SHREM INFRA INVEST PRIVATE LIMITED
(Formerly known as SHREM INFRA STRUCTURE PRIVATE LIMITED)
CIN: U65100MH2014PTC254839
Regd. Office: 1101 VIRAJ TOWERS, JN OF ANDHERI KURLA ROAD W. E. HIGH WAY, ANDHERI (EAST), MUMBAI-400093

For Audited Standalone Financial Statements- as at 31st March, 2025
Summary for Ratios on Standalonde Basis- March, 2025

(Amount In 000 Rs.)

S.No	Name of Ratio	31-Mar-25
		(Audited)
1	Debt-Equity Ratio;	0.24
2	Debt Service Coverage Ratio *	2.43
3	Interest Service Coverage Ratio **	9.06
4	Outstanding Redeemable Preference Shares (Quantity And Value);	NA
5	Capital Redemption Reserve/Debenture Redemption Reserve;	4,48,750.00
6	Net Worth;	2,90,78,558.41
7	Net Profit After Tax;	15,81,233.80
8	Earnings Per Share:	20.96
9	Current Ratio	NA
10	Long Term Debt To Working Capital	NA
11	Bad Debts To Account Receivable Ratio	NA
12	Current Liability Ratio	NA
13	Total Debts To Total Assets;	0.19
14	Debtors Turnover;	NA
15	Inventory Turnover;	NA
16	Operating Margin (%);	NA
17	Net Profit Margin (%);	NA
18	Sector Specific Equivalent Ratio	NA

Note :

1) DSCR is calculated as : $\dfrac{\text{(Adjusted Net Profit)*}}{\text{(Prinicpal Repayment + Interest Payment)}}$

2) Interest Service Coverage Ratio as : $\dfrac{\text{(Adjusted Net Profit before Tax)*}}{\text{(Interest Payment)}}$

(*For DSCR : ***(Adjusted Net Profit = Net profit after tax + Non Cash Expenses + Finance Cost + Capital repayment from InVIT)***

For Interest Service Coverage Ratio *: (Adjusted Net Profit = Net profit before tax + Non Cash Expenses + Finance Cost + Capital repayment from InVIT)***

For the calculation of adjusted net profit (i.e. the numerator), adjustment with respect to addition of capital repayment from InVIT is considered, because as per the Section 48 of the Income Tax Act, which deals with capital gains tax on REIT/InvIT units was amended which stated - "any other income including debt repayment proceeds received by the unitholder, if not taxed under section 56(2)(xii) would be reduced from the cost of acquisition of units". Accordingly, necessary adjustments were made in book of accounts too and the same is now being reduced from Cost of Acquisition and not routed through statement of profit & loss. These funds also forms an important factor in repayment of debt. Therefore, the same is being considered for the purpose of calculation of adjusted net profit to depict a more appropriate picture)

Further, in the computation of Principal Repayment (i.e.the denominator), prepayment of NCD's amouting to Rs 25 crores(original issue size: 50crores) and Rs 60 crores(original issue size: 60crores) has not been considered, had the said prepayement also been considered, then the ratio would have been appeared at 1.59 times, instead of the current DSCR ratio of 2.43 times.

Place : Mumbai
Date :- 30.05.2025

For SHREM INFRA INVEST PRIVATE LIMITED

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Date: 2025.05.30 19:06:43 +05'30'

Nitan Chhatwal
Director
DIN: 00115575

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10	Long Term Debt To Working Capital	NA
11	Bad Debts To Account Receivable Ratio	NA
12	Current Liability Ratio	NA
13	Total Debts To Total Assets;	0.19
14	Debtors Turnover;	NA
15	Inventory Turnover;	NA
16	Operating Margin (%):	NA
17	Net Profit Margin (%);	NA
18	Sector Specific Equivalent Ratio	NA

Note :

1) DSCR is calculated as : $\frac{\text{(Adjusted Net Profit)*}}{\text{(Prinicpal Repayment + Interest Payment)}}$

2) Interest Service Coverage Ratio as : $\frac{\text{(Adjusted Net Profit before Tax)*}}{\text{(Interest Payment)}}$

(*For DSCR : *(Adjusted Net Profit = Net profit after tax + Non Cash Expenses + Finance Cost + Capital repayment from InVIT)*

**For Interest Service Coverage Ratio : *(Adjusted Net Profit = Net profit before tax + Non Cash Expenses + Finance Cost + Capital repayment from InVIT)*

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Place : Mumbai
Date :- 30.05.2025

For SHREM INFRA INVEST PRIVATE LIMITED

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For Audited Consolidated Financial Statements - as at 31st March,2025
Summary for Ratios on Consolidated Basis- March, 2025

(Amount In 000' Rs.)

S.No	Name of Ratio	31.03.25
		(Audited)
1	Debt-Equity Ratio;	0.24
2	Debt Service Coverage Ratio	1.39
3	Interest Service Coverage Ratio	10.01
4	Outstanding Redeemable Preference Shares (Quantity And Value);	NA
5	Capital Redemption Reserve/Debenture Redemption Reserve;	4,48,750.00
6	Net Worth;	3,04,53,618.78
7	Net Profit After Tax;	21,15,700.23
8	Earnings Per Share:	28.31
9	Current Ratio	NA
10	Long Term Debt To Working Capital	NA
11	Bad Debts To Account Receivable Ratio	NA
12	Current Liability Ratio	NA
13	Total Debts To Total Assets;	0.18
14	Debtors Turnover;	NA
15	Inventory Turnover;	NA
16	Operating Margin (%);	NA
17	Net Profit Margin (%);	NA
18	Sector Specific Equivalent Ratio	NA

Note :

1) DSCR is calculated as : $\dfrac{\text{(Adjusted Net Profit)*}}{\text{(Prinicpal Repayment + Interest Payment)}}$

2) Interest Service Coverage Ratio as : $\dfrac{\text{(Adjusted Net Profit before Tax)**}}{\text{(Interest Payment)}}$

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Further, in the computation of Principal Repayment (i.e.the denominator), prepayment of NCD's amouting to Rs 25. crores(original issue size: 50crores), Rs. 60 crores (original issue size: 60 crores) & Rs. 6.08 crores part preyament has not been considered, had the said prepayement also been considered, then the ratio would have been appeared at 1.85 times, instead of the current DSCR ratio of 1.39 times.

Place : Mumbai
Date :- 30.05.2025

For SHREM INFRA INVEST PRIVATE LIMITED

Digitally signed by NITAN CHHATWAL
Date: 2025.05.30 19:07:38 +05'30'

Nitan Chhatwal
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3	Interest Service Coverage Ratio	10.01
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5	Capital Redemption Reserve/Debenture Redemption Reserve;	4,48,750.00
6	Net Worth:	3,04,53,618.78
7	Net Profit After Tax;	21,15,700.23
8	Earnings Per Share:	28.31
9	Current Ratio	NA
10	Long Term Debt To Working Capital	NA
11	Bad Debts To Account Receivable Ratio	NA
12	Current Liability Ratio	NA
13	Total Debts To Total Assets;	0.18
14	Debtors Turnover;	NA
15	Inventory Turnover;	NA
16	Operating Margin (%);	NA
17	Net Profit Margin (%);	NA
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