

ETML/CITIUS/2026-27/03

May 25, 2026

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| BSE Limited P J Towers, Dalal Street, Fort, Mumbai - 400 001. Scrip Code: 544753 | National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051. Symbol: CITIUSINVT |
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Dear Sir/Madam,

Sub: Intimation of outcome of the Meeting of Board of Directors of EAAA TransInfra Managers Limited (the "Investment Manager of Citius TransNet Investment Trust") held on May 25, 2026

Please note that, in compliance with the applicable provisions of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 read with circulars and guidelines issued thereunder from time to time ("InvIT Regulations"), the Board of Directors of EAAA TransInfra Managers Limited, ("ETML"), in capacity as the Investment Manager of Citius TransNet Investment Trust ("Citius") at its meeting held on Monday, May 25, 2026, has considered and approved the Audited Standalone Financial Information of Citius for the quarter and period ended March 31, 2026, along with audit report of the Statutory Auditors of Citius.


Further, we hereby confirm that there is no material erosion in the net worth of the Investment Manager as per the financial statements for the period ended March 31, 2026. Therefore, the financial information of the Investment Manager is not required to be disclosed.

The meeting of the Board of Directors of the Investment Manager commenced at 11:30 am and concluded at 4.45 pm.

Kindly take the same on your records.

Thanking you,

For Citius TransNet Investment Trust
(acting through its Investment Manager EAAA TransInfra Managers Limited)


Pravin Karambelkar
Company Secretary and Compliance Officer
(M. No. A28364)
CC:



Axis Trustee Services Limited
Axis House, P B Marg, Worli, Mumbai -
400025, Maharashtra, India.

Independent Auditor's Report on the Quarterly and period to Date Audited Financial Results of the Trust Pursuant to the Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended

To
The Board of Directors,
EAAA Transinfra Managers Limited
(as the Investment Manager of Citius TransNet Investment Trust)
Plot 294/3 Edelweiss House,
Off CST Road, Kalina, Santacruz East,
Mumbai, Maharashtra 400098

Report on the audit of the Financial Results

Opinion

We have audited the accompanying statement of financial results of Citius TransNet Investment Trust (the 'InvIT'), for the quarter and period ended July 21, 2025 to March 31, 2026 ('the Statement'), attached herewith being submitted by EAAA Transinfra Managers Limited (the 'Investment Manager'), pursuant to the requirements of Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended, including any guidelines and circulars issued thereunder (together referred as the 'InvIT Regulations').

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. is presented in accordance with the requirements of the InvIT Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable Indian Accounting Standards ('Ind AS') as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not contrary to InvIT Regulations and other accounting principles generally accepted in India, of state of affairs of the InvIT as at March 31, 2026, its net loss including other comprehensive income for the quarter and period ended July 21, 2025 to March 31, 2026, its cash flows and its changes in unitholders' equity for the period ended July 21, 2025 to March 31, 2026.

Basis for Opinion

We conducted our audit of the Statement in accordance with the Standards on Auditing ('SAs'), issued by the Institute of Chartered Accountants of India. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Results' section of our report. We are independent of the InvIT in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion on the Statement.



Management's Responsibilities for the Financial Results

The Statement has been prepared on the basis of the annual financial statements. The Investment Manager is responsible for the preparation and presentation of the Statement that gives a true and fair view of financial position as at March 31, 2026, financial performance including other comprehensive income for the quarter and period ended July 21, 2025 to March 31, 2026, cash flows and the movement of unit holder's funds for the period ended July 21, 2025 to March 31, 2026 in accordance with the requirements of the InvIT Regulations; Indian Accounting Standards ('Ind AS') as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) to the extent not contrary to InvIT Regulations and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records for safeguarding of the assets of the InvIT 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Investment Manager is responsible for assessing the InvIT'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 Investment Manager either intends to liquidate the InvIT or to cease operations, or has no realistic alternative but to do so.

The Investment Manager is also responsible for overseeing the InvIT's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 the Statement.

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

- Identify and assess the risks of material misstatement of the Statement, 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 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 InvIT's internal controls.
- 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 the 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 InvIT'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 financial results 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 InvIT to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control 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.

For SRBC & COLLP
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003



per Paul Alvares
Partner
Membership No.: 105754
UDIN: 26105754TAGGTW5459
Place: Pune
Date: May 25, 2026



Citius TransNet Infrastructure Trust
SEBI Registration Number : IN/InvIT/25-26/0032
STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND PERIOD ENDED MARCH 31, 2026
All amounts in Rupees million unless otherwise stated

| Sl. No | Particulars | Quarter ended | Period ended |
|-------------|--|----------------|---------------------------------|
| | | March 31, 2026 | July 21, 2025 to March 31, 2026 |
| | | (Audited) | (Audited) |
| I | Income | | |
| | Revenue from operations | - | - |
| | Total income (I) | - | - |
| II | Expenses | | |
| | Investment Management Fees (refer note 10 (A)) | - | - |
| | Trustee fees | 1.15 | 1.15 |
| | Listing expenses | 24.80 | 24.80 |
| | Audit fees | | |
| | - Statutory audit fees | 1.22 | 1.22 |
| | Other expenses | 4.36 | 4.36 |
| | Total expenses (II) | 31.53 | 31.53 |
| III | Loss before tax (I-II) | (31.53) | (31.53) |
| IV | Tax expense | | |
| | Current tax | - | - |
| | Deferred tax | - | - |
| | Total Tax expense (IV) | - | - |
| V | Loss for the period after tax (III-IV) | (31.53) | (31.53) |
| VI | Other Comprehensive Income ("OCI") | | |
| | Items that will not be reclassified to profit or loss in subsequent periods (net of tax) | - | - |
| | Total other comprehensive income (VI) | - | - |
| VII | Total Comprehensive Income for the period (V +VI) | (31.53) | (31.53) |
| VIII | Earnings Per Unit (Rs per unit) (refer note 9) | | |
| | i) Basic | - | - |
| | ii) Diluted | - | - |



Citius TransNet Infrastructure Trust
SEBI Registration Number: IN/InvIT/25-26/0032
Statement of Assets and Liabilities as at March 31, 2026
All amounts in Rupees million unless otherwise stated

| Particulars | As at March 31, 2026 |
|--|----------------------|
| | (Audited) |
| ASSETS | |
| (1) Current assets | |
| (a) Financial assets | |
| (i) Cash and cash equivalents | 0.01 |
| (b) Other current assets (refer note 8) | 257.41 |
| Total current assets | 257.42 |
| Total assets | 257.42 |
| EQUITY AND LIABILITIES | |
| EQUITY | |
| (a) Corpus contribution | 0.01 |
| (b) Unit capital | - |
| (c) Other equity | (31.53) |
| Total unitholders' equity | (31.52) |
| LIABILITIES | |
| (1) Current liabilities | |
| (a) Financial liabilities | |
| (i) Trade payables | |
| - Total outstanding dues of micro enterprises and small enterprises | - |
| - Total outstanding dues of creditors other than micro enterprises and small enterprises | 288.94 |
| Total current liabilities | 288.94 |
| Total equity and liabilities | 257.42 |



INITIAL FOR IDENTIFICATION
BY
SRBC & CO LLP

Citius TransNet Infrastructure Trust
 SEBI Registration Number: IN/InvIT/25-26/0032
 Statement of Changes in Unit holders' Equity for the period ended March 31, 2026
 All amounts in Rupees millions unless otherwise stated

A. Unit capital

| Particulars | Number of units | Amount |
|--------------------------------|-----------------|--------|
| Units issued during the period | - | - |
| Balance as at March 31, 2026 | - | - |

B. Other equity

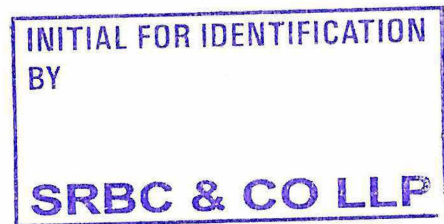
| Particulars | Reserves and Surplus | Total |
|---|----------------------|---------|
| | Retained earnings | |
| Loss for the period | (31.53) | (31.53) |
| Other comprehensive income for the period | - | - |
| Balance as at March 31, 2026 | (31.53) | (31.53) |

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Citius TransNet Infrastructure Trust
SEBI Registration Number: IN/InvIT/25-26/0032
Statement of Cash Flows for the period ended March 31, 2026
All amounts in Rupees millions unless otherwise stated

| Particulars | Period ended July 21, 2025 to March 31, 2026 |
|---|---|
| | (Audited) |
| Cash flow from operating activities | |
| Loss before tax | (31.53) |
| Adjustments to reconcile profit before tax to net cash flows: | - |
| Operating loss before working capital changes | (31.53) |
| Working capital adjustment | |
| (Increase) / Decrease in other current assets | (257.41) |
| Increase / (Decrease) in trade payables | 288.94 |
| Cash flow generated from operations | - |
| Income tax paid (net of refund) | - |
| Net cash flow used in operating activities [A] | - |
| Cash flow from investing activities | |
| Net cash flow from/(used in) investing activities [B] | - |
| Cash flow from financing activities | |
| Proceeds from Intial Corpus Contribution | 0.01 |
| Net cash flow from/ (used in) financing activities [C] | 0.01 |
| Net increase / (decrease) in cash and cash equivalents [A+B+C] | 0.01 |
| Cash and cash equivalents at the beginning of the period | - |
| Cash and cash equivalents at the end of the period | 0.01 |



Citius TransNet Infrastructure Trust

SEBI Registration Number: IN/InvIT/25-26/0032

Notes to audited financial results

- 1 EPIC Transnet Infrastructure Private Limited (the "ETIPL" or "the Sponsor") has set up Citius TransNet Investment Trust ("Citius" or the "Trust") as an irrevocable trust under the Indian Trust Act, 1882 pursuant to Trust Deed dated July 21, 2025. The Trust has been registered as an Infrastructure Investment Trust ('InvIT') with Securities Exchange Board of India ('SEBI') under the Securities Exchange Board of India (Infrastructure Investment Trust) Regulations, 2014, as amended from time to time, vide Certificate of Registration (IN/InvIT/25-26/0032) dated August 01, 2025. The registered office of the Trust is located at Plot 294/3, Edelweiss House, off CST Road, Kalina, Santacruz East, Mumbai - 400098, Maharashtra, India. The Trustee of the Trust is Axis Trustee Services Limited (the "Trustee"), Investment manager of the Trust is EAAA Transinfra Managers Limited (the "Investment Manager") and the Project manager of the Trust is Epic Transnet Project Management Private Limited (the "Project Manager").
- 2 The audited standalone financial results comprise of the Statement of Profit and Loss, Statement of Assets and Liabilities, Statement of Changes in Unitholders' Equity, Statement of Cash Flows of the Trust and explanatory notes thereon and the additional disclosures as required in Chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025 as amended including any guidelines and circulars issued thereunder ("InvIT Regulations") of the Trust for the quarter and period ended March 31, 2026. These audited financial results of the Trust for the quarter and period ended March 31, 2026 are the first results of the Trust and accordingly, comparatives have not been reported in these financial results.
- 3 The above audited financial results of the Citius TransNet Infrastructure Trust for the quarter ended March 31, 2026 and for the period July 21, 2025 to March 31, 2026 have been reviewed by the Audit Committee and approved by the Board of Directors of EAAA Transinfra Managers Limited (Investment Manager of the Trust) at their respective meetings held on May 25, 2026. The financial results of the Trust have been audited by the Statutory Auditors, who have issued an unmodified audit opinion on the aforementioned results.
- 4 The principal activity of the Trust is to own and invest in infrastructure assets primarily in the SPVs operating in the infrastructure development sector in India in accordance with the provisions of the InvIT Regulations and Trust deed. The Board of Directors of the Investment Manager allocates the resources and assesses the performance of the Trust and thus are the Chief Operating Decision Maker (CODM). In accordance with the requirements of Ind AS 108 - 'Segment Reporting', the CODM monitors the operating results of the business as a single segment, hence no separate segment needs to be disclosed. As the Trust operates only in India, no separate geographical segment is disclosed.
- 5 Subsequent to March 31, 2026, the Trust has pursuant to an initial public offer issued 11,05,00,000 ordinary units at an unit price of Rs. 100 per ordinary unit (the "Offer Price"), aggregating to Rs. 11,050 million (the "Offer") for cash. The offer has been fully subscribed and the Trust has been listed on the recognized stock exchanges (BSE & NSE) in India on April 29, 2026.
- 6 On April 21, 2026, the Trust acquired directly and indirectly 100% equity interest in 2 holding companies (HoldCos) and 10 operational highway SPVs from Infrastructure Yield Plus II (IYP II), Infrastructure Yield Plus IIA (IYP IIA), India Infrastructure Yield Plus II (IIYP II), and Edelweiss Infrastructure Yield Plus (EIYP) pursuant to the Share Purchase Agreement dated April 07, 2026. Out of the 10 operational SPVs, 7 SPVs are toll-based projects and 3 SPVs are fixed annuity projects.
- 7 As per requirement of the Securities and Exchange Board of India ("SEBI") Master Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025, as amended, including any guidelines and circulars issued thereunder, certain financial disclosures are required to be presented by the Trust. However, as the acquisition of the SPVs by the Trust was completed subsequent to March 31, 2026 and the Trust has been listed on the recognized stock exchanges (BSE and NSE) in India on April 29, 2026 following disclosures are not applicable for the quarter and period ended March 31, 2026:
 - a) Statement of Net Assets at Fair Value
 - b) Statement of Total returns at Fair Value
 - c) Statement of Net Distributable Cash Flows
- 8 During the period ended March 31, 2026, the Trust has incurred expenses amounting to Rs. 257.41 million in connection with the proposed public issue of units. The said expenses shall be recognized in the financial results in accordance with applicable accounting standards.
- 9 The Trust has issued units subsequent to period ended March 31, 2026. Accordingly, no units were outstanding as at March 31, 2026. Hence, the disclosure of Earnings per Unit (EPU) is not applicable for the given periods.



10 ADDITIONAL DISCLOSURES AS REQUIRED IN CHAPTER 4 OF THE SEBI MASTER CIRCULAR NO. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 DATED JULY 11, 2025 ISSUED UNDER THE INVIT REGULATIONS, AS AMENDED ("SEBI CIRCULARS")

(A) Investment Management Fees:

Pursuant to the Investment management agreement dated July 22, 2025, the Investment Manager is entitled to fees which shall be calculated annually and shall be the higher of -

- (a) Up to 1.5% of the gross revenue of the InvIT Assets; or
- (b) ₹ 150 million subject to an escalation of 7% per annum

For the period ended July 21, 2025 to March 31, 2026, no expense has been recognised in the Statement of Profit and Loss. The Investment Manager shall raise its first invoice only on acquisition of the InvIT Assets.

(B) Changes in Accounting policies

There is no change in the Accounting policy of the Trust for the quarter and period ended March 31, 2026.

(C) Statement of Contingent liabilities

The Trust has no contingent liabilities as at March 31, 2026.

(D) Statement of Commitments

The Trust has no commitments as at March 31, 2026.

(E) Statement of Related Party Transactions:

I. List of related parties as per InvIT regulations

a) Entity with significant influence over the Trust

EAAA TransInfra Managers Limited - Investment Manager

II. List of related parties as per Regulation 2(1)(zv) of the InvIT Regulations

a) Parties to the Trust

| | |
|---------------------------|---|
| Sponsor | EPIC Transnet Infrastructure Private Limited (formerly known as Watrak Infrastructure Private Limited) |
| Investment Manager | EAAA TransInfra Managers Limited |
| Project Manager | EPIC Transnet Project Management Private Limited (formerly known as Chennai Tada Tollway Limited) |
| Trustee | Axis Trustee Services Limited |



Statement of Related Party Transactions (continued)

b) Promoters, Directors and Partners of the persons mentioned in clause (II) (a) above

Sponsor: EPIC Transnet Infrastructure Private Limited (formerly known as Watrak Infrastructure Private Limited)

| Related Party | Relation |
|--|----------|
| Infrastructure Yield Plus II (IYP II) | Promoter |
| Infrastructure Yield Plus IIA (IYP IIA) | Promoter |
| India Infrastructure Yield Plus II (IIYP) | Promoter |
| Mr. Manish Chitkara | Director |
| Mr. Tharuvai Venugopal Rangaswami | Director |
| Mr. Jimmy Jain | Director |
| Mr. Shravan Agarwal (upto November 15, 2025) | Director |
| Mr. Sreekumar Chatra (w.e.f November 13, 2025) | Director |

Investment Manager: EAAA TransInfra Managers Limited

| Related Party | Relation |
|--|--|
| EAAA India Alternatives Limited | Promoter |
| Mr. Sreekumar Chatra | Director |
| Mr. Suresh Gurumani (w.e.f June 5, 2025) | Independent (Additional) Director |
| Mrs. Vidya Basarkod (w.e.f June 5, 2025) | Independent (Additional) Director |
| Mr. Bhavyang Ramniklal Oza (w.e.f October 3, 2025) | Whole-time Director |
| Mr. Emandi Sankara Rao (w.e.f October 16, 2025) | Independent (Additional) Director |
| Mr. Subahoo Chordia (w.e.f October 16, 2025) | Additional Director |
| Mr. Pravin Karambelkar (w.e.f January 27, 2026) | Compliance Officer / Company Secretary |
| Mr. Padmanabhan P. (w.e.f November 19, 2025) | Chief Financial Officer |

Project Manager: EPIC Transnet Project Management Private Limited (formerly known as Chennai Tada Tollway Limited)

| Related Party | Relation |
|--|----------|
| EPIC Transnet Infrastructure Private Limited | Promoter |
| Mr. Manish Chitkara | Director |
| Mr. Shravan Agarwal | Director |
| Mr. Biren Sudhirbhai Fozdar (w.e.f November 3, 2025) | Director |

Trustee: Axis Trustee Services Limited

| Related Party | Relation |
|---|----------------------|
| Axis Bank Limited | Promoter |
| Mr. Prashant Ramrao Joshi (upto April 16, 2026) | Director |
| Mr. Arun Mehta | Independent Director |
| Mr. Parmod Kumar Nagpal | Independent Director |
| Mr. Rahul Ranjan Choudhary | Managing Director |
| Mr. Bipin Saraf Kumar | Director |
| Mr. Sudipto Nag (w.e.f April 16, 2026) | Additional Director |



Citius TransNet Infrastructure Trust
SEBI Registration Number: IN/InvIT/25-26/0032
Notes to audited financial results
All amounts in Rupees millions unless otherwise stated

Statement of Related Party Transactions (continued)

III. Transactions with related parties during the period

| Particulars | Quarter ended | Period ended |
|---|----------------|---------------------------------|
| | March 31, 2026 | July 21, 2025 to March 31, 2026 |
| | (Audited) | (Audited) |
| a) Reimbursement of expenses (including unit issue and listing expenses) | | |
| Epic TransNet Infrastructure Private Limited | 236.24 | 236.24 |
| EAAA Transinfra Managers Limited | 2.11 | 2.11 |
| b) Trustee fees | | |
| Axis Trustee Services Limited | 1.15 | 1.15 |

IV. Outstanding balances with related parties

| Particulars | As at |
|--|----------------|
| | March 31, 2026 |
| | (Audited) |
| a) Trade Payables | |
| Epic TransNet Infrastructure Private Limited | 236.24 |
| EAAA Transinfra Managers Limited | 2.11 |
| Axis Trustee Services Limited | 1.15 |

Details in respect of related party transactions involving acquisition of InvIT assets as required by Para 4.6.5 of chapter 4 of SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025 as amended including any guidelines and circulars issued thereunder ("SEBI Circulars") are as follows:

For the quarter and period ended March 31, 2026:

No acquisition during the quarter and period ended March 31, 2026.

For and on behalf of the Board of Directors of
EAAA Transinfra Managers Limited
(as Investment Manager of Citius TransNet Investment Trust)



Bhavyang Oza
Whole Time Director and Chief Investment Officer
DIN No. : 11315739
Place: Mumbai
Date: May 25, 2026

