering into a Shareholder and Option Agreement ("SHOA") (entered as part of the aforesaid acquisition by Trust). As per the SHOA , RIL shall be entitled (but not obligated) to require the Trust to sell to RIL (or RIL nominee, if applicable), the shares of SDIL at lower of ₹2,150 million or fair market value of shares. This call option liability was recognised on the date of acquisition by Trust amounting to ₹2,020 million with a corresponding debit to Retained earnings.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

21 OTHER LIABILITIES

(₹ in Million)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Non-Current	Current	Non-Current	Current
Other liabilities (refer note below)	-	210	-	2,588
Statutory liabilities	-	234	-	1,827
Deferred Income (security deposits)	103	31	75	29
Advances from customer	319	1,136	540	272
Total	**422**	**1,611**	**615**	**4,716**

Note: The Group had recorded Net current liability of Rs. 8,505 Million towards the working capital adjustment payable to Reliance Jio Infocom Limited ("RJIL") under Amended and Restated Master Service Agreement ("MSA") with a corresponding impact to 'other equity' as this relates to acquisition transaction referred in note 14.2. As at March 31, 2023, net current liability of ₹208 Million (As at March 31, 2022 - ₹2,588 Million) was payable to RJIL. These adjustments are in the nature of transaction with owners and will not impact distributions / dividends.

22 REVENUE FROM OPERATIONS

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Sale of services (refer note 40)	110,998	97,861
Total	**110,998**	**97,861**

23 OTHER INCOME

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Interest income on:		
Fixed deposits	288	264
Income tax refund	28	-
Security deposits	30	3
Capital advance	69	-
Liabilities / Provision no longer required written back	32	-
Income from capital expenditure sharing	3	-
Gain on sale of mutual funds	365	16
Gain on buyback of senior secured notes	590	-
Net gains from mutual funds at FVTPL	14	1
Gain due to rent concession	-	8
Ineffectiveness on derivatives designated as cashflow hedge	9	-
Others	20	39
Total	**1,448**	**331**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

24 NETWORK OPERATING EXPENSES

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Power and fuel	40,195	39,388
Rent	16,958	14,830
Repairs and maintenance	9,020	6,517
Other network related expense	65	7
Total	**66,238**	**60,742**

25 EMPLOYEE BENEFITS EXPENSE

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Salaries and wages	1,092	585
Contribution to provident fund and other funds (refer note 32)	27	19
Staff welfare expenses	28	14
Gratuity (refer note 32)	9	13
Total	**1,156**	**631**

26 FINANCE COSTS

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Interest on:		
Borrowings	16,579	14,501
Lease liabilities	61	17
Security Deposit	25	-
Mobilisation Advance	52	-
Others	1	-
Exchange loss (attributable to finance cost)	3,087	769
Loss on modification of derivative contracts	7	-
Other borrowing cost	1,009	830
Total	**20,821**	**16,117**

27 DEPRECIATION AND AMORTISATION EXPENSE

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Depreciation on property, plant and equipment	14,364	13,208
Depreciation on right to use assets	154	61
Ammortisation of intangibles assets	542	32
Total	**15,058**	**13,301**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

28 OTHER EXPENSES

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Rates and taxes	7	9
Rent expenses	23	2
Travelling expenses	66	16
Business promotion expenses	22	1
Fair value loss on call option	394	344
Fair value loss on contingent consideration	131	-
Site dismantle charges	12	-
Provision for doubtful debts	5	-
Balances written off	-	1,089
Exchange loss (net)	1	-
Miscellaneous expenses	215	107
Total	**876**	**1,568**

29 EARNING PER UNIT (EPU):

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
i) Net profit after Tax as per Statement of Profit and Loss attributable to Unitholders (Rs in Million)	7,967	5,469
ii) Units outstanding (nos.)	2,603,000,000	2,603,000,000
iii) Weighted average number of units used as denominator for calculating EPS	2,603,000,000	2,527,252,055
iii) **Earnings per unit**		
- For Basic (₹)	3.06	2.16
- For Diluted (₹)	3.06	2.16

30 DUES TO MICRO, SMALL AND MEDIUM ENTERPRISES AS DEFINED UNDER THE MSMED ACT, 2006:

Below is the Group outstanding dues to the micro, small and medium enterprises as defined in Micro, Small and Medium Enterprises Development Act, 2006. The identification of micro and small enterprises is based on information available with the management.

(₹ in Million)

	Particulars	As at March 31, 2023	As at March 31, 2023
a	Principal amount due to micro and small enterprises	11	6
b	Interest due on above	-	-
c	The amount of interest paid by the buyer in terms of section 16 of the MSMED Act 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
d	The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act 2006.	-	-
e	The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
f The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006.	-	-

Note: ₹10 millions (March 31, 2022: Nil) to micro and small enterprises included in other financial liabilities.

31 ASSETS RETIREMENT OBLIGATION (ARO):

Asset retirement obligation created for the cost to dismantle equipment and restore sites at the rented premises upon vacation thereof. The provision represents the Group's best estimate of the amount that may be required to settle the obligation. The provisions are expected to be settled at the end of the respective contact terms. No recoveries are expected in respect of the same.

Movement in assets retirement Obligation (ARO)

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
At beginning of the year	13,236	11,234
Provided during the year	418	2,002
At end of the year	**13,654**	**13,236**

32 AS PER INDIAN ACCOUNTING STANDARD 19 "EMPLOYEE BENEFITS" THE DISCLOSURES AS DEFINED ARE GIVEN BELOW :

Defined contribution plans:

Contribution to defined contribution plans, recognised as expense for the year is as under:

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Employer's contribution to Provident Fund	27	19
Defined benefit plan:- The plan is unfunded hence there are no planned assets.		

I) Reconciliation of opening and closing balances of defined benefit obligation

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Defined benefit obligation at beginning of the year	16	1
Current service cost	8	13
Interest cost	1	0
Liability transferred out/paid	(0)	-
Actuarial (gain) / loss	(1)	2
Defined benefit obligation at year end	**24**	**16**

II) Reconciliation of fair value of assets and obligations

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Fair value of plan assets	-	-
Present value of obligation	24	16
Amount recognised in Balance Sheet	**24**	**16**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

III) Expenses recognised during the year:

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Current service cost	8	13
Interest cost	1	0
Net cost	9	13

IV) The actuarial liability for compensated absences as at March 31, 2023 is Rs. 38 million (March 31, 2022: ₹18 million).

V) Actuarial assumptions

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Mortality table	IALM (2012-14) Ultimate	IALM (2012-14) Ultimate
Withdrawal rate	2% to 10%	2% to 10%
Retirement age (years)	62 and 65	62 and 65
Discount rate (per annum)	7.36% to 7.45%	6.95% to 7.18%
Rate of escalation in salary (per annum)	5% to 8%	5% to 8%

VI) Maturity profile

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Average expected future working life (years)	8.69 to 23.82	8.77 to 24.78
Expected future cashflows		
Year 1	0.53	0.12
Year 2	1.67	0.12
Year 3	2.30	0.89
Year 4	2.20	1.13
Year 5	2.20	0.99
Year 6 to year 10	11.39	4.31
Above 10 years	18.59	12.89

VII) Sensitivity analysis

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Discount rate		
a. Discount rate - 100 basis points	25	8
a. Discount rate - 100 basis points impact (%)	4.97%	18.62%
b. Discount rate + 100 basis points	22	7
b. Discount rate + 100 basis points impact (%)	(11.02%)	(1.35%)
Salary increase rate		
a. rate - 100 basis points	22	7
a. rate - 100 basis points impact (%)	(11.19%)	(1.47%)
b. rate + 100 basis points	25	9
b. rate + 100 basis points impact (%)	5.04%	19.18%

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

The estimates of rate of escalation in salary considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is certified by the actuary. These plans typically expose the Group to actuarial risks such as: interest risk, longevity risk and salary risk.

Interest risk	Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits and vice versa. This assumption depends on the yields on the corporate/government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date.
Salary risk	Actual salary increase that are higher than the assumed salary escalation, will result in increase to the obligation at a rate that is higher than expected.
Longevity Risk	The impact of longevity risk will depend on whether the benefits are paid before retirement age or after. Typically for the benefits paid on or before the retirement age, the longevity risk is not very material.

33 RELATED PARTY DISCLOSURES:

As per the SEBI InvIT regulations and as per Ind AS 24, the disclosures of transactions with the related parties are given below:

I List of Related Parties as per the requirements of Ind AS 24 - "Related Party Disclosures"

List of related parties with whom transactions have taken place and relationships:

i) Name of Related Party

Entity which exercises control on the Group

Brookfield Asset Management Inc.	Ultimate Parent
BIF IV India Holdings Pte. Ltd.	Intermediate Parent
BIF IV Jarvis India Pte. Ltd., Singapore	Immediate Parent

Members of same group

Equinox Business Parks Private Limited
Vrihis Properties Private Limited (Brookfield Real Estate)
RMZ Infotech Private Limited (till February 01, 2022)
Schloss Udaipur Private Limited
Schloss Chennai Private Limited
Schloss Bangalore Private Limited
Schloss Chanakya Private Limited
Pipeline Infrastructure Limited
Good Time Real Estate Development Private Limited

II List of Additional Related Parties as per regulation 2(1)(zv) of the SEBI InvIT Regulations

A Parties to Data Infrastructure Trust

BIF IV Jarvis India Pte Ltd., Singapore	Immediate Parent / Co-Sponsor
Brookfield India Infrastructure Manager Private Limited	Investment Manager
Axis Trustee Services Limited	Trustee
Jio Infrastructure Management Services Limited	Project Manager (SDIL)
Jarvis Data-Infra Project Manager Private Limited (w.e.f. March 10, 2022)	Project Manager (CDPL)
Reliance Industrial Investments and Holdings Limited	Co-Sponsor
Reliance Industries Limited	Promotor of Co-Sponsor

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

B <u>Director of the Parties specified in II(A) above</u>

Directors of BIF IV Jarvis India Pte Ltd., Singapore

Aanandjit Sunderaj (upto June 9, 2021)
Liew Yee Foong
Taswinder Kaur Gill (upto September 13, 2021)
Ho Yeh Hwa
Walter Zhang Shen (upto July 1, 2021)
Velden Neo Jun Xiong (appointed w.e.f. August 13, 2021 and resigned w.e.f April 29, 2022)
Tang Qichen (w.e.f. September 15, 2021)
Tan Aik Thye Derek (w.e.f. April 29, 2022)
Maurice Robert Hendrick Barnes (w.e.f. October 5, 2022)
Tay Zhi Yun (w.e.f. October 12, 2022)
Talisa Poh Pei Lynn (w.e.f. October 12, 2022)

Directors of Brookfield India Infrastructure Manager Private Limited

Sridhar Rengan
Chetan Rameshchandra Desai
Narendra Aneja
Rishi Tibriwal (upto June 30, 2021)
Darshan Vora (appointed w.e.f. July 1, 2021 and resigned w.e.f. September 30, 2021)
Pooja Aggarwal (appointed w.e.f. September 30, 2021 and resigned w.e.f. April 6, 2022)
Swati Mandava (w.e.f. June 28, 2022)

Directors of Axis Trustee Services Limited

Rajesh Kumar Dahiya
Ganesh Sankaran
Sanjay Sinha (retired w.e.f. April 30, 2021)
Deepa Rath (w.e.f. May 1, 2021)

Director of Jio Infrastructure Management Services Limited

Sudhakar Saraswatula
Nikhil Chakrapani Suryanarayana Kavipurapu
Hariharan Mahadevan (upto August 5, 2022)
Rahul Mukherjee (w.e.f. August 5, 2022)

Director of Jarvis Data-Infra Project Manager Private Limited

Darshan Bhupendra Vora
Gaurav Manoj Chowdhary

Director of Reliance Industrial Investments and Holdings Limited

Hital Rasiklal Meswani
Vinod Mansukhlal Ambani
Mahendra Nath Bajpai
Savithri Parekh
Dhiren Vrajlal Dalal (resigned w.e.f March 31, 2023)
Balasubrmanian Chandrasekaran (resigned w.e.f March 31, 2023)

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

III List of Additional Related Parties as per regulation 19 of the InvIT Regulations

Digital Fibre Infrastructure Trust	Common Sponsor
India Infrastructure Trust	Common Investment Manager

IV) Transactions during the year with related parties

(₹ in Million)

Sr. No.	Particulars	Relationship	Year ended March 31, 2023	Year ended March 31, 2022
1	**Trustee Fee**			
	Axis Trustee Services Limited	Trustee	2	2
2	**Investment Management Fees**			
	Brookfield India Infrastructure Manager Private Limited	Investment Manager	28	28
3	**Reimbursement of Expenses**			
	Brookfield India Infrastructure Manager Private Limited	Investment Manager	6	7
4	**Project Manager Fees**			
	Jio Infrastructure Management Services Limited	Project Manager (SDIL)	24	24
	Jarvis Data-Infra Project Manager Private Limited	Project Manager (CDPL)	2	0
5	**Issue of units capital to Sponsor**			
	BIF IV Jarvis India Pte Ltd.	Co-Sponsor	-	2,817
6	**Distribution to Unitholders**			
	BIF IV Jarvis India Pte Ltd.	Co-Sponsor	26,888	19,523
7	**Deposit paid**			
	Equinox Business Parks Private Limited	Members of same group	10	-
8	**Deposit received**			
	Good Time Real Estate Development Private Limited	Members of same group	2	-
9	**Reliance Industries Limited**	Promotor of Co-Sponsor		
	Interest on Non-Convertible Debenture		1,678	6,601
	Repayment of Non-Convertible Debentures		53,360	65,000
10	**Other Income**			
	Good Time Real Estate Development Private Limited	Members of same group	1	-
11	**Expenses Incurred**	Members of same group		
	Equinox Business Parks Private Limited		38	30
	Vrihis Properties Private Limited (Brookfield Real Estate)		9	8
	Schloss Bangalore Private Limited		1	0
	Schloss Udaipur Private Limited		1	1
	Schloss Chennai Private Limited		1	1
	Pipeline Infrastructure Limited		12	-
	Schloss Chanakya Private Limited		1	1

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(iii) Balance as at end of year:

(₹ in Million)

Sr. No.	Particulars	Relationship	As at March 31, 2023	As at March 31, 2022
1	**Units Capital of Data Infrastructure Trust**			
	BIF IV Jarvis India Pte Ltd.	Co-Sponsor	229,227	229,227
2	**Contribution to Corpus**			
	Reliance Industrial Investments and Holdings Limited	Co-Sponsor	240	240
3	**Other Payables**			
	Brookfield India Infrastructure Manager Private Limited	Investment Manager	2	3
4	**Deposit Receivable**			
	Equinox Business Parks Private Limited	Members of same group	24	14
	RMZ Infotech Private Limited	Members of same group	-	0
	Schloss Chennai Private Limited	Members of same group	0	0
5	**Trade Receivable**			
	Good Time Real Estate Development Private Limited	Members of same group	3	-
6	**Security Deposit Refundable**			
	Good Time Real Estate Development Private Limited	Members of same group	2	-
7	**Deferred Income**			
	Good Time Real Estate Development Private Limited	Members of same group	2	-
8	**Advance Paid**			
	Jarvis Data-Infra Project Manager Private Limited	Project Manager (CDPL)	-	0
9	**Payable**			
	Vrihis Properties Private Limited (Brookfield Real Estate)	Members of same group	1	0
	Equinox Business Parks Private Limited	Members of same group	1	0
	Schloss Chennai Private Limited	Members of same group	0	0
	Schloss Bangalore Private Limited	Members of same group	0	0
	Schloss Chanakya Private Limited	Members of same group	0	0
	Pipeline Infrastructure Limited	Members of same group	9	-
10	**Reliance Industries Limited**	Promotor of Co-Sponsor		
	0% Non- Convertible Preference Shares		147	137
	Borrowing - Non-convertible Debentures		-	53,360

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

34 CONTINGENT LIABILITIES AND COMMITMENTS:

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
(i) Contingent liabilities:		
a) Claims against the Company not acknowledged as debt:	6,078	1

Goods and Service Tax (GST) (refer note below):

Note: During the year, the Group received demand orders for financial year 2019-20 and 2020-21 of ₹ 1,057 million and ₹ 1,073 million respectively from Bihar GST Authority disallowing the input tax credits utilised by the Group. The Group has disputed the aforesaid disallowance. Against the demand for the year 2019-20, the Group has filed a writ petition before the High court and the order is awaited. Against the demand for the year FY 2020-21, the Group has filed an appeal before the Appellate authority. The appeal has been admitted and is yet to be heard by the Appellate authority.

Further, subsequent to the year ended March 31, 2023, the Group has received demand orders of ₹ 1,694 million and ₹ 2,253 million for the financial year 2019-20 and 2020-21 respectively from Uttar Pradesh GST Authority disallowing the input tax credit utilised by the Group. The Group will be filing an appeal against the demand orders.

The Group has reviewed the aforesaid orders and does not foresee any provision required in this respect at this stage. The Group is indemnified by a party for these demands except for ₹ 107 million.

b) Municipal Tax :

The Group based on its assessment of the applicability and tenability of certain municipal taxes, which is an industry wide phenomenon, does not consider the impact of such levies to be material.

Further, in the event these levies are confirmed by the respective authorities, the Group would recover these amounts from its customers in accordance with the terms of Master Service Agreement.

c) Refer note 35 for contingent consideration in relation to acquisition of CDPL.

d) Further, bank guarantee given by bank on behalf of the Trust to BSE Limited for ₹ Nil. (March 31, 2022: ₹ 16 million).

(ii) Commitments

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Estimated amount of contracts remaining to be executed on Capital account not provided for (net of capital advance)	204	42,326
Other Commitments related to bank guarantee	356	207

The Group's network operating expenses include repairs and maintenance for which the Group has entered into an operations and maintenance agreement for 30 years. Costs are recognised as services are rendered by service provider.

35 BUSINESS COMBINATION

(a) Summary of acquisition -

On March 10, 2022, Trust acquired 100% equity shares of Crest Digitel Private Limited ("CDPL"), a Company engaged in business of building, maintaining, leasing, renting and otherwise dealing in infrastructure for telecom sector for total purchase price of ₹ 12,829 million. The Trust entered into a Share Purchase Agreement ("SPA") providing the Trust the right to direct the relevant activities of the CDPL, thereby providing the Trust with control. Accordingly, effective March 10, 2022, CDPL became a Special Purpose Vehicle (SPV) and a Subsidiary of the Trust.

Total purchase price includes upfront consideration paid in cash ₹ 3,166 million, 52,800,000 units of the Trust aggregating ₹ 5,832 million issued on a preferential basis to the sellers of CDPL, deferred working capital refunds ₹ 221 million and a contingent consideration linked to achievement of revenues for eligible contracts as specified in the SPA. The range of contingent consideration payable is between ₹ Nil and ₹ 5,000 million. The fair value of the

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

contingent consideration is estimated based on the method to acquire Optionally Convertible Redeemable Preference Shares ("OCRPS") of CDPL held by sellers of CDPL, prescribed in the SPA. The estimated fair value of the contingent consideration, as at March 31, 2023, is ₹3,741 million (March 31, 2022 - ₹3610 million), which can be paid either in cash or through a combination of cash and units of the Trust.

The Group had accounted its investments in CDPL wherein purchase consideration was allocated on a provisional basis in accordance with Ind AS 103 "Business Combinations" pending final determination of fair value of the acquired assets and liabilities. Accordingly, the Group had recorded Goodwill ₹7,976 million during the financial year ended March 31, 2022.

During the current year, the Group has finalised the fair value of assets and liabilities taken over on acquisition date, which has resulted in goodwill of ₹7,990 million and accordingly, the difference of ₹14 million between the goodwill recognized on provisional basis and on finalisation of fair value has been recognized as an adjustment to specific assets and goodwill in accordance with Ind AS 103 'Business Combinations'. Corresponding changes to the comparatives figures for the year ended March 31, 2022 have not been made as the impact of the changes on finalization of purchase price allocation is not material to the Group's Consolidated Balance Sheet and Consolidated Statement of Profit and Loss.

The assets and liabilities acquired as a result of the acquisition are as follows:

Particulars		**(₹ in Million)**
	Assets:	
(a)	Property, plant and equipment (net of accumulated depreciation)	1,454
(b)	Capital work-in-progress	343
(c)	Right to use assets	343
(d)	Intangible assets and Intangible Assets under development	5,351
(e)	Other assets	965
(f)	Deferred tax asset (net)	(10)
(g)	Trade receivables	228
(h)	Cash and cash equivalents	1
	Total Assets (i)	**8,675**
	Liabilities:	
(a)	Borrowings	442
(b)	Lease liabilities	341
(c)	Other liabilities	1,387
(d)	Trade payables	284
(e)	Provisions	33
(f)	Deferred tax liability	1,349
	Total Liabilities (ii)	**3,836**
Net identifiable assets acquired ((i) - (ii))		**4,839**
Calculation of goodwill:		
	Total Consideration	12,829
	Less: Net identifiable assets acquired (as per above)	4,839
	Total Goodwill	**7,990**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

36 FINANCIAL INSTRUMENTS:

A Capital Management:

The Group adheres to a disciplined capital management framework, the pillars of which are as follows:

a) Maintain diversity of sources of financing and spreading the maturity across tenure buckets in order to minimize liquidity risk.

b) The primary objective of the Group's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximise unitholder value.

c) Manage financial market risks arising from foreign exchange and interest rates, and minimise the impact of market volatility on earnings.

Net Gearing Ratio

The net gearing ratio at the end of the year was as follows:

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Debt (refer note (i))	2,95,375	218,844
Cash and cash equivalents (refer note 10)	(5,760)	(6,180)
Net debt (A)	**289,615**	**212,664**
Total equity (B)	**169,859**	**192,662**
Net gearing ratio (A/B)*	**171%**	**110%**

Note: (i) Debt is defined as long - term and short - term borrowings as described in note 16 and 18.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

B. Categories of financial instruments and fair value measurement hierarchy:

The financial instruments are categorized into two levels based on inputs used to arrive at fair value measurements as described below:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2: Inputs other than the quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly ; and

Level 3: Inputs which are significantly from unobservable market data.

The Group considers that the carrying amount recognised in the financial statements for financial assets and financial liabilities measured at amortised cost approximates their fair value.

(₹ in Million)

Particulars	As at March 31, 2023				As at March 31, 2022			
	Carrying amount	Fair value hierarchy Level of input used in			Carrying amount	Fair value hierarchy Level of input used in		
		Level 1	Level 2	Level 3		Level 1	Level 2	Level 3
Financial Assets:								
At Amortised Cost:								
Trade receivables	1,783	-	-	-	570	-	-	-
Cash and cash equivalents	5,760	-	-	-	6,180	-	-	-
Other bank balances	208	-	-	-	81	-	-	-
Other financial assets	12,777	-	-	-	10,495	-	-	-
At Fair Value through profit and loss (FVTPL):								
Investments	-	-	-	-	1,366	1,366	-	-
Derivatives designed as hedges:	51	-	51	-	-	-	-	-
Derivative instruments - Coupon only Swaps								
Financial Liabilities Derivatives designed as hedges:								
Derivative instruments - Call options	1,380	-	1,380	-	938	-	938	-
Derivative instruments - Coupon only Swaps	-	-	-	-	129	-	129	-
At Fair Value through profit and loss (FVTPL):								
Call Option	2,954	-	-	2,954	2,559	-	-	2,559
Payable on acquisition of CDPL	3,741	-	-	3,741	3,610	-	-	3,610
At Amortised Cost								
Borrowings	295,375	-	-	-	218,844	-	-	-
Trade payables	4,639	-	-	-	3,169	-	-	-
Lease liabilities	1,066	-	-	-	1,086	-	-	-
Other financial liabilities (excluding derivative instruments)	17,562	-	-	-	13,625	-	-	-

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

The following table presents the changes in level 3 items:

(₹ in Million)

Particulars	Contingent consideration	Call option written
Balance at the beginning of the year i.e. April 1, 2021	-	2,215
Addition on account of Business Combination (refer note 35)	3,610	-
Fair value changes recognised in Statement of Profit and Loss	-	344
Balance at the end of the year i.e. March 31, 2022	**3,610**	**2,559**
Balance at the beginning of the year i.e. April 1, 2022	3,610	2,559
Fair value changes recognised in Statement of Profit and Loss	131	394
Balance at the end of the year i.e. March 31, 2023	**3,741**	**2,954**

Valuation methodology:

The following methods and assumptions were used to estimate the fair values of financial instruments.

a) The fair value of investment in Mutual Funds is measured at Net Asset Value.

b) The fair value of Coupon only Swaps and Option contracts is determined using most frequently applied valuation techniques using present value calculations. The models incorporate various inputs including the credit quality of counterparties, foreign exchange spot and future rates and interest rate curves of the underlying as at the balance sheet date.

c) The fair value of call option written to sell the shares of subsidiary is measured using Black Scholes Model. Key inputs used in the measurement are:

(i) Stock Price: It is estimated based on the stock price as of the date of the transaction August 31, 2020 of INR 2,150 million, as increased for the interim period between August 31, 2020 and March 31, 2023 by the Cost of Equity as this would be expected return on the investment for the acquirer.

(ii) Exercise Price: ₹2,150 Million

(iii) Option Maturity: 30 years from August 31, 2020 i.e., August 31, 2050.

(iv) Risk free rate as on date of valuation - 7.4% (March 31, 2022 - 7.2%) and cost of equity - 15.3% (March 31, 2022 - 15.3%).

(v) The fair value on the date of acquisition of ₹2,020 Million was recognised as a liability with a corresponding debit to equity as this is part of the acquisition transaction described in Corporate Information.

C. Financial risk management

The different types of risks the Group is exposed to are market risk, credit risk and liquidity risk. The Group takes measures to judiciously mitigate the above mentioned risks.

i) Market risk

a) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. Exposures can arise on account of the various assets and liabilities which are denominated in currencies other than Indian Rupee.

The Group uses derivative financial instruments such as Option and Coupon only Swaps contracts to minimise any adverse effect on its financial performance. All such activities are undertaken within an approved risk management policy framework.

The following table shows foreign currency exposures in US$ on financial instruments at the end of the reporting period.

(₹ in Million)

Particulars	Foreign Currency Exposure	
	As at March 31, 2023	As at March 31, 2022
US$		
Other assets	(4)	(21)
Other liabilities	68	95

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars	Foreign Currency Exposure	
	As at March 31, 2023	As at March 31, 2022
Other Financial Liabilities - Derivatives - Call Options	1,380	938
Other Financial assets - Derivatives - Coupon only Swaps	(51)	-
Other Financial Liabilities - Derivatives - Coupon only swaps	-	129
Borrowings - Senior Secured Notes	38,740	37,879
Net Exposure	**40,133**	**39,020**

The following table details the Company's sensitivity to a 1% increase and decrease against the relevant foreign currency. 1% represents management's assessment of a reasonable possible change in foreign exchange rate.

(₹ in Million)

Particulars	Foreign Currency Sensitivity	
	As at March 31, 2023	As at March 31, 2022
1% Depreciation in INR	**(402)**	**(391)**
Impact on Other Comprehensive Income	(14)	(11)
Impact on Profit and Loss	(388)	(380)
1% Appreciation in INR	**402**	**391**
Impact on Other Comprehensive Income	14	11
Impact on Profit and Loss	388	380

b) Interest Rate Risk

The Group's exposure to the risk of changes in market interest rate relates to the floating rate debt obligations.

The exposure of the Group's borrowings at the end of the reporting period are as follows:

(₹ in Million)

Particulars	Interest Rate Exposure	
	March 31, 2023	March 31, 2022
Borrowings		
Non-Current - Floating (Includes Current Maturities)*	191,890	150,234
Total	**191,890**	**150,234**

*Includes ₹1,380 million (March 31 2022: 1,638 Million) as prepaid finance charges and ₹37,525 million (March 31, 2022 ₹12,000 million) pertaining to term loan with a fixed interest rate for initial 3 years from the date of drawdown.

Note: The above table excludes net borrowings of ₹103,485 million (previous year - ₹68,610 million) having fixed rate of interest as the Group is not exposed to any interest rate risk on such borrowings.

Fair value sensitivity analysis for fixed-rate borrowings:

The Group does not account for any fixed-rate borrowings at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

The following table details the Group's sensitivity analysis to 1% (floating rate borrowings) change in Interest rate. 1% represents management's assessment of a reasonably possible change in foreign exchange rate.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Million)

Particulars	Interest Rate Sensitivity as at			
	March 31, 2023		March 31, 2022	
	Up Move	Down Move	Up Move	Down Move
Total Impact	(1,919)	1,919	(1,502)	1,502
Impact on Other Comprehensive Income	-	-	-	-
Impact on Profit and Loss	(1,919)	1,919	(1,502)	1,502

ii) Credit risk

Credit risk is the risk that a customer or counterparty to a financial instrument will fail to perform or pay amounts due causing financial loss to the Group. Credit risk arises from Group's activities in investments, outstanding receivables from customers and and balances at bank.

The Group has a prudent and conservative process for managing its credit risk arising in the course of its business activities. Credit risk is actively managed by continuously monitoring the credit worthiness of customers.

In accordance with Ind AS 109, the Group uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of financial assets other than those measured at fair value through profit and loss (FVTPL). Movement of ECL as at year end is as follows:

(₹ in Million)

Particulars	March 31, 2023	March 31, 2022
Exposure at default	458	131

(₹ in Million)

Particulars	March 31, 2023	March 31, 2022
Opening balance	10	-
Transfer in due to Business Combination	-	9
Changes in loss allowance	2	1
Closing balance	**12**	**10**

iii) Liquidity Risk

Liquidity risk arises from the Group's inability to meet its cash flow commitments on the due date. The Group accesses global and local financial markets to meet its liquidity requirements. It uses a range of products and a mix of currencies to ensure efficient funding from across well-diversified markets and investor pools. Treasury monitors rolling forecasts of the Group's cash flow position and ensures that the Group is able to meet its financial obligation at all times including contingencies.

The table below provides details regarding the contractual maturities of financial liabilities as at March 31, 2023

(₹ in Million)

Particulars	0-1 Years	1-3 Years	3-5 Years	Above 5 years	Total
Trade payable (Refer Note 19)	4,639	-	-	-	**4,639**
Creditors for capital expenditure	2,257	-	-	-	**2,257**
Lease liabilities	240	476	376	242	**1,334**
Other non current financial liabilities	-	1,067	193	16,455	**17,715**
Other current financial liabilities	5,585	-	-	-	**5,585**
Borrowings* (Refer Note 16 and 18)	20,254	40,541	65,338	169,518	**295,651**
Total	**32,975**	**42,084**	**65,907**	**186,215**	**327,181**

*Includes ₹ 2,282 million as prepaid finance charges.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

The table below provides details regarding the contractual maturities of financial liabilities as at March 31, 2022

(₹ in Million)

Particulars	0-1 Years	1-3 Years	3-5 Years	Above 5 years	Total
Trade payable (Refer Note 19)	3,170	-	-	-	**3,170**
Creditors for capital expenditure	469	-	-	-	**469**
Lease liabilities	351	839	308	102	**1,600**
Other non current financial liabilities	-	133	91	14,516	**14,740**
Other current financial liabilities	6,122	-	-	-	**6,122**
Borrowings* (Refer Note 16 and 18)	7,388	27,614	54,633	129,209	**218,844**
Total	**17,500**	**28,586**	**55,032**	**143,827**	**244,945**

*Includes ₹ 2,543 million as prepaid finance charges.

37 a) DISCLOSURE OF EFFECTS OF HEDGE ACCOUNTING ON FINANCIAL POSITION -

The impact of the hedging instruments on the financial position as on March 31, 2023 is as follows:

(₹ in Million)

Type of hedge and risks	Nominal value- Assets / (Liabilities) ₹ in Million	Carrying amount of hedging instrument - Assets / (Liabilities) ₹ in Million	Maturity date	Hedge ratio	Weighted average strike rate for outstanding hedging instruments	Change in the fair value of hedging instrument used to determine hedge ineffectiveness	Line item in the balance sheet that includes the hedging instrument
Cash flow hedge:							
(i) Foreign currency options (excluding premium payable)	5,041	121	08-Aug-31	1:1	US$ 1 : INR 111	-	Other financial liabilities
(ii) Coupon only swaps	3,392	51	12-Aug-26	1:1	US$ 1 : INR 85	105	Other financial liabilities
Fair value hedge:							
(i) Foreign currency options (excluding premium payable)	35,070	960	08-Aug-31	1:1	US$ 1 : INR 125	-	Other financial liabilities

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

The impact of the hedging instruments on the financial position as on March 31, 2022 is as follows:

(₹ in Million)

Type of hedge and risks	Nominal value- Assets / (Liabilities) ₹ in Million	Carrying amount of hedging instrument - Assets / (Liabilities) ₹ in Million	Maturity date	Hedge ratio	Weighted average strike rate for outstanding hedging instruments	Change in the fair value of hedging instrument used to determine hedge ineffectiveness	Line item in the balance sheet that includes the hedging instrument
Cash flow hedge:							
(i) Foreign currency options	5,333	182	08-Aug-31	1:1	US$ 1 : INR 111	-	Other financial liabilities
(ii) Coupon only swaps	(4,655)	(129)	12-Aug-26	1:1	US$ 1 : INR 85	129	Other financial liabilities
Fair value hedge:							
(i) Foreign currency options (excluding premium payable)	37,101	1,657	08-Aug-31	1:1	US$ 1 : INR 125	-	Other financial liabilities

The impact of hedged items on the financial position as on March 31, 2023 is as follows:

(₹ in Million)

Type of hedge and risks	Carrying amount of hedging item		Cash flow hedge reserve	Cost of hedging reserve	Change in the value of hedged item used to determine hedge ineffectiveness	Line item in the balance sheet that includes the hedged Item
	Assets	Liabilities				
Cash flow hedge:						
(i) Foreign currency options	NA	NA	-	184	-	
(ii) Coupon only swaps	NA	NA	(47)	-	96	
Fair value hedge:						
(i) Foreign currency options	-	38,740	-	1,009	-	Non-current Borrowings

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

The impact of hedged items on the financial position as on March 31, 2022 is as follows:

(₹ in Million)

Type of hedge and risks	Carrying amount of hedging item		Cash flow hedge reserve	Cost of hedging reserve	Change in the value of hedged item used to determine hedge ineffectiveness	Line item in the balance sheet that includes the hedged Item
	Assets	Liabilities				
Cash flow hedge:						
(i) Foreign currency options	NA	NA	-	142	-	
(ii) Coupon only swaps	NA	NA	113	-	127	
Fair value hedge:						
(i) Foreign currency options	-	37,879	-	677	-	Non-current Borrowings

(b) Disclosure of effects of hedge accounting on financial performance for the year ended March 31, 2023:

(₹ in Million)

Type of hedge and risks	Change in the value of the hedging instrument recognised in other comprehen-sive income	Change in fair value of hedging instrument recognised in cost of hedging reserve (OCI)	Hedge ineffective-ness recognised in profit or loss	Amount reclassified from cash flow hedging reserve to profit or loss	Amount reclassified from cost of hedging reserve to profit or loss	Line item affected in statement of profit and loss because of the reclassification	Line item in the profit and loss that includes the recognised hedge ineffective-ness
Cash flow hedge:							
(i) Foreign exchange risk	(94)	61	9	(66)	(18)	Finance Cost	Other income
Fair value hedge:							
(i) Foreign exchange risk	-	696	-	-	(364)	Finance Cost	NA

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(b) Disclosure of effects of hedge accounting on financial performance for the year ended March 31, 2022:

(₹ in Million)

Type of hedge and risks	Change in the value of the hedging instrument recognised in other comprehen-sive income	Change in fair value of hedging instrument recognised in cost of hedging reserve (OCI)	Hedge ineffective-ness recognised in profit or loss	Amount reclassified from cash flow hedging reserve to profit or loss	Amount reclassified from cost of hedging reserve to profit or loss	Line item affected in statement of profit and loss because of the reclassification	Line item in the profit and loss that includes the recognised hedge ineffective-ness
Cash flow hedge: (i) Foreign exchange risk	205	142	(2)	(92)	-	Finance Cost	Other expense
Fair value hedge: (i) Foreign exchange risk	-	835	-	-	(158)	Finance Cost	NA

The Group has undertaken US$/INR call options with various counterparties to hedge the currency risk in respect of its US$ foreign currency borrowing and future foreign currency interest payments. The principal repayment of this borrowing is considered in a fair value hedge relationship and future interest payments is considered in a cashflow hedge relationship. The hedged items creates variability of fair values and cash flows arising from the future changes in US$ exchange rates. An appreciation in US$ in the future would put the Group at a risk of making higher INR payments (both future interest payments and repayment of loan at the end of the tenure). The call option undertaken mitigates the underlying risk by fixing the price at which the Group will buy US$, without giving up the upside of benefitting from an appreciation in INR vis-a-vis US$ (one-sided risk). As the hedged exposure is exactly matched by the US$ leg of the option (that is, they both have the same US$ notional amounts and the same tenure), an economic relationship exists.

Hedge effectiveness is assessed at inception of the hedge, at each reporting date and upon a significant change in the circumstances affecting the hedge effectiveness requirements to ensure that an economic relationship exists between the hedged item and hedging instrument. In respect of hedge using US$/INR call options, the following potential sources of ineffectiveness are identified:

- A change in the credit risk of Group or the counterparty to the option contract;
- Changes in the contractual terms or timing of the payments on the hedged items.

There was no recognised ineffectiveness during financial year ended March 31, 2023 and year ended March 31, 2022 in relation to the US$/INR call option contracts.

The Group has also undertaken US$/INR Coupon Only Swap with various counterparties to hedge the currency risk in respect of its future interest payments on US$ foreign currency borrowing. As per 'the cash flow hedge on foreign currency exposure policy', critical terms shall be applied to assess qualitatively the economic relationship between the hedging instrument and the hedged item. The hedged item creates an exposure to settle foreign currency denominated interest amounts in local currency terms. As the hedged exposure is exactly matched by the US$ leg of the swap (that is, they both have the same US$ amounts) and similar payment dates, an economic relationship exists.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Hedge ineffectiveness for US$/INR coupon only swaps is assessed using the same principles as for hedges of foreign currency repayment of borrowings and future foreign currency interest using US$/INR European options contract. It may occur due to:

- The fair value of the hedging instrument on the hedge relationship designation date (if not zero);
- changes in the contractual terms or timing of the payments on the hedged item; and
- A change in the credit risk of Group or the counterparty to the coupon only swap.

The ineffectiveness recognised during financial year ended March 31, 2023 was ₹9 million (refer note 23) (March 31, 2022: ₹2 million) (refer note 28)) in relation to the coupon only swaps.

To comply with the risk management policy, the hedge ratio is based on a hedging instrument with the same notional amount as the underlying exposure. This results in a hedge ratio of 1:1 or 100%.

Movements in cash flow hedging reserve and costs of hedging reserve -

(₹ in Million)

Risk category	Foreign currency risk		Total
Derivative instruments	**Foreign currency options**	**Coupon only swaps**	
(i) Cash flow hedging reserve:			
As at April 1, 2021	**-**	**-**	**-**
Add: Changes in fair value of coupon only swaps	-	205	205
Less: Amounts reclassified to profit or loss	-	(92)	(92)
Less: Deferred tax relating to above (net)	-	-	-
As at March 31, 2022	**-**	**113**	**113**
Less: Changes in fair value of coupon only swaps	-	(94)	(94)
Less: Amounts reclassified to Statement of Profit or Loss	-	(66)	(66)
As at March 31, 2023		**(47)**	**(47)**
(ii) Costs of hedging reserve			
As at April 1, 2021	**-**	**-**	**-**
Add: Change in fair value of time value of foreign currency option contracts	976	-	976
Less: Amounts reclassified to Statement of Profit or Loss	(158)	-	(158)
As at March 31, 2022	818	-	818
Add: Change in fair value of time value of foreign currency option contracts	757	-	757
Less: Amounts reclassified to Statement of Profit or Loss	(382)	-	(382)
As at March 31, 2023	**1,193**	**-**	**1,193**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

(c) The following tables detail various information regarding option contracts and coupon only swap contracts outstanding at the end of the reporting period:

As at March 31, 2023

(₹ in Million)

Particulars	Maturity				
	Less than 1 year	1 to 2 years	2 to 5 years	5 years +	Total
Foreign currency options					
- Notional amounts	-	-	1,512	38,599	40,111
- Average strike price	-	-	100	124	NA
Coupon only swap					
- Notional amounts	1,008	2,017	367	-	3,392
- Average strike price	85	85	85	-	NA

As at March 31, 2022

(₹ in Million)

Particulars	Maturity				
	Less than 1 year	1 to 2 years	2 to 5 years	5 years +	Total
Foreign currency options					
- Notional amounts	-	-	533	41,901	42,434
- Average strike price	-	-	97	123	NA
Coupon only swap					
- Notional amounts	1,067	2,134	1,454	-	4,655
- Average strike price	-	-	85	-	NA

Financial risk management objectives and policies-

The Group's risk management is predominantly controlled by a treasury department under policies approved by the Board of directors. Treasury identifies, evaluates and hedges financial risks in close co-operation with the operating units. The board provides written principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk, use of derivative financial instruments and non-derivative financial instruments, and investment of excess liquidity.

Where all relevant criteria are met, hedge accounting is applied to remove the accounting mismatch between the hedging instrument and the hedged item. This will effectively result in reducing the foreign currency risk in respect of its foreign currency borrowings including future foreign currency interest payments to an acceptable level.

The Group had issued 2.875 basis point semi-annual USD 500 million 10-year Senior Secured Notes. During the current year, the Group has bought back the notes at discounted value worth USD 27.73 million and the outstanding value of Senior Secured Notes is USD 472.63 Million (previous year -USD 500 million). This exposes the Group to foreign exchange risk arising from variability in the foreign exchange rates, thereby increasing the Profit and loss volatility. As per the risk management policy of the Group, the Group has entered into USD/INR call option contracts for principal bullet repayment at the end of loan tenure along with multiple call option strip of coupon repayment from February 2027 to August 2031. The Group has also entered into Coupon only swaps to eliminate the foreign exchange risk on payment of semi-annual coupon in USD on every coupon date from February 2022 to August 2026.

38 Segment Reporting:

The Group is primarily engaged in setting up, operating and maintaining passive tower infrastructure and related assets and providing passive tower infrastructure related services. Accordingly, Group has the single segment as per the requirements of Ind AS 108 - Operating Segments. All assets are located in India and revenue of the Group is earned in India hence, there is single geographic segment. Substantially all of the revenues of the Group are from a single customer.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

39 Subsequent events:

There are no subsequent events that require adjustment or disclosure in the consolidated financial statements as on the Balance Sheet date except as disclosed in the Financial Statements.

40 Revenue from contracts with customers:

A. The Group has recognised following amounts relating to revenue in the Statement of Profit and Loss:

Revenue by nature: (₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Infrastructure Provisioning Fees (Including reimbursement of power and fuel and site rent)*	110,998	97,861
Total	**110,998**	**97,861**

Note: The Group derives its revenue from the transfer of services over time.

* SDIL has entered into a 30 year master service agreement with one of its customer pursuant to which SDIL provides the Passive Infrastructure and related services. Revenue related to the same will be accrued as services are provided.

B. Reconciliation of revenue recognised -

(₹ in Million)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Contracted price	110,998	97,861
Less: Discounts to customers	-	-
Net Revenue recognised	**110,998**	**97,861**

C. Transaction price allocated to unsatisfied performance obligations as at 31 March 2023 – ₹ Nil (Previous year Nil).

D. Contract balances

(₹ in Million)

Particulars	As at March 31, 2023	As at March 31, 2022
Unbilled Receivables	3,896	4,342

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

41 Calculation of Net Distributable Cash Flows:

A. Statement of Net Distributable Cash Flows (NDCFs) of Summit Digitel Infrastructure Limited ('SDIL')

(₹ in Million)

Description	Year ended March 31, 2023	Year ended March 31, 2022
Loss after tax as per profit and loss account (standalone) (A)	**(31,909)**	**(33,059)**
Add: Depreciation and amortisation as per profit and loss account. In case of impairment reversal, same needs to be deducted from profit and loss.	14,161	13,219
Add: Interest on loan to the SPV from the Trust as per the profit and loss account	40,600	39,042
Add / less: Loss / gain on sale of infrastructure assets	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-
• related debts settled or due to be settled from sale proceeds;	-	-
• directly attributable transaction costs;	-	-
• proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently, net of any profit / (loss) recognised in profit and loss account	-	-
Less: Capital expenditure, if any	(70,646)	(29,861)
Less: Investments made in accordance with the investment objective, if any	1,351	(1,379)
Add / less: Any other item of non-cash expense / non-cash income charged / credited to profit and loss account, including but not limited to	-	-
• any decrease/increase in carrying amount of an asset or a liability recognised in profit and loss account on measurement of the asset or the liability at fair value;	(14)	-
• provisions;	-	-
• deferred taxes;	-	-
• any other non-cash item, lease rents recognised on a straight-line basis, etc.	2,471	769
Add / less: Working capital changes	1,592	(1,109)
Add / less: Provisions made in earlier period and expensed in the current period	-	-
Less: Any cash paid to the lease owners not accounted for in the working capital changes or the profit and loss account	(54)	(32)
Add: Additional borrowings (including debentures / other securities) (external as well as borrowings from Trust)	138,173	109,420
Less: Repayment of external debt (principal) / redeemable preference shares / debentures, etc. (Excluding refinancing) / net cash set aside to comply with reserve requirements (including but not limited to DSRA) under loan agreements.	(65,239)	(74,000)
Less: Cash reserved to make due payments to secured lenders and any other transferrable debentures issued by SDIPL	-	-
Add / less: Proceeds from any fresh issuance of preference shares / redemption of any preference shares	-	-
Add: Proceeds from any fresh issuance of equity shares	-	-
Add/ less: Amounts added or retained to make the distributable cash flows in accordance with the Transaction Documents or the loan agreements	-	-
Total Adjustments (B)	**62,395**	**56,069**
Net Distributable Cash Flows (C) = (A+B)*	**30,486**	**23,010**

Capital expenditure for the year ended March 31, 2022 excludes ₹5,163 million as the same was utilised from the opening cash balance as at April 1, 2021.

*The difference between SPV NDCF and the cash flows/ Proceeds received by Trust from SPV is primarily on account of utilisation of opening funds at the SPV level.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

B. Statement of Net Distributable Cash Flows (NDCFs) of Crest Digitel Private Limited (w.e.f. March 10, 2022) ("CDPL")

(₹ in Million)

Description	Year ended March 31, 2023	Year ended March 31, 2022
Profit / (loss) after tax as per profit and loss account (standalone) (A)	**373**	**(5)**
Add: Depreciation and amortisation as per profit and loss account. In case of impairment reversal, same needs to be deducted from profit and loss.	365	48
Add: Interest on loan to the SPV from the Trust as per the profit and loss account	-	-
Add / less: Loss / gain on sale of infrastructure assets	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-
• related debts settled or due to be settled from sale proceeds;	-	-
• directly attributable transaction costs;	-	-
• proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently, net of any profit / (loss) recognised in profit and loss account	-	-
Less: Capital expenditure, if any	(980)	(95)
Less: Investments made in accordance with the investment objective, if any	(5)	466
Add / less: Any other item of non-cash expense / non-cash income charged / credited to profit and loss account, including but not limited to	-	-
• any decrease/increase in carrying amount of an asset or a liability recognised in profit and loss account on measurement of the asset or the liability at fair value;	-	-
• provisions;	-	-
• deferred taxes;	-	-
• any other non-cash item, lease rents recognised on a straight-line basis, etc.	-	-
Add / less: Working capital changes	(563)	(156)
Add / less: Provisions made in earlier period and expensed in the current period	-	-
Less: Any cash paid to the lease owners not accounted for in the working capital changes or the profit and loss account	(111)	(6)
Add: Additional borrowings (including debentures / other securities) (external as well as borrowings from Trust)	921	-
Less: Repayment of external debt (principal) / redeemable preference shares / debentures, etc. (Excluding refinancing) / net cash set aside to comply with reserve requirements (including but not limited to DSRA) under loan agreements.	(96)	(66)
Less: Cash reserved to make due payments to secured lenders and any other transferrable debentures issued by STPL	-	-
Add / less: Proceeds from any fresh issuance of preference shares / redemption of any preference shares	-	-
Add: Proceeds from any fresh issuance of equity shares	-	-
Add/ less: Amounts added or retained to make the distributable cash flows in accordance with the Transaction Documents or the loan agreements	-	-
Total Adjustments (B)	**(469)**	**191**
Net Distributable Cash Flows (C) = (A+B)*	**(96)**	**186**

Note - CDPL was acquired on March 10, 2022. Hence related distribution has been done within 1 year of the acquisition.

*The difference between SPV NDCF and the cash flows/ Proceeds received by Trust from SPV is primarily on account of utilisation of opening funds at the SPV level.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

C. Statement of Net Distributable Cash Flows (NDCFs) of Data Infrastructure Trust (formerly known as Tower Infrastructure Trust)

(₹ in Million)

Description	Year ended March 31, 2023	Year ended March 31, 2022
Cash flows received from SPV in the form of interest / accrued interest	30,557	21,975
Cash flows received from SPV in the form of dividend / buy-back of equity shares / capital reduction of equity shares	50	-
Any other income accruing at the Trust level and not captured above, including but not limited to interest /return on surplus cash invested by the Trust	23	-
Add: Cash flows/ Proceeds from the SPV towards the repayment of the debt issued to the SPV by the Trust	-	-
Total cash flow at the Trust level (A)	**30,630**	**21,975**
Less: issue expenses payable by Trust including as reimbursements towards expenses of Trust met by the Sponsors	-	(29)
Less: annual expenses of the Trust including audit fees, project manager fees, investment management fees, stock exchange fees, other statutory fees, depository fees, legal expenses, credit rating fees and valuer fees	(105)	(119)
Less: income tax (if applicable) at the standalone Trust level and payment of other statutory dues	(10)	-
Less: Repayment of external debt (including interest) / redeemable preference shares / debentures, etc., if deemed necessary by the Investment Manager	-	-
Less: net cash set aside to comply with DSRA requirement under loan agreements, if any	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-
- related debts settled or due to be settled from sale proceeds;	-	-
- directly attributable transaction costs;	-	-
- proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently	-	-
Less: Amount invested in any of the Portfolio Assets for service of debt or interest	-	-
Less: Capital expenditure if any (including acquisition of other infrastructure assets / SPVs)	-	(3,166)
Add: Proceeds from fresh issuance of units	-	3,170
Less: Reserve for debentures / loans / capex expenditure in the intervening period till next proposed distribution if deemed necessary by the Investment Manager invested in permitted investments	-	-
Total cash outflows/retention at the Trust level (B)	**(115)**	**(144)**
Net Distributable Cash Flows (C) = (A+B)	**30,515**	**21,831**

(₹ in Million)

Description	Year ended March 31, 2023	Year ended March 31, 2022
Net Distributable cash flows as per above	**30,515**	**21,831**
Cash and Cash Equivalents at the beginning of the year	253	133
Total Net Distributable Cash Flows	**30,768**	**21,964**

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

42 Composite Scheme of Arrangement:

The Board of Directors of SDIL at their meeting held on January 2, 2019 approved a composite scheme of arrangement (herein after referred to as "the scheme") between RJIL, Jio Digital Fibre Private Limited (JDFPL) and SDIL and their respective shareholders and creditors, inter-alia for purchase of the Tower Infrastructure undertaking (Transferred undertaking) of RJIL for a lumpsum consideration, with effect from the appointed date March 31, 2019. Consequent to the scheme, SDIL is in the process of transferring the Freehold Land with carrying value aggregating ₹120 million (March 31, 2022 - ₹120 million) and land reflected in Right of Use Assets with carrying value aggregating ₹173 million (March 31, 2022 - ₹185 million) in its name.

43 Additional regulatory information required by Schedule III:

I Key Financial Ratios and analysis:

Year ended March 31, 2023

Sr. No.	Ratio	Numerator	Denominator	As on March 31, 2023	As on March 31, 2022	% Change	Explanation for change in the ratio by more than 25%
i	**Current Ratio**	Current Assets	Current Liabilities	0.51	0.75	-32%	Refer note (i)
ii	**Debt Equity Ratio**	Total Debt including lease liabilities	Unitholder's Equity	1.75	1.14	53%	Refer note (ii)
iii	**Debt Service Coverage Ratio**	Earnings available for Debt service	Debt Service	2.09	2.16	-3%	NA
		Earning for Debt Service = Net Profit after taxes + depreciation and other amortizations + Finance cost. Debt service = Interest & Lease Payments + Principal Repayments. Principal repayments excludes repayments in nature of refinancing as these are not repaid out of the profits for the year.					
iv	**Return on Equity**	Net profit/(loss) after taxes	Average Unitholder's Equity	4%	3%	-58%	Refer note (iii)
v	**Inventory Turnover**	Cost of Goods Sold	Average Inventory	Not applicable			
vi	**Trade receivable Turnover (in times)**	Net Credit Sales (Gross Credit Sales - Sale Returns)	Average Trade Receivables	94.35	270.87	-65%	Refer note (iv)
vii	**Trade payable Turnover (in times)**	Purchases of services and other expenses	Average Trade Payables	17.58	24.26	-28%	Refer note (v)
viii	**Net Capital Turnover**	Net Sales (Total Sales - Sale Return)	Working Capital (Current Assets - Current Liabilities)	(6.59)	(17.85)	-63%	Refer note (vi)

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Sr. No.	Ratio	Numerator	Denominator	As on March 31, 2023	As on March 31, 2022	% Change	Explanation for change in the ratio by more than 25%
ix	**Net Profit**	Net Profit	Net Sales	7%	6%	-28%	Refer note (iii)
x	**Return on capital employed**	Earning before interest and taxes	Capital Employed (Tangible Net Worth + Total Debt)	6%	5%	18%	Refer note (iii)
xi	**Return on Investment**	Income generated on investments	Average investments	14%	4%	220%	Refer note (vii)

Notes:

i. The ratio decreased during the year mainly on account of increase in the current maturities of non current borrowing for instalments due during the next year.

ii. The increase is on account of higher borrowings as on reporting date.

iii. The increase is on account of profit reported during the current year.

iv. The change is on account of increase in trade receivables as on the March 31, 2023.

v. The change is on account of increase in trade payables as on March 31, 2023.

vi. The change is on account of increase in revenue from operations in the current year.

vii. The return on investment is higher during the year mainly on account of change in investment composition.

Year ended March 31, 2022

Sr. No.	Ratio	Numerator	Denominator	As on March 31, 2022	As on March 31, 2021	% Change	Explanation for change in the ratio by more than 25%
i	**Current Ratio**	Current Assets	Current Liabilities	0.75	1.45	-48%	Refer note (i)
ii	**Debt Equity Ratio**	Total Debt including lease liabilities	Unitholder's Equity	1.14	0.91	26%	Refer note (ii)
iii	**Debt Service Coverage Ratio**	Earnings available for Debt service	Debt Service	2.16	1.47	47%	Refer note (iii)
		Earning for Debt Service = Net Profit after taxes + depreciation and other amortizations + Finance cost. Debt service = Interest & Lease Payments + Principal Repayments. Principal repayments excludes repayments in nature of refinancing as these are not repaid out of the profits for the year.					
iv	**Return on Equity**	Net profit/(loss) after taxes	Average Unitholder's Equity	3%	-10%	127%	Refer note (iv)

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

Sr. No.	Ratio	Numerator	Denominator	As on March 31, 2022	As on March 31, 2021	% Change	Explanation for change in the ratio by more than 25%
v	**Inventory Turnover**	Cost of Goods Sold	Average Inventory	Not applicable			
vi	**Trade receivable Turnover (in times)**	Net Credit Sales (Gross Credit Sales - Sale Returns)	Average Trade Receivables	270.87	539.58	-50%	Refer note (v)
vii	**Trade payable Turnover (in days)**	Purchases of services and other expenses	Average Trade Payables	24.26	20.61	18%	NA
viii	**Net Capital Turnover**	Net Sales (Total Sales - Sale Return)	Working Capital (Current Assets - Current Liabilities)	(17.85)	10.08	-277%	Refer note (i)
ix	**Net Profit**	Net Profit	Net Sales	6%	-12%	147%	Refer note (iv)
x	**Return on capital employed**	Earning before interest and taxes	Capital Employed (Tangible Net Worth + Total Debt)	5%	3%	83%	Refer note (iv)
xi	**Return on Investment**	Income generated on investments	Average investments	4%	3%	37%	Refer note (vi)

Notes:

i. The ratio decreased during the year mainly on account of decrease in current assets due to decrease in balance with GST authorities.

ii. The increase is on account of higher borrowings as on reporting date.

iii. The increase is on account of higher debt serviced during the current year.

iv. The increase is on account of profit reported during the current year.

v. The change is on account of better collection of the increased revenue recorded during the current year.

vi. The investments purchased in the previous year were held for a shorter term and sold off in the same year resulting into lower returns in the previous year.

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

II. Group does not have any benami properties. No proceedings have been initiated on or are pending against the Group for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.

III. The Group is not been declared wilful defaulter by any bank or financial institution or government or any government authority at any time during the financial year or after the end of reporting period till the date of approval of the financial statements.

IV. Relationship with struck off companies - The Group has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956 other than those disclosed below -

(₹ in Million)

Name of the struck off Company	Nature of transactions with struck off Company	Transactions amount for the year ended March 31, 2023	Balance outstanding as at March 31, 2023	Relationship with the struck off Company	Transactions amount for the year ended March 31, 2022	Balance outstanding as at March 31, 2022	Relationship with the struck off Company
Overarching Solutions Private Limited	Advance paid	0	0	Not a related party	-	-	Not a related party
Kalyan Singh Technology Private Limited	Payables	1	-	Not a related party	-	-	Not a related party
Punia Constructions Private Limited	Payables	0	0	Not a related party	0	0	Not a related party
Paresh Buildcon Private Limited	Payables	-	0	Not a related party	0	0	Not a related party
Jay Mataji Constructions Private Limited	Payables	0	0	Not a related party	0	0	Not a related party
Pratibha Agrochem & Engg Private Limited	Payables	-	-	Not a related party	0	-	Not a related party
Allied Builders Private Limited	Deposit Receivable	-	-	Not a related party	-	0	Not a related party
R D Promoters Private Limited	Payables	-	-	Not a related party	0	-	Not a related party
Patel Properties Private Limited	Payables	-	-	Not a related party	1	-	Not a related party
Jadhao Engineering Company Private Limited	Payables	-	-	Not a related party	0	-	Not a related party

NOTES FORMING PART OF THE CONSOLIDATED FINANCIAL STATEMENTS (Contd.)

FOR THE YEAR ENDED MARCH 31, 2023

V The Group does not have any transactions recorded in the books of account that has been surrendered or disclosed as income during the year in the assessments under Income Tax Act, 1961.

VI The Group has not traded or invested in crypto currency or virtual currency.

VII Valuation of Property Plant and Equipment, intangible asset and investment property - The Group has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

VIII There are no charges or satisfaction which are yet to be registered with the Registrar of Companies.

IX Utilisation of borrowings availed from banks and financial institutions - The borrowings obtained by the Group from banks and financial institutions have been applied for the purposes for which such loans were was taken.

44 "0" represents the amount below the denomination threshold.

45 Previous year figures are regrouped wherever necessary to correspond with the current year classification / disclosure.

46 The financial statements have been approved by the Data InvIT Committee and the Board of Directors of the Investment Manager to the Trust at their respective meetings held on May 26, 2023.

For and on the behalf of the Board of Director of
Brookfield India Infrastructure Manager Private Limited
(acting in the capacity of Investment Manager of Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust))

Sridhar Rengan Chairperson of the Board DIN: 03139082	**Dhananjay Joshi** Member of Data InvIT Committee PAN: AASPJ9719K	**Puja Tandon** Company Secretary and Compliance Officer Membership No: A21937
Date: May 26, 2023 Place: Mumbai	Date: May 26, 2023 Place: Bangalore	Date: May 26, 2023 Place: Mumbai

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