

**SHREM INFRA INVEST 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, 2026**

**Summary for Ratios on Standalone Basis- March, 2026**

(Amount In lakhs)

S.No	Name of Ratio	31-Mar-26 (Audited)
1	Debt-Equity Ratio;	0.20
2	Debt Service Coverage Ratio *	2.51
3	Interest Service Coverage Ratio **	8.85
4	Outstanding Redeemable Preference Shares (Quantity And Value);	NA
5	Capital Redemption Reserve/Debenture Redemption Reserve;	2,175.00
6	Adjusted Net Worth;	3,38,530.58
7	Net Profit After Tax;	36,164.94
8	Earnings Per Share;	45.21
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;	0.16
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 : 
$$\frac{\text{(Adjusted Net Profit)*}}{\text{(Principal Repayment + Interest Payment)}}$$

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 - Non Cash Income + 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 (ie: the denominator), prepayment of NCD's amounting to Rs. 30 crores(original issue size : 30 crores), Rs. 125 crores(original issue size : 125 crores) & Rs. 75 crores(original issue size : 75 crores) has not been considered.

Place : Mumbai  
Date :- 22/05/2026

For SHREM INFRA INVEST PRIVATE LIMITED

Nitan Chhatwal  
Director  
DIN: 00115575

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

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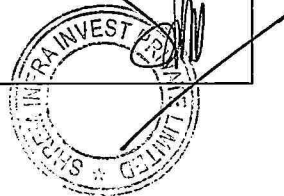
For the calculation of adjusted net profit (i.e. the numerator), adjustment with respect to addition of capital repayment from InVIT is considered, because as per the Section 48 of the Income Tax Act, which deals with capital gains tax on REIT/InvIT units was amended which stated - "any other income 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)

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Nitan Chhatyal  
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**For Audited Consolidated Financial Statements - as at 31st March,2026**

**Summary for Ratios on Consolidated Basis- March, 2026**

(Amount In Lakhs)

S.No	Name of Ratio	31.03.26 (Audited)
1	Debt-Equity Ratio;*	0.18
2	Debt Service Coverage Ratio**	2.70
3	Interest Service Coverage Ratio	11.19
4	Outstanding Redeemable Preference Shares (Quantity And Value);	NA
5	Capital Redemption Reserve/Debenture Redemption Reserve;	2,175.00
6	Net Worth;	3,48,785.33
7	Net Profit After Tax;	48,590.30
8	Earnings Per Share:	60.74
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;	0.15
14	Debtors Turnover;	NA
15	Inventory Turnover;	NA
16	Operating Margin (%);	NA
17	Net Profit Margin (%);	NA
18	Sector Specific Equivalent Ratio	NA

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Place : Mumbai

Date :- 22.05.2026

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