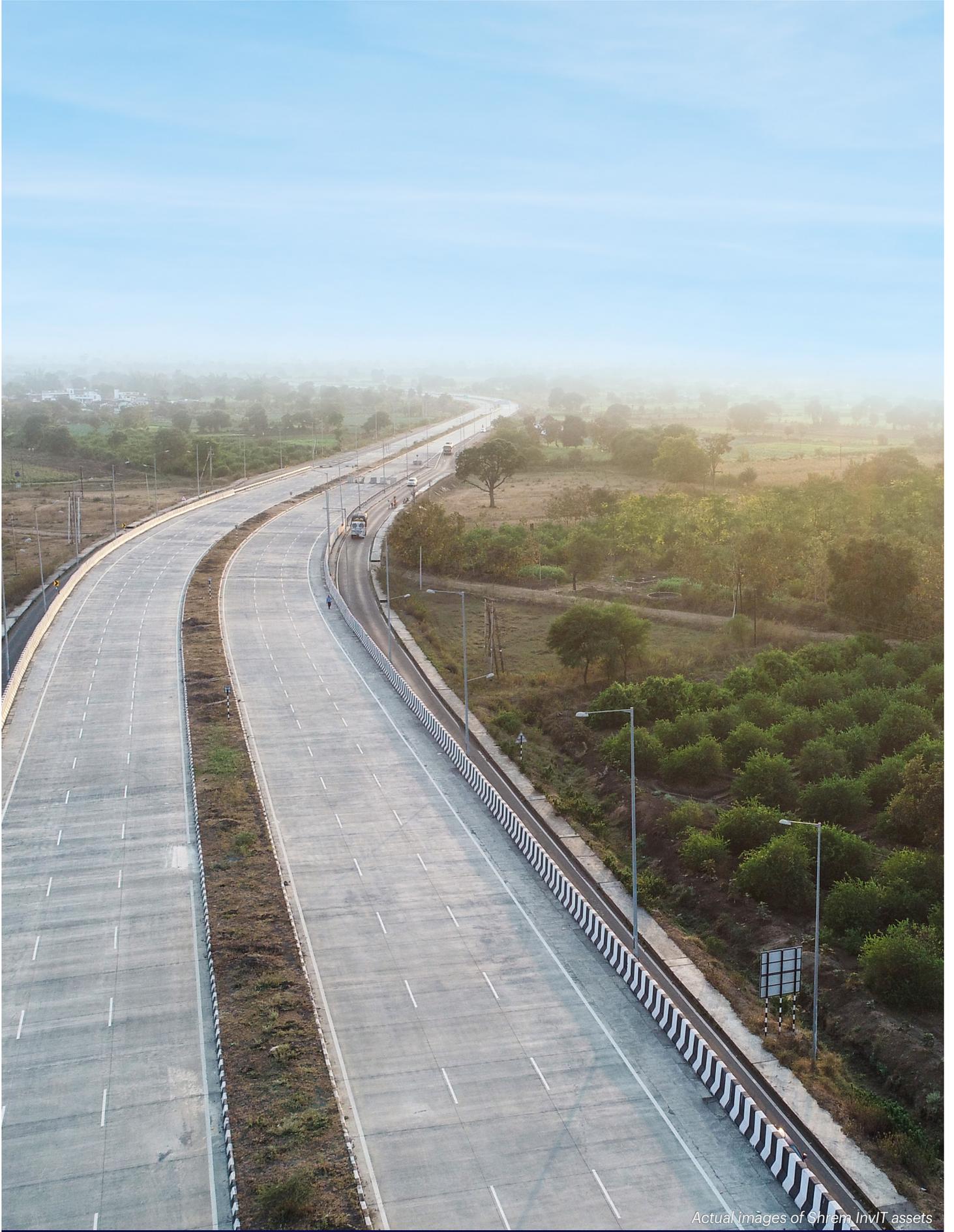


A Sustainable Yield Platform (Annuity Road Asset InvIT)



A partner in nation building
with **37 highways assets**
(Another 2 assets under acquisition)

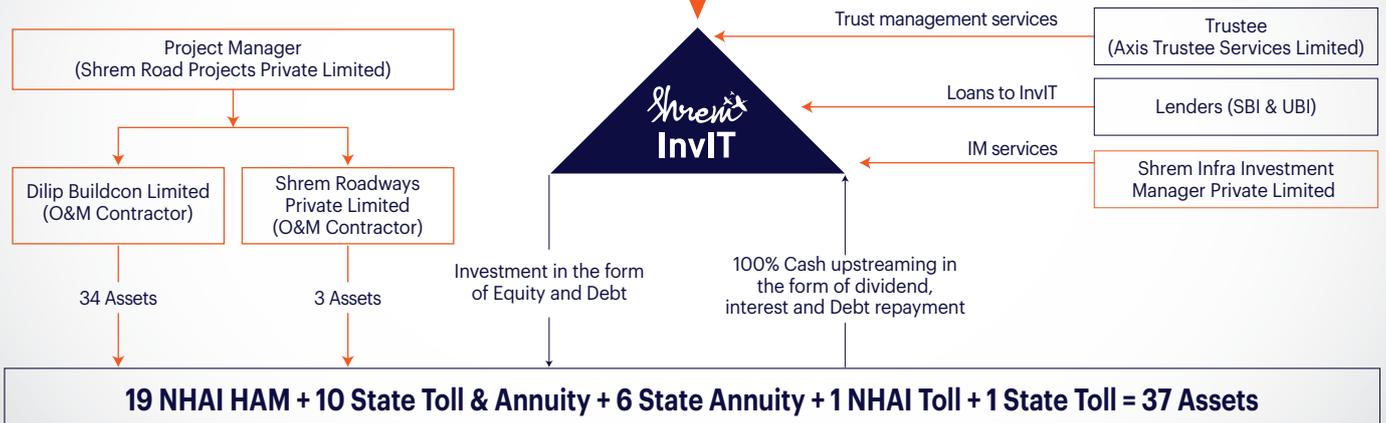


Actual images of Shreni InvIT assets

Shrem InvIT Structure

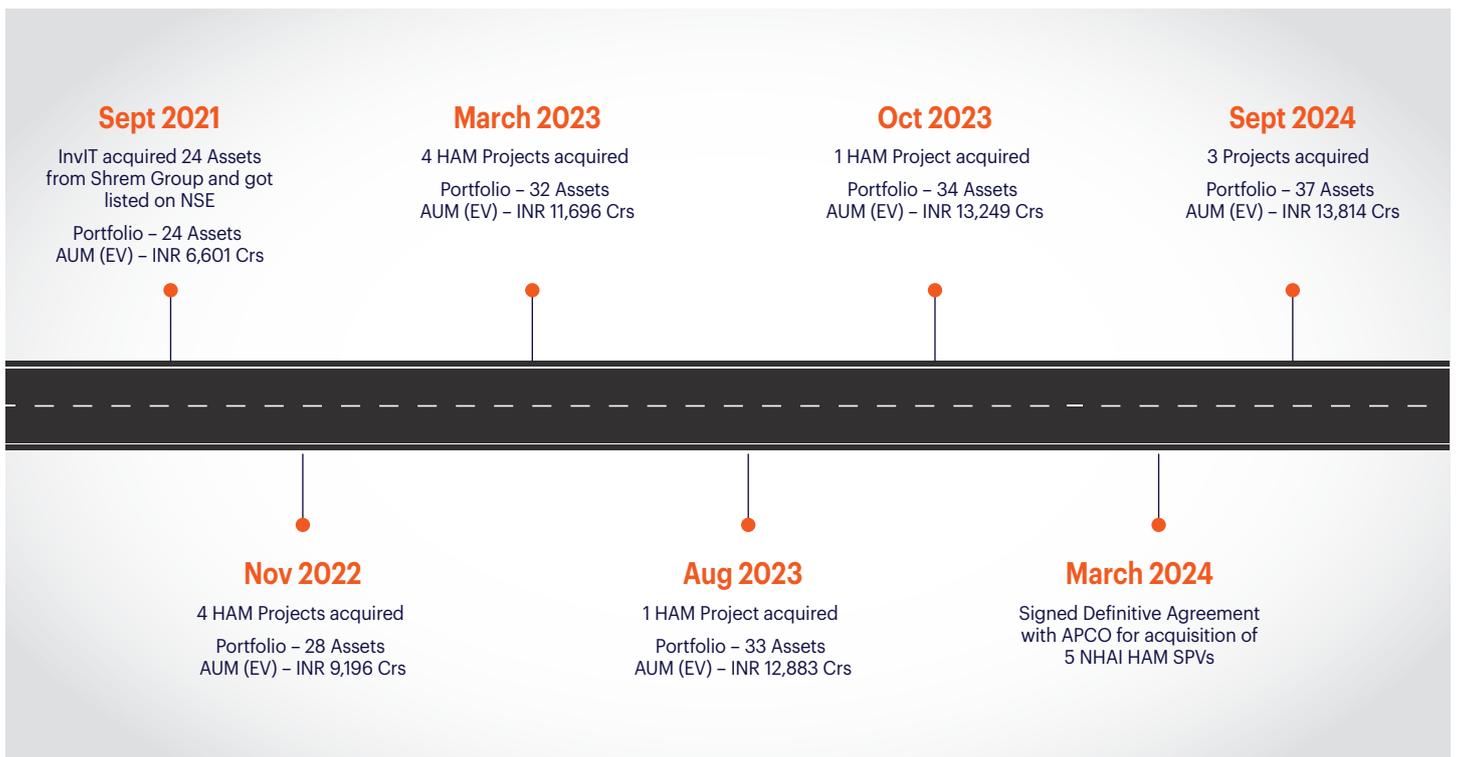
Sponsor (Shrem Infra Invest Private Limited)

Shrem + Other Potential Unit Holders



Another 2 HAM assets under acquisition from APCO

Our Journey



Key Differentiators



Thoughtfully Built Portfolio

- Well diversified mix of Annuity, HAM and Toll projects
- Rich operating history (InvIT and Sponsor) of 8+ Years, which ensures operating parameters are well settled and unlikely to change
- An impeccable track record of annuity collections (410 since inception) within the stipulated timelines, establishing revenue predictability and assurance
- Weighted Average residual life of 11.80 years ensuring long term stability
- Geographical diversified (9 states) yet clustered projects ensuring optimization in manpower and resource procurement



Operational Excellence

- Fixed Price O&M Contracts with reputed contractors for the entire life of the concession mitigating risks of future cost escalations, inflation and contingencies.
- Back-to-back indemnities for deductions due to O&M deficiencies, ensuring full skin in the game for the contractors
- Use of advanced technology tools to gain critical insights and drive preventive maintenance
- Negligible deductions / withholding in annuities demonstrating strong compliance with maintenance obligations



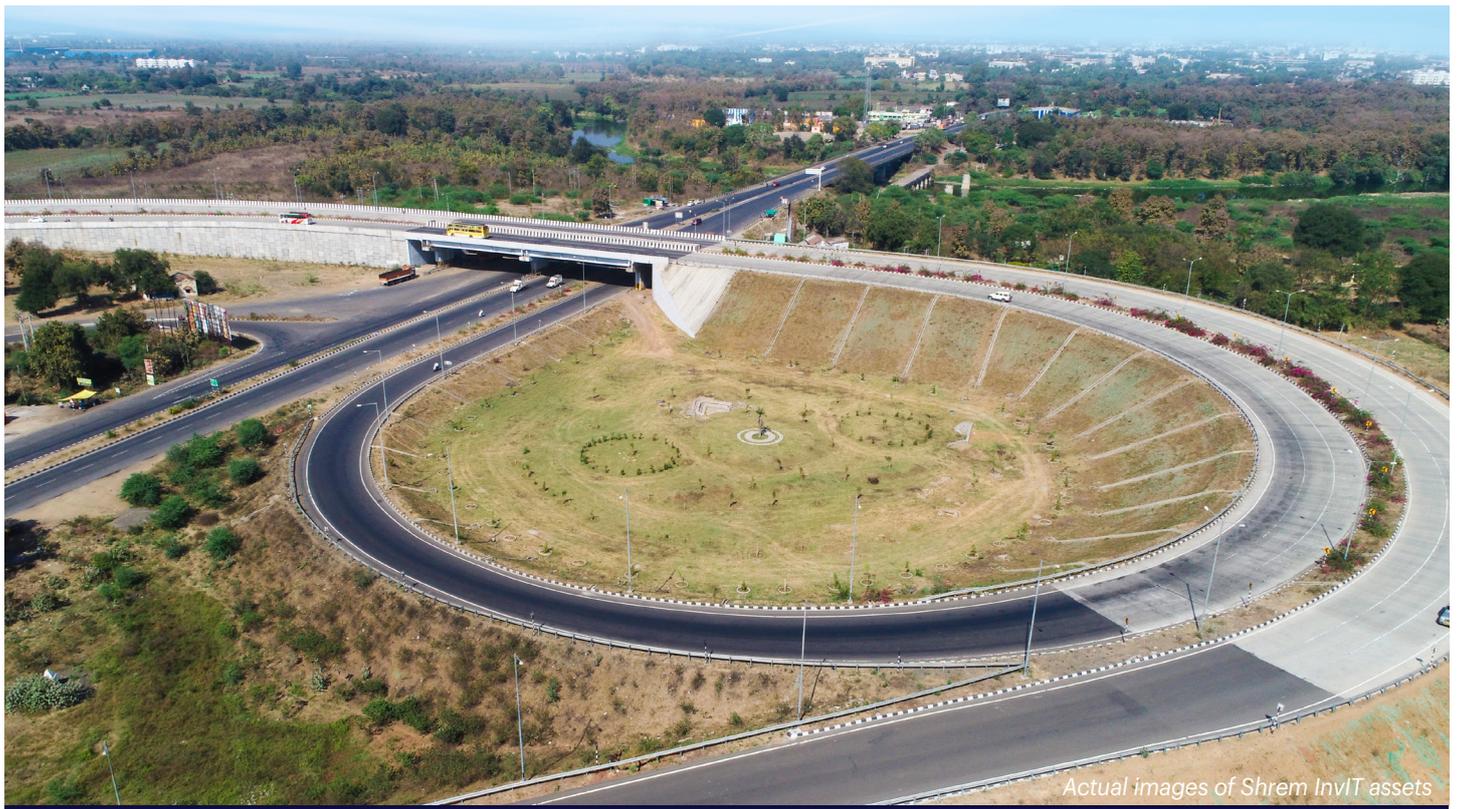
Diversified Revenue Mix

- 92% of revenue through fixed annuity payments ensuring protection from cyclical fluctuations arising from economic situations
- At the same time, linkage of significant revenue to external benchmarks (interest rates and inflation) to ensure alignment with key market movements



Competitive Funding

- Secured long term loans at a very competitive rates from a consortium of PSU banks
- Maturity of borrowings fully aligned with the balance concession periods and annuity cash flows providing strong DSCR
- Fully equipped to execute derivative facilities to hedge against any adverse interest rate fluctuations
- AAA rating, Leverage cushion and strong financial parameters provide ample opportunity to diversify the funding sources



Actual images of Shrem InvIT assets

Geographical Diversified Road Portfolio

37 Road Assets

Andhra Pradesh (AP)

Anandapuram Anakapalli (50.38 Km)
Narasannapeta Ranastalam (54.19 Km)

Maharashtra (MH)

Kalmath Zarap (43.99 Km)
Tuljapur AUSA (66.39 Km)
Mahagaon Yavatmal (77.80 Km)
Yavatmal Wardha (64.93 Km)
Wardha Butibori (58.59 Km)
Sangli Borgaon (41.44 Km)

Uttar Pradesh (UP)

Lucknow Sultanpur (127.43 Km)
Meerut Bulandshahar (61.19 Km)
Aligarh Kanpur (61.21 Km)

Karnataka (KA)

Bellary Byrapura (41.73 Km)
Byrapura Challakere (49.95 Km)
Bangalore Nidagatta (56.20 Km)
Nidagatta Mysore (61.10 Km)
Mundargi Harapanahalli (51.80 Km)
Hassan Periyapatna (75.03 Km)
Hirekerur Ranibennur (58.60 Km)

Jharkhand (JH)

Gorhar Khairatunda (34.29 Km)

Odisha (OD)

Chandikhole Bhadrak (74.50 Km)

Chhattisgarh (CH)

Pathrapali Kathghora (39.30 Km)

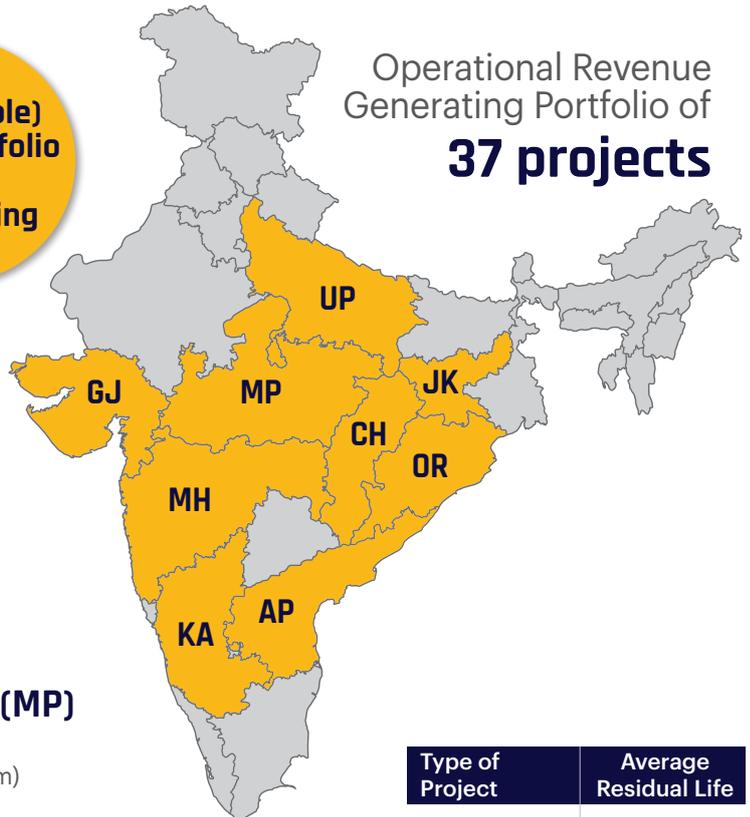
Gujarat (GJ)

Nadiad Modasa (108.40 Km)

Madhya Pradesh (MP)

Rewa Sidhi (15.35 Km)
Sitamau Suwasara (34.97 Km)
Hata Dargawon (64.40 Km)
Betul Sarni (124.10 Km)
Mundi Sanawad (67.63 Km)
Jaora Sailana (87.77 Km)
Silwani Sultanganj (76.00 Km)
Banklafata Dogawa (65.40 Km)
Uchera Nagod (56.60 Km)
Sardarpur Badnawar (43.00 Km)
Ashoknagar Vidisha (35.68 Km)
Tikamgarh Nowgaon (76.40 Km)
Patan Rehli (86.60 Km)
Guna Biaora (93.50 Km)
Mandsaur Sitamau (44.00 Km)

**AAA (Stable)
Rated Portfolio
by
India Rating**



Operational Revenue
Generating Portfolio of
37 projects

Type of Project	Average Residual Life
HAM	11.21
NHAI Toll	17.45
State Projects	2.44

**Total Portfolio's
Lane kms
11,741**



Actual images of Shrem InvIT assets

NHAI/MoRTH Road Asset

Sr No.	Name of the Asset	State	Lane (Length in Kms)	Authority	PCOD	Residual Operational Concession Period (in years)	No. of Annuities Received	Bid Project Cost (In Crs)	Bided O&M (In Crs)
1	Jalpa Devi Tollways Pvt Ltd	MP	4(93.50)	NHAI	18-06-2018	17.45	NA	NA	NA
2	Pathrapali Kathghora Highways Pvt Ltd	CH	4(39.30)	NHAI	16-06-2023	12.99	3/30	797.50	3
3	DBL Nidagatta Mysore Highways Pvt Ltd	KAR	6(61.10)	NHAI	12-12-2022	12.95	4/30	2,221.71	3
4	DBL Bangalore Nidagatta Highways Pvt Ltd	KAR	4(56.20)	NHAI	12-12-2022	12.71	4/30	2,160.80	3
5	DBL Rewa Siddhi Kathghora Highways Pvt Ltd	MP	4(15.35)	NHAI	10-11-2022	12.62	4/30	1,004.00	3
6	DBL Chandikhole Bhadrak Highways Ltd	OD	6(74.50)	NHAI	24-07-2022	12.32	5/30	1,436.33	3
7	DBL Sangli Borgaon Highways Ltd	MH	4(41.44)	NHAI	25-04-2022	12.08	5/30	1,040.26	3
8	APCO Arasavalli Expressway Pvt Ltd	AP	6(54.19)	NHAI	20-01-2022	11.82	6/30	1,243.17	18.55
9	DBL Bellary Byrapura Highways Ltd	KAR	4(41.73)	NHAI	21-01-2022	11.81	6/30	941.43	3
10	DBL Anandapuram Anakapalli Highways Ltd	AP	6(50.38)	NHAI	08-11-2021	11.62	6/30	1,876.63	3
11	APCO Navkalyan Expressway Pvt Ltd	UP	4(61.211)	NHAI	25-10-2021	11.58	6/30	1,326.64	18.00
12	DBL Gorhar Khairatunda Highways Ltd	JHA	6(34.29)	NHAI	16-10-2021	11.55	6/30	811.27	3
13	DBL Byrapura Challakere Highways Pvt Ltd	KAR	4(49.95)	NHAI	15-12-2010	10.71	8/30	822.02	3
14	Freedompoint Expressway Pvt Ltd	UP	4(61.19)	NHAI	14-08-2020	10.38	9/30	851.20	5.76
15	DBL Mahagaon Yavatmal Highways Pvt Ltd	MH	4(77.80)	NHAI	23-05-2020	10.15	9/30	1,123.37	3
16	DBL Kalmath Zaraph Highways Pvt Ltd	MH	4(43.99)	MoRTH	23-03-2020	9.98	10/30	914.00	3
17	DBL Wardha Butibori Highways Pvt Ltd	MH	4(58.59)	NHAI	20-11-2019	9.65	10/30	1,052.41	3
18	DBL Tuljapur AUSA Highways Pvt Ltd	MH	4(66.39)	NHAI	18-11-2019	9.64	10/30	885.18	3
19	DBL Yavatmal Wardha Highways Pvt Ltd	MH	4(64.93)	NHAI	02-08-2019	9.35	11/30	1,042.99	3
20	DBL Lucknow Sultanpur Highways Pvt Ltd	UP	4(127.43)	NHAI	30-04-2019	9.09	11/30	2,011.83	5

Assets Under Acquisition

Sr No.	Name of the Asset	State	Lane (Length in Kms)	Authority	PCOD	Residual Operational Concession Period (in years)	No. of Annuities Received	Bid Project Cost (In Crs)	Bided O&M (In Crs)
1	APCO Chetak Ultraway Pvt Ltd	UP	6/8(19.284)	NHAI	31-03-2021	11.01	8/30	1,989.00	27.00
2	APCO Chetak Expressway Pvt Ltd	UP	6/8(22.27)	NHAI	11-09-2019	9.46	11/30	1,057.60	17.10

State Concession Road Asset

Sr No.	Name of the Project	State	Lane (Length in Kms)	Authority	TYPE	COD	Residual Operational Concession Period (in years)	No. of Annuities Received
1	Suryavanshi Infrastructure Pvt Ltd	MP	2(44.00)	MPRDC	Toll	04-02-2009	7.66	NA
2	DBL Patan Rehli Tollways Pvt Ltd	MP	2(86.60)	MPRDC	Toll + Annuity	31-03-2017	5.00	16/26
3	DBL Hata- Dargawon Tollways Pvt Ltd	MP	2(64.40)	MPRDC	Toll + Annuity	06-03-2017	4.93	16/26
4	DBL Tikamgarh - Nowgaon Tollways Pvt Ltd	MP	2(76.40)	MPRDC	Toll + Annuity	26-05-2015	3.16	19/26
5	DBL Betul - Sarni Tollways Pvt Ltd	MP	2(124.10)	MPRDC	Toll + Annuity	12-05-2015	3.12	19/26
6	DBL Ashoknagar - Vidisha Tollways Pvt Ltd	MP	2(35.68)	MPRDC	Toll + Annuity	30-06-2014	2.32	21/26
7	DBL Uchera - Nagod Tollways Pvt Ltd	MP	2(55.60)	MPRDC	Toll + Annuity	15-05-2014	2.12	21/26
8	DBL Jaora - Sailana Tollways Pvt Ltd	MP	2(87.77)	MPRDC	Annuity	09-05-2014	2.11	21/26
9	DBL Bankhlafata - Dogawa Tollways Pvt Ltd	MP	2(65.40)	MPRDC	Annuity	31-03-2014	2.00	22/26
10	DBL Mundargi Harapanahalli Tollways Pvt Ltd	Kar.	2(51.80)	KRDCL	Annuity	28-02-2018	1.50	13/16
11	DBL Hassan Periyapatna Tollways Pvt Ltd	Kar.	2(75.03)	KRDCL	Annuity	28-02-2018	1.50	13/16
12	DBL Hirekerur Ranibennur Tollways Pvt Ltd	Kar.	2(58.60)	KRDCL	Annuity	28-02-2018	1.50	13/16
13	DBL Nadiad Modasa Tollways Pvt Ltd	Guj.	2(108.40)	GSRDC	Annuity	31-12-2013	1.26	21/24
14	DBL Mundi - Sanawad Tollways Pvt Ltd	MP	2(67.63)	MPRDC	Toll + Annuity	15-05-2013	1.12	23/26
15	DBL Sitamau - Suwasara Tollways Pvt Ltd	MP	2(34.97)	MPRDC	Toll + Annuity	28-03-2013	0.99	24/26
16	DBL Silwani - Sultanganj Tollways Pvt Ltd	MP	2(76.00)	MPRDC	Toll + Annuity	25-03-2013	0.98	24/26
17	DBL Sardarpur Badnawar Tollways Pvt Ltd	MP	2(43.00)	MPRDC	Toll + Annuity	09-06-2012	0.19	25/26



Actual images of Shrem InvIT assets

Key Financial Matrix

Strong Balance Sheet & Financials (As on March 25)

IND AAA/Stable Rating	1.97x DSCR*	54.25% Leverage	102.71 per unit NAV
INR 1,923 Crs Liquidity	INR 8,453 Crs Borrowing	7.92% W. Avg Cost of Debt	
13,758 Crs AUM	13,505 Crs Existing Value of Financial Assets		

Impeccable Revenue Collection

97% Electronic Collection	205 (Since Listing) Annuities Collected	Traffic ~7% Toll ~9% Toll Growth (CAGR)
-------------------------------------	---	---

Marquee Lenders



*Includes cash unstreamed in the form of debt repayment from the underlying SPV, not forming part of P&L.

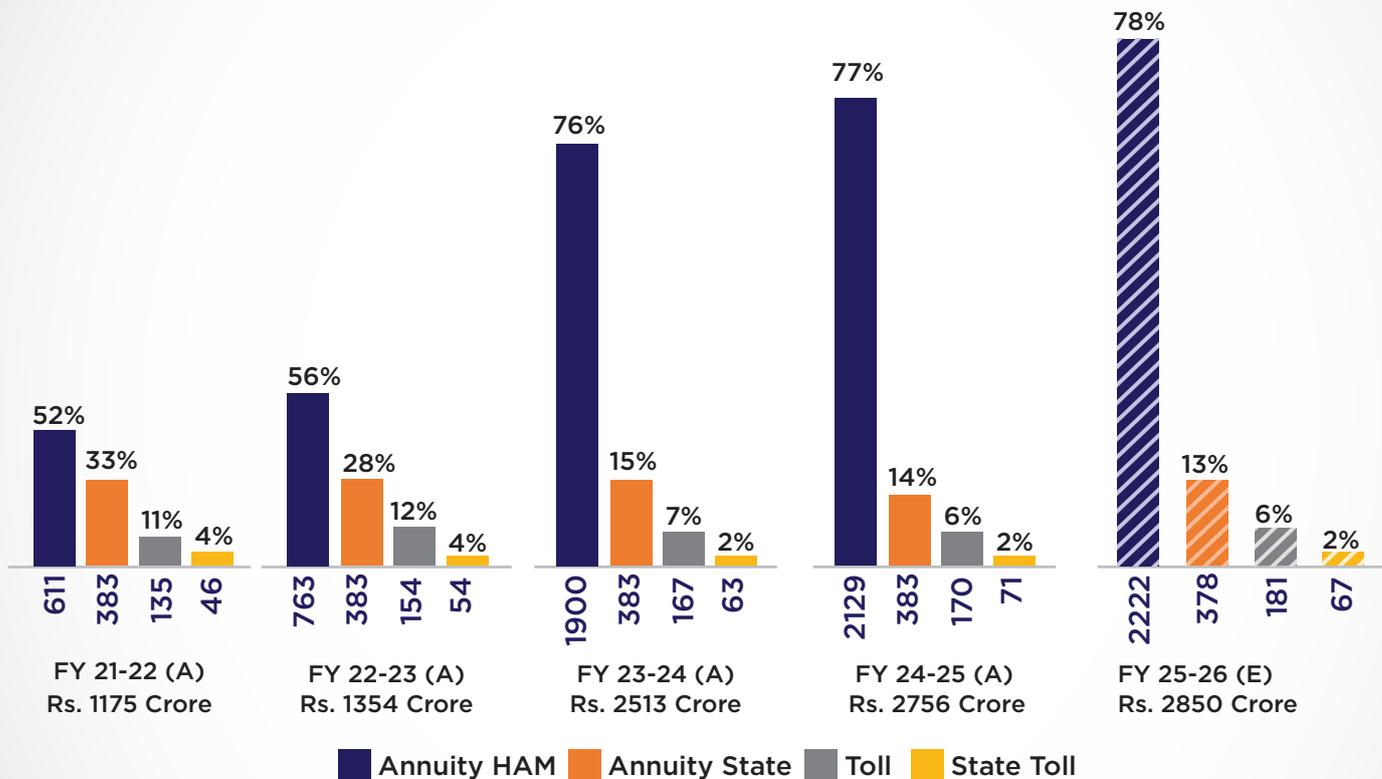
Financial Performance of Portfolio

Liquidity & Senior Debt position

Amt in Crores

Particulars	31st March 2025
Consolidated Debt at InvIT	8,453
Consolidated liquidity (InvIT/Holdcos of SPVs and SPVs) (Including DSRA Investment made in G-Sec, and other securities)	1,923

Y-o-Y Portfolio-wise Performance of Portfolio



Leverage as per SEBI Regulations

Leverage as on 31st March 2025

Particulars	Amt. in Crs
Enterprise Value of 37 SPVs (a)	13,074.38
Add: Liquidity not considered in EV and eligible under Net debt (b)	683.40
Total Assets	13,757.78
Debt as on 31st Mar 2025 (b)	8,453.02
Deferred Payment (c)	250.00
Less: Liquidity as on 31st Mar 2025 (d)	1,239.29
Net Debt (e)=(b+c-d)	7,463.73
Leverage % (e)=(d/a)	54.25%

Distributions

Consistent Distribution Track Record

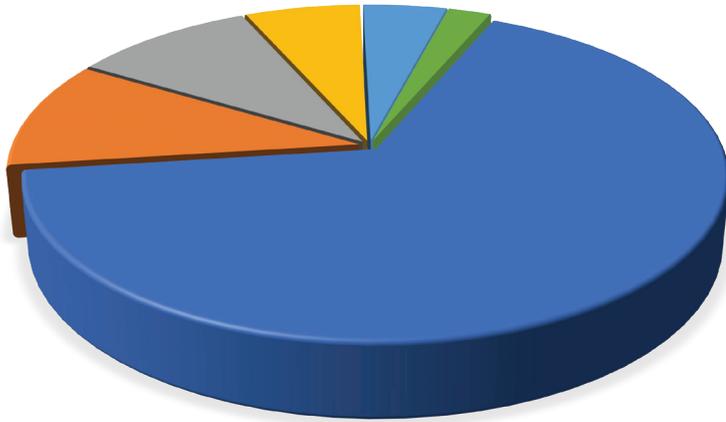
Financial Year	Q4 FY 25	Q3 FY 25	Q2 FY 25	Q1 FY 25	Q4 FY 24	Q3 FY 24	Q2 FY 24	Q1 FY 24	FY 23	FY 22 (Q2-Q4)	Total
Total Distribution	6.13	4.50	3.50	5.29	3.69	5.10	2.34	3.20	13.14	10.88	57.77
Dividend Payment	0.36	1.48	1.16	0.17	0.11	2.00	0.55	2.06	2.52	3.25	13.66
Interest Payment	2.40	1.42	0.99	2.64	1.16	2.28	0.55	1.14	2.42	1.06	16.06
Return of Capital	3.37	1.59	1.35	2.48	2.42	0.82	1.24	-	8.20	6.57	28.04

InvIT Name	Underlying Assets	Q4 FY 25	Q3 FY 25	Q2 FY 25	Q1 FY 25	Q4 FY 24	Q3 FY 24	Q2 FY 24	Q1 FY 24	FY 23	FY 22 (Q2-Q4)	Total
Shrem InvIT	Roads - Annuity	6.13	4.5	3.5	5.29	3.69	5.1	2.34	3.2	13.14	10.88	57.77
Indus Infra Trust	Roads - Annuity	2.25	2.75	2.2	3	3	-	-	-	0	0	13.20
IRB InvIT Fund	Roads - Toll		2	2	2	2	2	2	2	8.05	7.2	29.25
Interise	Roads - Toll		2.5	2.93	2.93	1.92	5.5	4.22	2.63	11.06	4.67	38.36
Oriental InfraTrust	Roads - Toll		2.62	1.91	2.61	3.79	2.45	2.4558	2.53	8.23	6.1	32.70
National Highways Infra Trust	Roads - Toll	1.65	1.99	1.829	1.805	0.71	1.7	1.82	1.75	4.62	0.79	18.66
India Grid Trust	Transmission - Annuity	4.1	3.75	3.75	3.75	3.55	3.55	3.55	3.45	13.35	9.57	52.37
Powergrid Infrastructure Investment Trust	Transmission - Annuity		3	3	3	3	3	3	3	12	6	39.00
Energy Infra Trust	Gas Pipeline		3.2	4.11	4.18	5.69	2.83	3.95	3.96	15.88	11.48	55.28
Altius Telecom Infrastructure Trust	Telecom Tower		3.27	11.52	2.83	2.38	4.65	3.65	7.46	11.65	7.76	55.17



Actual Images of Shrem InvIT assets

Latest Unitholding Pattern



% of Holding

- 66.60% Sponsor & Sponsor's Associates
- 10.61% Other Body Corporate
- 9.80% Dilip Buildcon Limited & its affiliates
- 6.21% Other Individuals
- 4.50% Kairus Shavak Dadachanji
- 2.29% Superannuation Fund, Provident Fund, Pension Fund and other Charitable Foundation

Unit Holder Name	% of Holding	Units
Sponsor & Sponsor's Associates	66.60%	40,68,04,969
Other Body Corporate	10.61%	6,48,20,745
Dilip Buildcon Limited & its affiliates	9.80%	5,98,47,334
Other Individuals	6.21%	3,79,24,112
Kairus Shavak Dadachanji	4.50%	2,74,67,000
Superannuation Fund, Provident Fund, Pension Fund and other Charitable Foundation	2.29%	1,39,80,000
Grand Total	100.00%	61,08,44,160



Actual images of Shrem InvIT assets

Board of Directors

- Independent Governance Structure of Investment Manager

Investment manager has 7 board of directors. The Board of Directors consists of **4 eminent infrastructure industry veterans as independent Directors**, 1 professional executive

director and 2 directors representing the sponsor family with one being the woman non-executive director.

Name	Designation	Experience
Mr. Nitán Chhatwal	Chairman (Sponsor Family)	33 years
Mr. Suneet Maheshwari	Independent Director	41 years
Mr. Pradeep Singh	Independent Director	45 years
Mr. Anurag Kumar Sachan	Independent Director	41 years
Ms. Neeta Mukerji	Independent Director	31 years
Mrs. Smita Chhatwal	Woman Non-Executive Director (Sponsor Family)	23 years
Mr. Nikhil Pareek	Professional Executive Director	20 years

Name	Audit Committee	Investment Committee	Nomination & Committee Remuneration (NRC)	Stakeholders Relationship Committee	Risk Management Committee
Mr. Nitán Chhatwal	-	Member	-	Member	Member
Mr. Suneet Maheshwari	Chairman	Member	Member	-	Member
Mr Pradeep Singh	Member	Chairman	Chairman	-	-
Mr Anurag Kumar Sachan	-	Member	Member	Chairman	-
Ms. Smita Chhatwal	-	-	-	-	-
Mr. Nikhil Pareek	Member	-	-	Member	-
Ms. Neeta Mukerji	Member	Member	-	-	Chairman



Actual images of Shrem InvIT assets

Independent Directors

- Infrastructure Industry Veterans



Mr. Pradeep Singh

IAS officer, Master's Degree in Public Administration from Harvard University and was a Rotary International Graduate Fellow at Stanford University USA.

Held senior positions in the Ministry of Home Affairs, Ministry of Defense, State of Assam, and MD of a state-run textile undertaking.

Founding CEO of IL&FS Infrastructure Development Corporation (IIDC) and later served as the vice-chairman & CEO of IDFC Projects Ltd.

Served as CEO and Deputy Dean in Indian School of Business (ISB) Mohali, Visiting faculty member at the Harvard Kennedy School and Consultant for the World Bank and the ADB.



Mr. Suneet Maheshwari

Executive Education from Harvard and MBA from Symbiosis. Founding CEO & MD of L&T Infra Finance Co Ltd (L&T Infra) from the year 2006 to 2014.

Worked as Group Exec Vice President - L&T Finance Holdings Limited (LTFH) from Mar 14 to Nov 15.

Held board positions in SREI Infrastructure Finance Ltd and Feedback Ventures Ltd.

Currently, serving on the board of companies, like Mahindra Manulife Trustee Pvt. Ltd, Antony Waste Handling Cell Ltd., Zuari Industries Ltd.



Mr. Anurag Kumar Sachan

Bachelor of Civil Engineering from MNIT Bhopal and A professional with 41 Years of Experience in project and contract management, arbitration, dispute resolution.

Worked as MD of Dedicated Freight Corridor (3,300 kms railway line, project cost \$13 billion).

Worked as Chief Administrative Officer of Udhampur-Srinagar-Baramulla Rail Link in Himalayan terrain, project cost Rs 30,000 crores.

Currently, serving on the board of Afcons Infrastructure Ltd.



Ms. Neeta Mukerji

She is a seasoned banker with over 3 decades of experience in Credit, Risk Management and Distressed Debt. She has held management positions in financial institutions like ICICI Bank, RBL Bank and others and has a track record of managing risk management functions and structuring complex financial transactions. She currently serves as an Independent Director on the boards of Fino Payments Bank and SREI Equipment Finance Limited.

She holds a Post Graduate Diploma in Management from IIM Calcutta and BA Honours in Economics from Lady Shri Ram College, Delhi University. She has completed advanced programs in risk management from Wharton.

Executive Team

Mr. Nitan Chhatwal – Chairman

Chairman of Board Of Directors & first-generation entrepreneur with over 33 years of experience in establishing businesses and managing investments.

Started family office in 2010 and since then managed investments in Real Estate, Hospitality, Health Care, Telecommunication and Infrastructure sectors.

Developed two 5 Star hotels in Goa and currently developing another hotel in Mumbai.

Co-promoted Viraj Group of companies, which were industry leaders in export market for specialized stainless-steel products.

Mr. Nikhil Pareek – Executive Director

Associated with Shrem Group since Sep 16 and was involved in structuring and negotiating the deal between Shrem and DBL for acquisition of 24 projects.

Over 20 years of experience in the fields of banking, debt syndication, private equity, financial and management consulting

in the infrastructure sector and worked for reputed Infrastructure Developers.

Worked with Citi Bank, ICICI Bank & Yes Bank

A science Graduate from JNVU, Jodhpur and holds MBA Finance from ICFAI Business School, Hyderabad.

Mr. Mukesh Jain

Associated with Shrem Group since Sep 16 and was involved in structuring and negotiating the deal between Shrem and DBL for acquisition of 24 projects.

Over 20 years of experience in the fields of banking, debt syndication, private equity, financial and management consulting in the infrastructure sector and worked for reputed Infrastructure Developers.

Worked with Kotak Securities and he had set up a securities broking business, having offices in India and overseas with a team of 50 people.

A Commerce Graduate from MLSU, Udaipur and holds MBA Finance from ICFAI Business School, Hyderabad.

Mr. Piyush Jain

Associated with Shrem Group since Sep 16 and was involved in structuring and negotiating the deal between Shrem and DBL for acquisition of 24 projects.

Over 13 years of experience in India & Australia in Management Consulting and Research roles.

Worked with MSCI and Moneybee Securities. Worked with clients from across Infrastructure, Real estate, Retail & Hospitality on debt syndication and rating advisory.

Holds MBA (Finance) from University of Technology Sydney, Australia and a bachelor's degree in Commerce from the University of Mumbai

Mr. Dilip Bhatia - President

- CA with more than 34 years of experience in Infrastructure, Financial Services, and market intermediaries.
- Earlier acted as CEO at IL&FS Transportation Networks Ltd. and Roadster Investment Managers Ltd. and played a significant role in the resolution of IL&FS group entities.
- Experience in setting up a unique InvIT for road assets, claims negotiation with concessioning / government authorities, and

running day-to-day operations of 20+ BOT road assets and the InvIT.

- Earlier held CEO/CXO level positions at Ace Derivatives and Commodity exchange, Kotak Securities Ltd, AXA Investment Managers, and IL&FS Asset Management Co Ltd.

Ms. Ilaa J Udeshi – Compliance Officer

- Over 16 years of experience in the field of Compliance, Corporate Secretarial and Legal functions of mid to large size Company in manufacturing industry
- Hands on experience in Corporate Law Compliances, SEBI Compliances, Listed Company Compliances, Corporate Insolvency Resolution Process, Acquisition, Corporate

Restructuring, Fund Raising (QIPs, Preferential Allotments, NCDs), Loan Documentation and Due diligence

- A Post graduate in Commerce and Master's in law having specialization in the field of Corporate Law and Financing and a Company Secretary

Experienced Management Team

Mr. Prashant Kumar (Senior Vice President Contracts)

Expertise in contract management, business development, construction supervision, and quality control, particularly in infrastructure works. 28+ years of experience in civil engineering projects with senior leadership roles in major companies like

Reliance Infrastructure Ltd, AECOM, Egis India, and The Louis Berger Group, driving the successful execution of large-scale projects across India.

Mr. Ankit Soni (Vice President - Finance & Strategy)

Investment Banking professional with 12+ years of experience and expertise in raising equity and debt for infrastructure and Real estate projects. Led the acquisition of 15 HAM assets (EV INR 110 Bn) and secured equity investment of INR 18 Bn and raised Debt of

INR 110 Bn for InvIT. Scaled InvITs portfolio from INR 60 Bn to INR 150 Bn in 3 years. Successfully raised INR 6.5 Bn FPI investment for a 5-star hotel and Raised funding of INR 20 Bn through innovative instruments.

Mr. Naresh Lohiya (Vice President Accounts)

Joined Shrem Roadways Pvt Ltd in Dec' 17 in the capacity of DGM (accounts) and was internally transferred to the Investment Manager in Sept'20 as GM (accounts and finance). He has been handling the accounts and taxation. Has also worked with Supreme

Infrastructure India Limited as senior manager (accounts) from July' 07 to Nov'17 that is engaged in construction and development of roads, highways, buildings and bridges.

Mr. Gaurav Ravi (Vice President O&M)

Postgraduate in Consultancy Management and a Civil Engineering graduate with 23+ years of experience in civil engineering projects. He has held senior leadership roles in major companies like L&T IDPL, Elsamex Maintenance Services Ltd. (IL&FS Group

Company), Backbone Enterprise, GMR Hyderabad Vijaywada Expressway, driving the successful execution of large-scale projects across India.

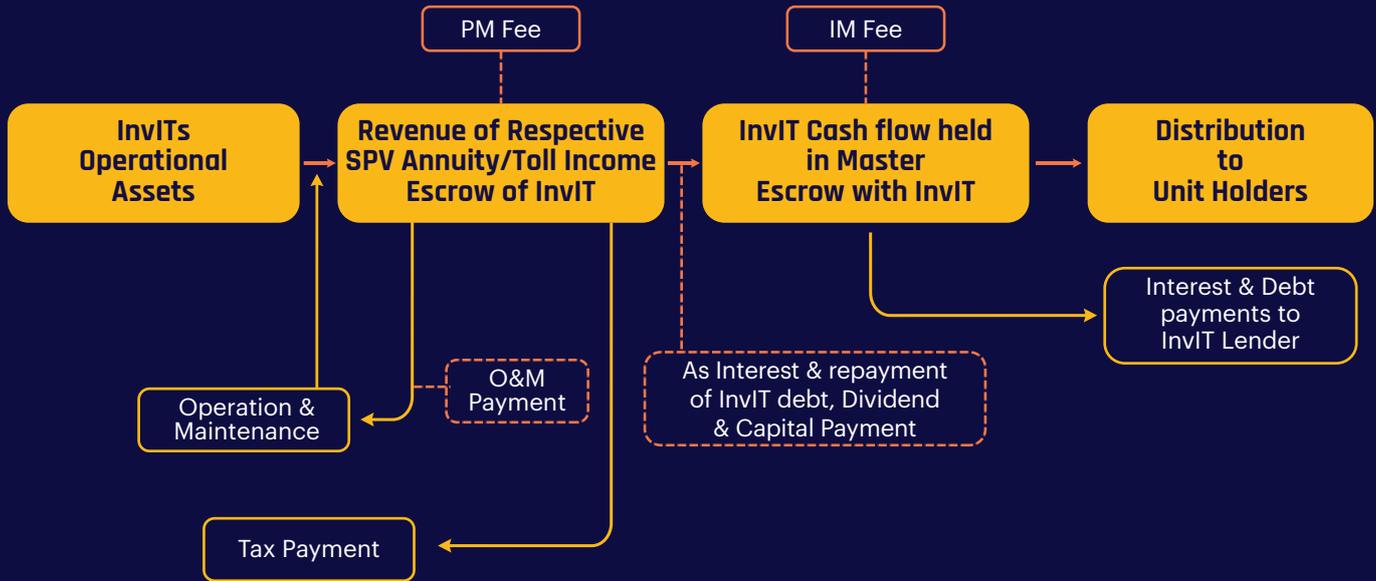
Mr. Hanuman Suthar (Vice President O&M)

He holds a Master's degree in Transportation Engineering and a Civil Engineering along with a Diploma in Civil Engineering. 13+ years of extensive experience in infra project management, O&M, and specializes in construction and contract management, site

supervision, toll operations focusing on cost-saving and resource efficiency.

Cash flow Escrow to Escrow

Cashflow moves from SPV Escrow to InvIT Escrow with complete control of InvIT Lender and residual Cashflows of InvIT to be distributed



Actual images of Shrem InvIT assets

Investment Policy

Going Forward

- 1 Investment only in Operational HAM/Annuity assets which is value accretive to unit holders.
- 2 Valuation and technical due diligence by independent third parties.
- 3 New acquisitions approved by Investment Committee consisting of majority Independent Directors.
- 4 All related party transactions approved by a majority of non –Sponsor group unit holders.

Project Management Capabilities

Shrem Road Projects Pvt. Ltd. - Project Manager

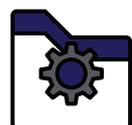
- Experienced and skilled staff at HO and projects for day-to-day supervision of operations & maintenance activities
- Use of innovative technology tools for tracking and monitoring compliance with O&M agreements and CA obligations.
- Ruky Projects Pvt Ltd, a team of 100+ Civil Engg. providing Project Management Consultant (PMC) to InvIT, Ruky supports for compliance to concession agreements ensuring receipt of timely payments from authorities and Due Diligence services, O&M Advisory, Contract Management Support, Dispute/Claim Management Support, etc.

Technology Driven Asset Management System



Technology Driven Asset Management

1. Chainage Wise Defect Listing with images
2. GIS Mapping of the Defect Position Marking



State of Art Document Management System

1. Real Time tracking of Critical Communication
2. Response tracking and overdue alerts



Camera & AI based Virtual Monitoring

1. Real Time View of Various Locations
2. Independent Vehicle Based Inspection
3. Real time tracking of defects and rectification through live images
4. Advanced testing techniques to identify issues early, take preventive actions (PWD, NSU)
5. Traffic linked maintenance strategies

Structured O&M Contracts

Dilip Buildcon Limited
(34 Assets)

Shrem Roadways Pvt. Ltd.
(5 Assets)



Fixed cost Contract including Escalation, Inflation Contingencies etc.

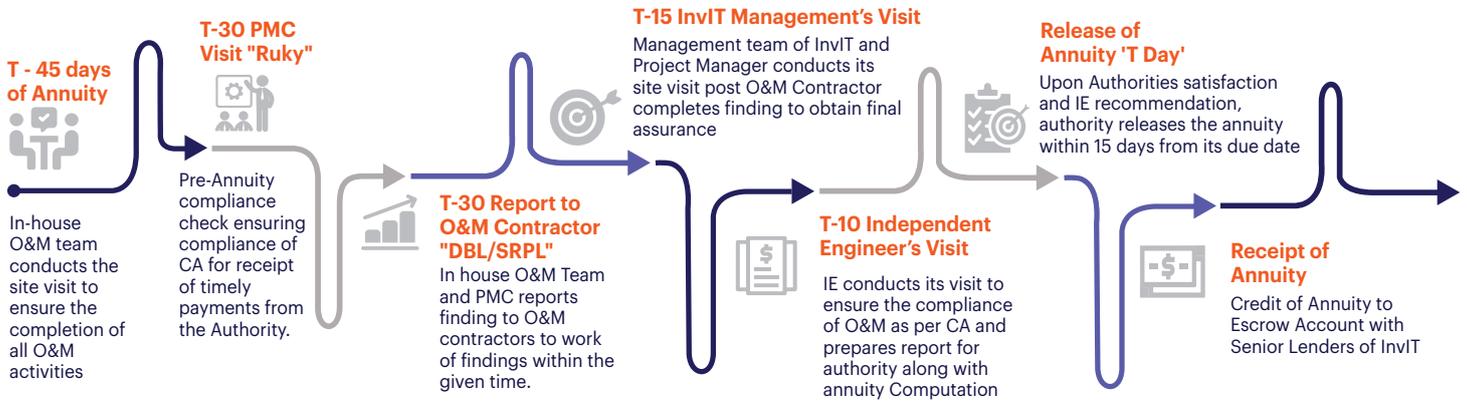


O&M Payment only after receipt of the annuity by the relevant Project SPV



Back-to-Back Indemnity by O&M Contactors towards any penalties / deductions or withheld amount due to O&M deficiencies.

Periodic Monitoring Mechanism



Shrem Group Diversified Business profile

About the Promoter



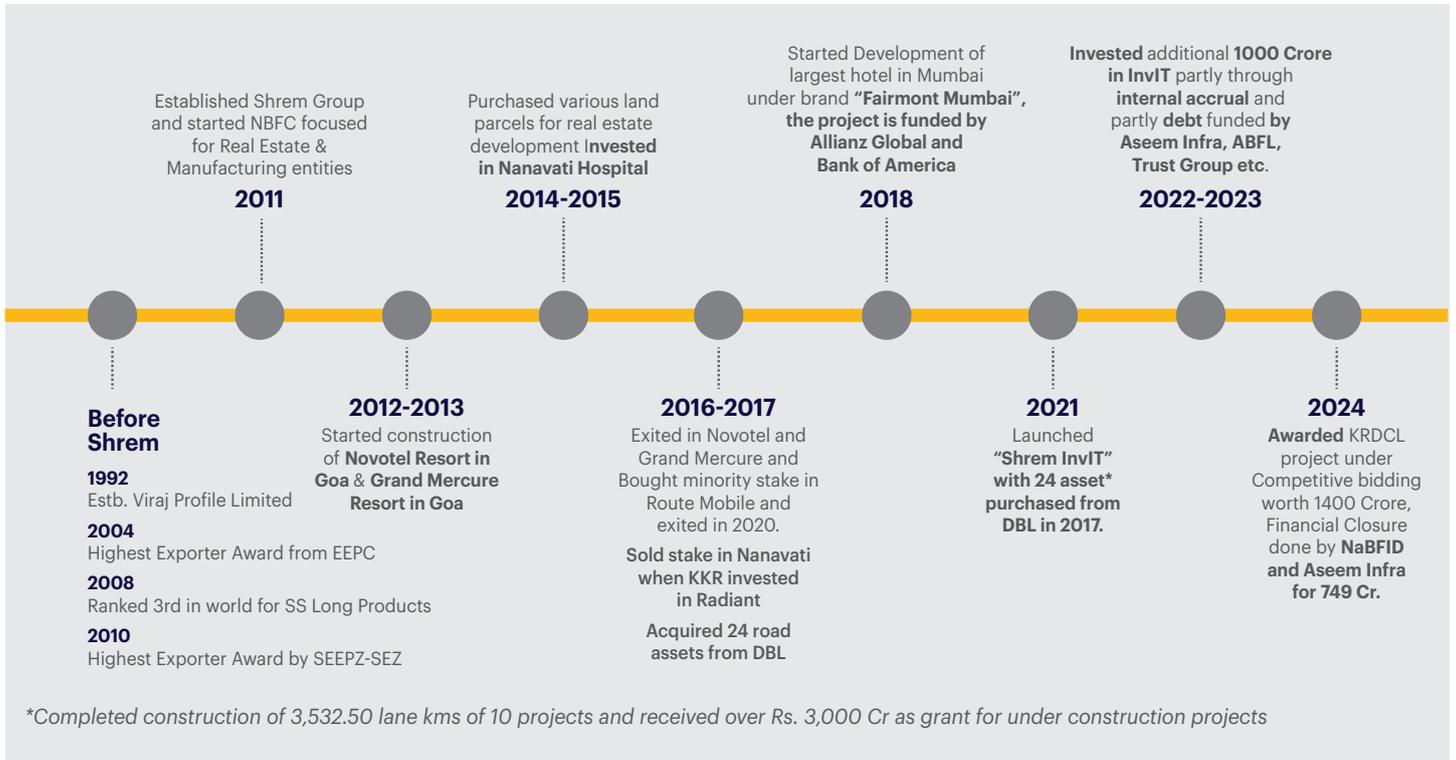
Mr. Nitán Chhatwal Chairman

- 33+ years of experience in managing businesses and investments
- As co-promoter, he was pivotal in transforming a small-sized stainless steel company, Viraj Profiles Ltd, into a billion-dollar company
- Since 2017, successfully created an operational portfolio of road assets which was later hived off into InvIT platform

Description

- Established in 2011, **Shrem is a Mumbai based Business Group managed by Mr. Nitán Chhatwal**
- The Group invests across the Infrastructure, Real Estate, Telecom, Healthcare and Hospitality sectors
- **Diversified real estate investment holdings** across Mumbai, Pune, Goa, Bangalore and the National Capital Region
- The Group has constructed the largest hotel in Mumbai which will be managed under Fairmont brand
- Pan India presence with 800+ employee base

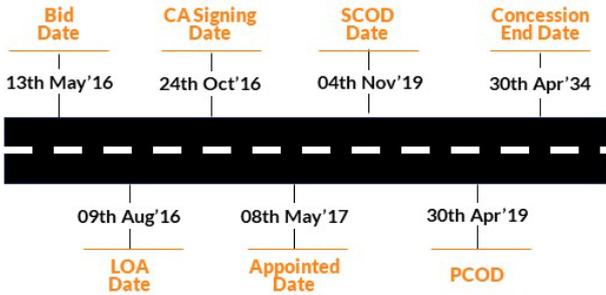
The Shrem Journey



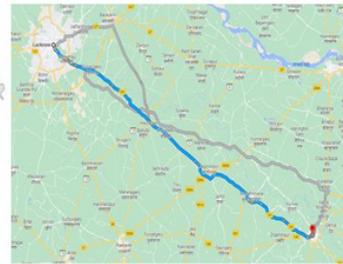
Actual images of Shrem InvIT assets

Hybrid Annuity Model (HAM) Assets

DBL Lucknow Sultanpur Highways Pvt Ltd



Particulars	
Type of Main Carriage Service Road	Rigid Flexible
Project Kms No. of Lanes	127.4 4
Total lane Kms NH/ SH Number	666.77 NH - 731
Bid O&M Income (Rs. Crs)	5.00
Annuities - Received / Total no	11/30

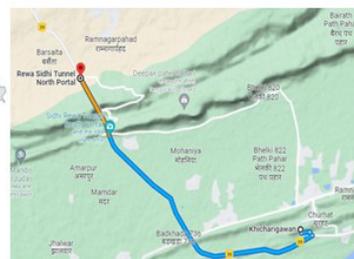


<https://vimeo.com/520021259>

DBL Rewa Sidhi Highways Pvt Ltd

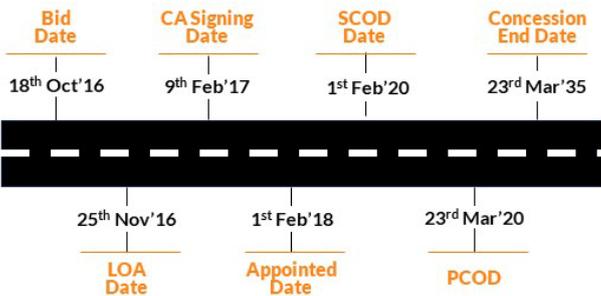


Particulars	
Type of Main Carriage Service Road	Rigid NA
Project Kms No. of Lanes	15.35 4
Total lane Kms NH/ SH Number	83.78 NH - 75E
Bid O&M Income (Rs. Crs)	3.00
Annuities - Received / Total no	4/30



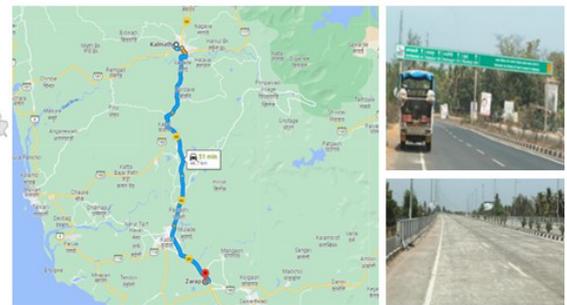
Hybrid Annuity Model (HAM) Assets

DBL Kalmath Zarap Highways Pvt Ltd



	1	ROB		4	Major Bridges
	14	Minor Bridges		7	VUP
	44	Culverts		NIL	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Rigid Flexible
Project Kms No. of Lanes	43.9 4
Total lane Kms NH/ SH Number	267.40 NH-66
Bid O&M Income (Rs. Crs)	3.00
Annuities - Received / Total no	10/30

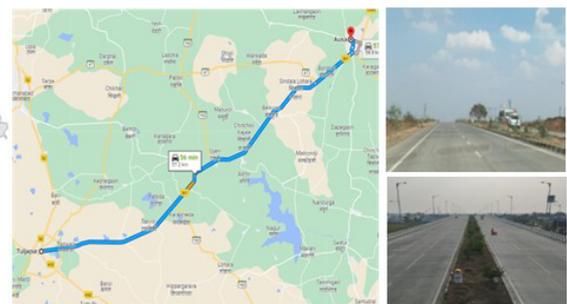


DBL Tuljapur Ausa Highways Pvt Ltd



	NIL	ROB		NIL	Major Bridges
	20	Minor Bridges		9	VUP
	89	Culverts		NIL	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Rigid Flexible
Project Kms No. of Lanes	67.4 4
Total lane Kms NH/ SH Number	376.96 NH-361
Bid O&M Income (Rs. Crs)	3.00
Annuities - Received / Total no	10/30



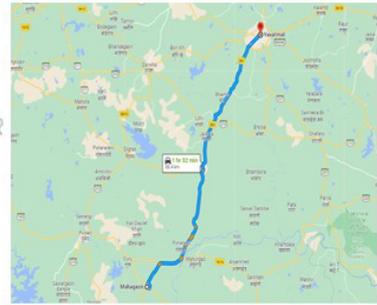
<https://vimeo.com/515314458>

Hybrid Annuity Model (HAM) Assets

DBL Mahagaon Yavatmal Highways Pvt Ltd

Bid Date	CA Signing Date	SCOD Date	Concession End Date
17 th Jan'17	9 th Jun'17	26 th Aug'20	23 rd May'35
LOA Date	Appointed Date	PCOD	
28 th Mar'17	28 th Feb'18	23 rd May'20	

Particulars	
Type of Main Carriage Service Road	Rigid Flexible
Project Kms No. of Lanes	80.2 4
Total lane Kms NH/ SH Number	450.42 NH-361
Bid O&M Income (Rs. Crs)	3.00
Annuities - Received / Total no	9/30



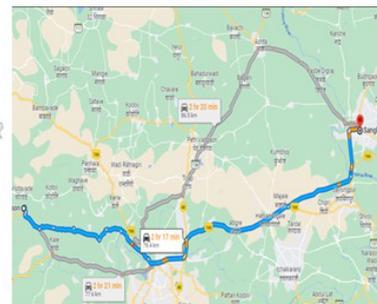
<https://vimeo.com/517135495>

	NIL	ROB		2	Major Bridges
	39	Minor Bridges		5	VUP
	157	Culverts		NIL	Flyovers
	NIL	Subways		1	Toll Plaza

DBL Wardha Butibori Highways Pvt Ltd

Bid Date	CA Signing Date	SCOD Date	Concession End Date
23 rd Feb'17	9 th Jun'17	28 th May'20	20 th Nov'34
LOA Date	Appointed Date	PCOD	
28 th Mar'17	30 th Nov'17	20 th Nov'19	

Particulars	
Type of Main Carriage Service Road	Rigid Flexible
Project Kms No. of Lanes	59.2 4
Total lane Kms NH/ SH Number	351.93 NH-361
Bid O&M Income (Rs. Crs)	3.00
Annuities - Received / Total no	10/30

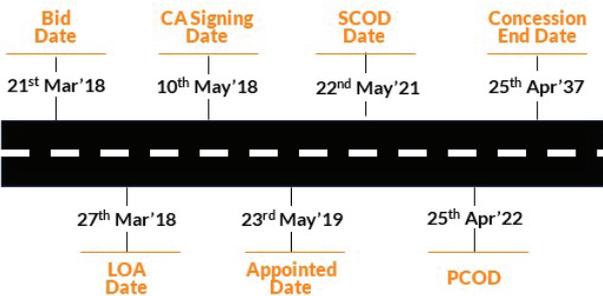


<https://vimeo.com/520344854>

	1	ROB		2	Major Bridges
	16	Minor Bridges		9	VUP
	93	Culverts		NIL	Flyovers
	NIL	Subways		1	Toll Plaza

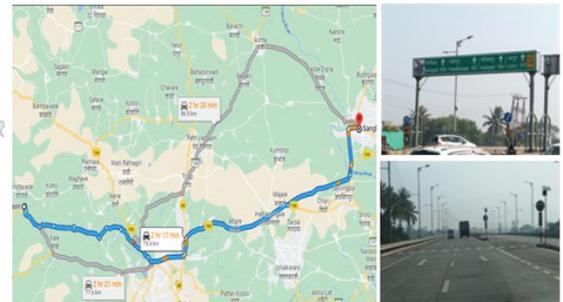
Hybrid Annuity Model (HAM) Assets

DBL Sangli Borgaon Highways Ltd

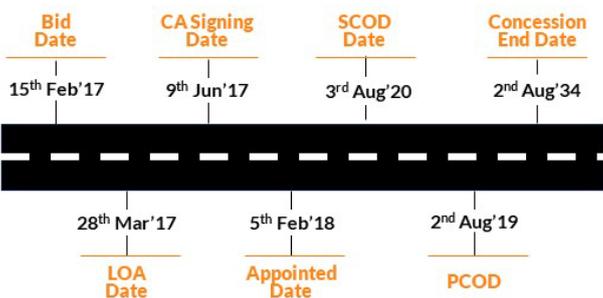


	3	ROB		NIL	Major Bridges
	14	Minor Bridges		9	VUP
	91	Culverts		NIL	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Rigid Flexible
Project Kms No. of Lanes	41.45 4
Total lane Kms NH/ SH Number	284.59 NH-166
Bid O&M Income (Rs. Crs)	3.00
Annunities - Received / Total no	5/30

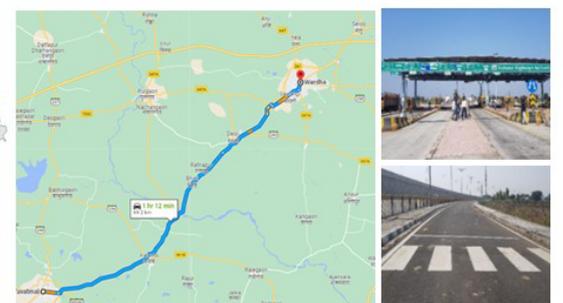


DBL Yavatmal Wardha Highways Pvt Ltd



	NIL	ROB		3	Major Bridges
	30	Minor Bridges		3	VUP
	115	Culverts		2	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Rigid Flexible
Project Kms No. of Lanes	64.93 4
Total lane Kms NH/ SH Number	370.55 NH-361
Bid O&M Income (Rs. Crs)	3.00
Annunities - Received / Total no	11/30



<https://vimeo.com/517135822>

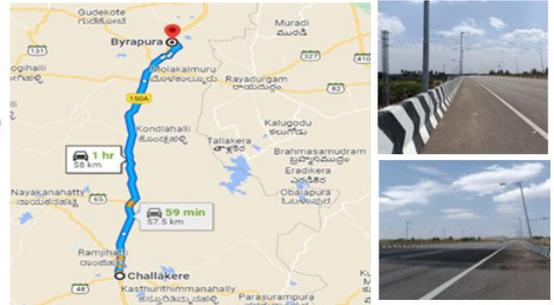
Hybrid Annuity Model (HAM) Assets

DBL Byrapura Challakere Highways Pvt Ltd

Bid Date	CASigning Date	SCOD Date	Concession End Date
22 nd Mar'18	9 th May'18	30 th Dec'20	15 th Dec'35
LOA Date	Appointed Date	PCOD	
26 th Mar'18	31 st Dec'18	15 th Dec'20	

	NIL	ROB		NIL	Major Bridges
	21	Minor Bridges		3	VUP
	101	Culverts		4	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	49.95 4
Total lane Kms NH/ SH Number	297.71 NH-150A
Bid O&M Income (Rs. Crs)	3.00
Annuties - Received / Total no	8/30

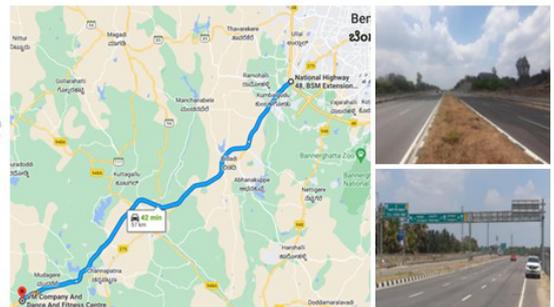


DBL Bangalore Nidagatta Highways Pvt Ltd

Bid Date	CASigning Date	SCOD Date	Concession End Date
18 th Dec'17	20 th Apr'18	9 th Nov'21	12 th Dec'37
LOA Date	Appointed Date	PCOD	
28 th Feb'18	18 th May'19	12 th Dec'22	

	2	ROB		4	Major Bridges
	17	Minor Bridges		14	VUP
	76	Culverts		1	Flyovers
	2	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	56.20 4
Total lane Kms NH/ SH Number	616.44 NH-275
Bid O&M Income (Rs. Crs)	3.00
Annuties - Received / Total no	4/30



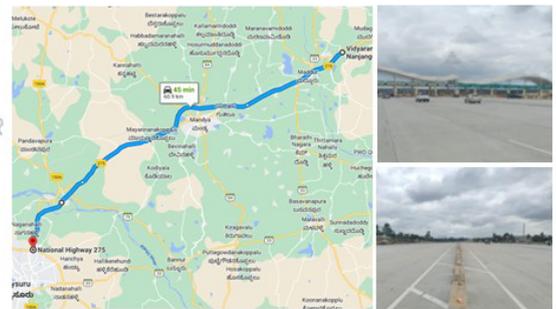
Hybrid Annuity Model (HAM) Assets

DBL Nidagatta Mysore Highways Pvt Ltd

Bid Date	CASigning Date	SCOD Date	Concession End Date
18 th Dec'17	20 th Apr'18	7 th Jun'22	6 th Mar'38
LOA Date	Appointed Date	PCOD	
28 th Feb'18	10 th Dec'19	9 th Mar'22	

	2	ROB		5	Major Bridges
	27	Minor Bridges		15	VUP
	117	Culverts		2	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	61.104 6
Total lane Kms NH/ SH Number	669.06 NH-275
Bid O&M Income (Rs. Crs)	3.00
Annuites - Received/Total no	4/30

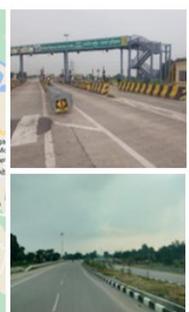
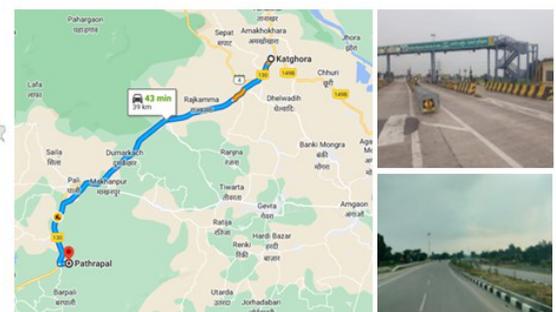


Pathrapali Kathghora Highways Pvt Ltd

Bid Date	CASigning Date	SCOD Date	Concession End Date
7 th Jan'20	20 th Apr'18	12 th Dec'22	20 th Apr'38
LOA Date	Appointed Date	PCOD	
28 th Feb'18	10 th Dec'19	16 th Jun'23	

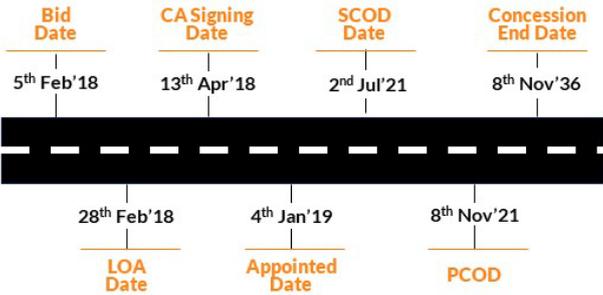
	NIL	ROB		3	Major Bridges
	09	Minor Bridges		3	VUP
	71	Culverts		1	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	39.3 4
Total lane Kms NH/ SH Number	234.06 NH-130
Bid O&M Income (Rs. Crs)	3.00
Annuites - Received / Total no	3/30



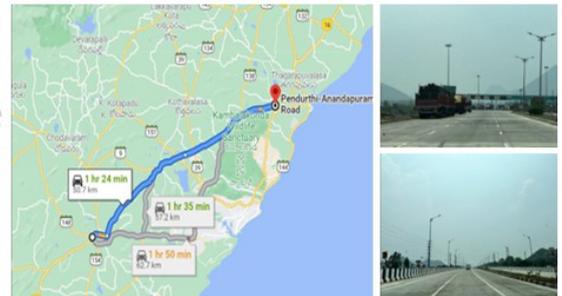
Hybrid Annuity Model (HAM) Assets

DBL Anandapuram Anakapalli Highways Ltd

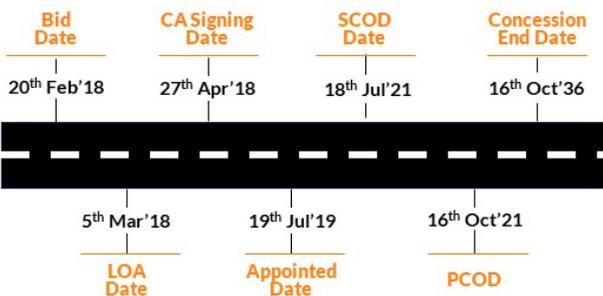


	2	ROB		4	Major Bridges
	23	Minor Bridges		9	VUP
	97	Culverts		9	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Rigid Flexible
Project Kms No. of Lanes	50.38 6
Total lane Kms NH/ SH Number	542.14 NH-16
Bid O&M Income (Rs. Crs)	3.00
Annunities - Received / Total no	6/30

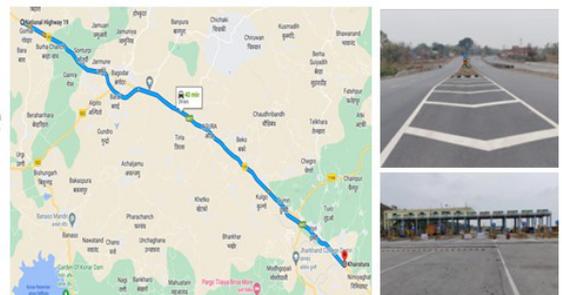


DBL Gorhar Khairtunda Highways Ltd



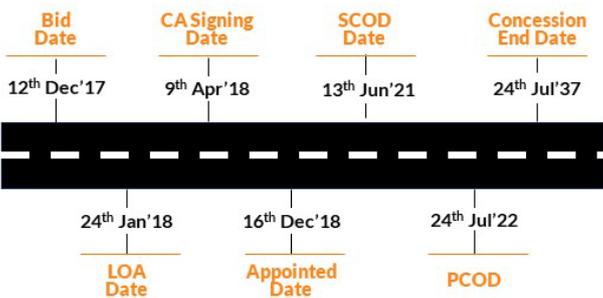
	1	ROB		4	Major Bridges
	14	Minor Bridges		7	VUP
	44	Culverts		NIL	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Rigid
Project Kms No. of Lanes	34.29 6
Total lane Kms NH/ SH Number	329.37 NH-02
Bid O&M Income (Rs. Crs)	3.00
Annunities - Received / Total no	6/30



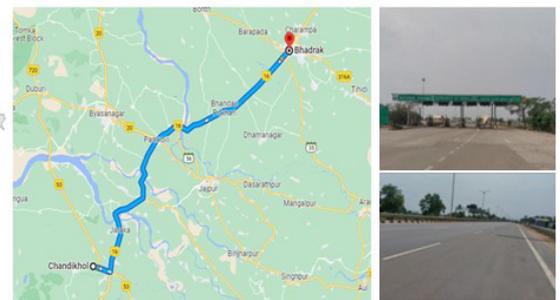
Hybrid Annuity Model (HAM) Assets

DBL Chandikhole Bhadrak Highways Ltd

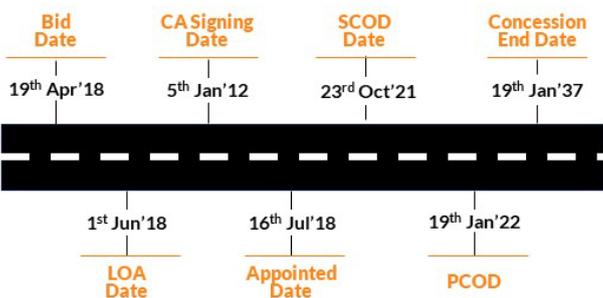


	NIL	ROB		15	Major Bridges
	45	Minor Bridges		37	VUP
	61	Culverts		04	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	74.50 6
Total lane Kms NH/ SH Number	710.98 NH-16
Bid O&M Income (Rs. Crs)	3.00
Annunities - Received / Total no	5/30

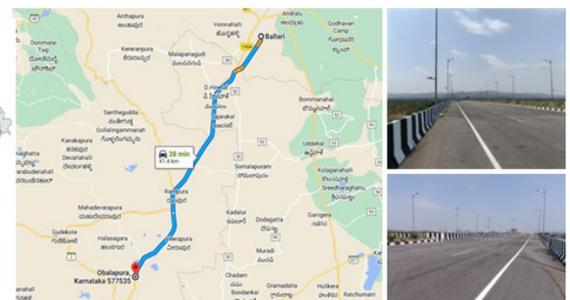


DBL Bellary Byrapura Highways Ltd



	1	ROB		2	Major Bridges
	35	Minor Bridges		4	VUP
	76	Culverts		3	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	41.73 4
Total lane Kms NH/ SH Number	293.91 NH-150A
Bid O&M Income (Rs. Crs)	3.00
Annunities - Received / Total no	6/30



Hybrid Annuity Model (HAM) Assets

APCO Arasavalli Expressway Pvt Ltd

Structure

Bid Date	CASigning Date	SCOD Date	Concession End Date
10 th Oct '17	18 th Jan 18	2 nd July '21	19 th Jan '37
5 th Dec '17	4 th Jan '19	20 th Jan '22	
LOA Date	Appointed Date	PCOD	

	NIL	ROB		2	Major Bridges
	12	Minor Bridges		9	VUP
	134	Culverts		2	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	54.19 6
Total lane Kms NH/ SH Number	509.57 NH-16
Bid O&M Income (Rs. Crs)	18.55
Annuites - Received / Total no	6/30



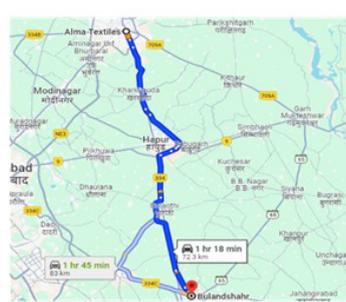
Freedompoint Expressway Pvt Ltd

Structure

Bid Date	CASigning Date	SCOD Date	Concession End Date
2 nd Dec '15	4 th Mar 16	25 th Oct '19	13 th Aug '35
11 th Jan '16	28 th Apr '17	14 th Aug '20	
LOA Date	Appointed Date	PCOD	

	1	ROB		1	Major Bridges
	9	Minor Bridges		5	VUP
	68	Culverts		NIL	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Rigid Flexible
Project Kms No. of Lanes	61.19 4
Total lane Kms NH/ SH Number	316.43 NH-235
Bid O&M Income (Rs. Crs)	5.76
Annuites - Received / Total no	9/30



Hybrid Annuity Model (HAM) Assets

APCO Navkalyan Expressway Pvt Ltd

Structure

Bid Date	CASigning Date	SCOD Date	Concession End Date
20 th Mar '18	31 st May 18	6 th Jun'21	24 th Oct'36
LOA Date	Appointed Date	PCOD	
27 th Mar'18	7 th Jun'19	25 th Oct'21	

	1	ROB		2	Major Bridges
	12	Minor Bridges		23	VUP
	140	Culverts		1	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	61.211 4
Total lane Kms NH/ SH Number	410.95 NH-91
Bid O&M Income (Rs. Crs)	18
Annuities - Received / Total no	6/30



Actual images of Shrem InvIT assets

Hybrid Annuity Model (HAM) Assets

APCO Chetak Ultraway Pvt Ltd (DME II)*

Structure



	1	ROB		2	Major Bridges
	1	Minor Bridges		13	VUP
	28	Culverts		1	Flyovers
	NIL	Subways		NIL	Toll Plaza

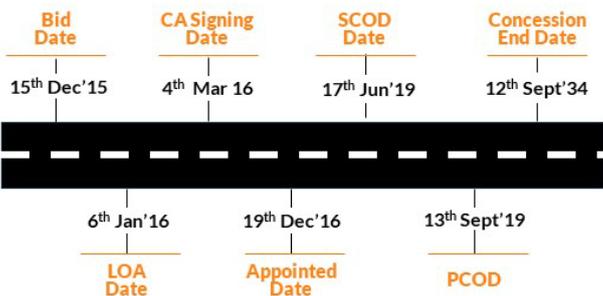
Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	19.284 6/8
Total lane Kms NH/ SH Number	290.868 NH-24
Bid O&M Income (Rs. Crs)	27
Annuities - Received / Total no	8/30



* Under Acquisition

APCO Chetak Expressway Pvt Ltd (DME III)*

Structure



	NIL	ROB		1	Major Bridges
	8	Minor Bridges		10	VUP
	24	Culverts		1	Flyovers
	NIL	Subways		1	Toll Plaza

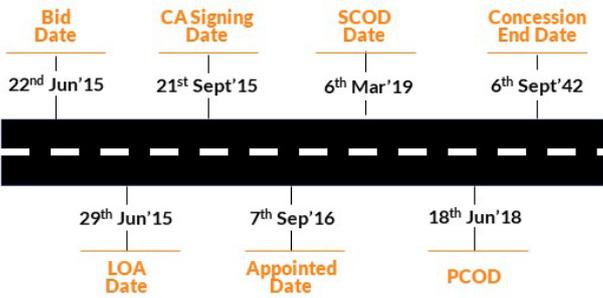
Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	22.27 6/8
Total lane Kms NH/ SH Number	218.22 NH-24
Bid O&M Income (Rs. Crs)	17.1
Annuities - Received / Total no	11/30



* Under Acquisition

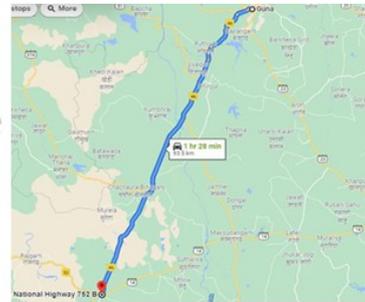
NHAI Toll Asset

Jalpa Devi Tollways Pvt Ltd



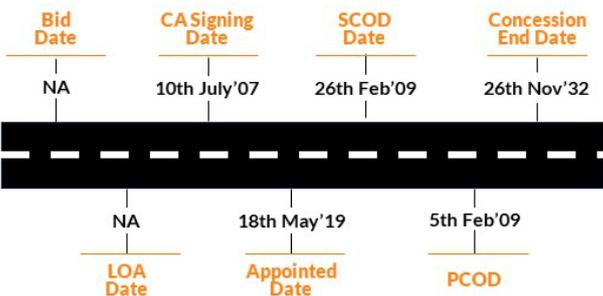
	NIL	ROB		34	Major Bridges
	77	Minor Bridges		12	VUP
	18	Culverts		4	Flyovers
	2	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible Flexible
Project Kms No. of Lanes	93.5 4
Total lane Kms NH/ SH Number	506.70 NH-03
Bid O&M Income (Rs. Crs)	NA
Annunities - Received / Total no	NA



State Toll Asset

Suryavanshi Infrastructure Pvt Ltd



	NIL	ROB		4	Major Bridges
	27	Minor Bridges		NIL	VUP
	NIL	Culverts		1	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	44 2
Total lane Kms NH/ SH Number	132 NA
Bid O&M Income (Rs. Crs)	NA
Annunities - Received / Total no	NA



<https://vimeo.com/522309143>

State Annuity Projects

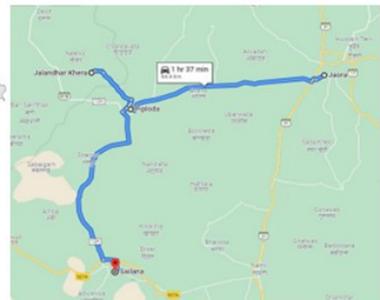
DBL Jaora Sailana Tollways Pvt Ltd

Bid Date	CASigning Date	SCOD Date	Concession End Date
NA	24th Dec'12	29th Jun'15	9th May'27

LOA Date	Appointed Date	PCOD
4th Nov'12	29th Jun'13	9th May'14

	NIL	ROB		NIL	Major Bridges
	4	Minor Bridges		NIL	VUP
	17	Culverts		NIL	Flyovers
	NIL	Subways		NIL	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	87.77 2
Total lane Kms NH/ SH Number	263.31 MDR
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	21/26



<https://vimeo.com/541976633>

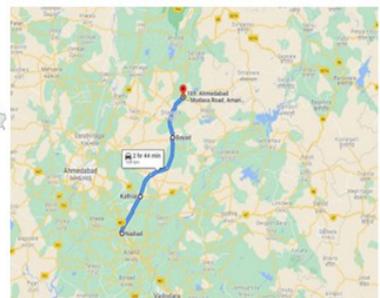
DBL Nadiad Modasa Tollways Pvt Ltd

Bid Date	CASigning Date	SCOD Date	Concession End Date
NA	5th Jan'12	3rd Jul'14	3rd Jul'26

LOA Date	Appointed Date	PCOD
2nd Aug'11	3rd Jul'12	31st Dec'13

	NIL	ROB		7	Major Bridges
	14	Minor Bridges		NIL	VUP
	104	Culverts		NIL	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	108.67 2
Total lane Kms NH/ SH Number	325.20 SH59
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	21/24



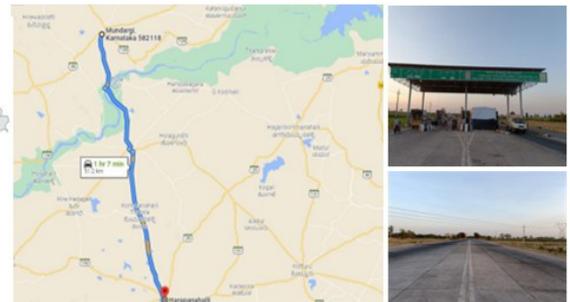
State Annuity Projects

DBL Mundargi Harapanahalli Tollways Pvt Ltd

Bid Date	CASigning Date	SCOD Date	Concession End Date
NA	16 th Dec'15	28 th Sept'18	28 th Sept'26
LOA Date	Appointed Date	PCOD	
11 th Sept'15	29 th Jun'13	5 th Feb'18	

	NIL	ROB		1	Major Bridges
	11	Minor Bridges		NIL	VUP
	84	Culverts		NIL	Flyovers
	NIL	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	51.80 2
Total lane Kms NH/ SH Number	153.63 NA
Bid O&M Income (Rs. Crs)	NA
Annuites - Received / Total no	13/16

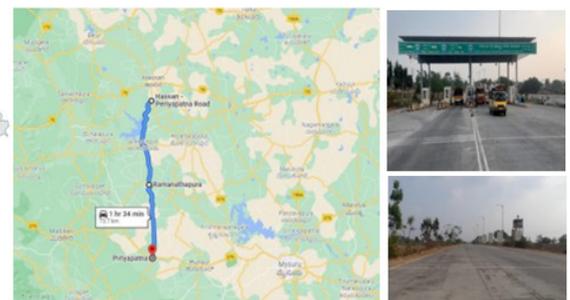


DBL Hassan Periyapatna Tollways Pvt Ltd

Bid Date	CASigning Date	SCOD Date	Concession End Date
NA	16 th Dec'15	28 th Sept'18	28 th Sept'26
LOA Date	Appointed Date	PCOD	
11 th Sept'15	29 th Jun'16	28 th Feb'18	

	NIL	ROB		1	Major Bridges
	13	Minor Bridges		NIL	VUP
	192	Culverts		NIL	Flyovers
	NIL	Subways		3	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	75.03 2
Total lane Kms NH/ SH Number	221.07 NA
Bid O&M Income (Rs. Crs)	NA
Annuites - Received / Total no	13/16



State Annuity Projects

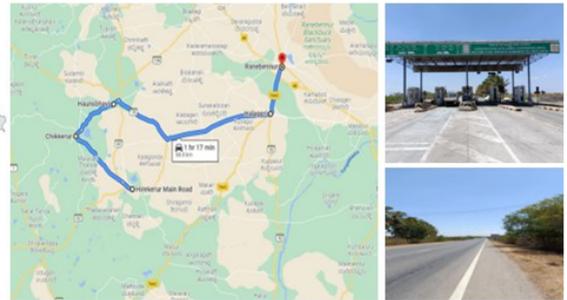
DBL Hirekerur Ranibennur Tollways Pvt Ltd

Bid Date	CA Signing Date	SCOD Date	Concession End Date
NA	16 th Dec'15	28 th Sept'18	28 th Sept'26

11 th Sept'15	29 th Sept'16	24 th Feb'18	
LOA Date	Appointed Date	PCOD	

	NIL	ROB		0	Major Bridges
	11	Minor Bridges		NIL	VUP
	94	Culverts		NIL	Flyovers
	NIL	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	58.60 2
Total lane Kms NH/ SH Number	167.07 NA
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	13/16



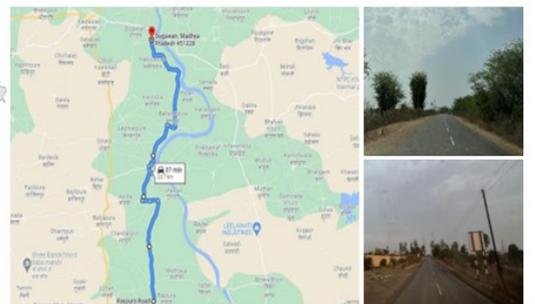
DBL Bankhlfata Dogawa Tollways Pvt Ltd

Bid Date	CA Signing Date	SCOD Date	Concession End Date
NA	28 th Jan'13	14 th Aug'15	15 th Dec'35

13 th Dec'12	14 th Jun'13	31 st Mar'14	
LOA Date	Appointed Date	PCOD	

	NIL	ROB		13	Major Bridges
	96	Minor Bridges		NIL	VUP
	NIL	Culverts		13	Flyovers
	NIL	Subways		NIL	Toll Plaza

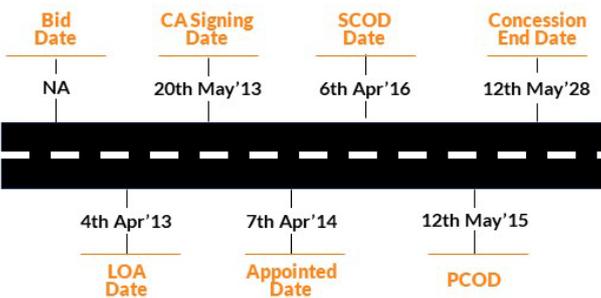
Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	65.40 4
Total lane Kms NH/ SH Number	196.20 MDR
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	22/26



<https://vimeo.com/528172575>

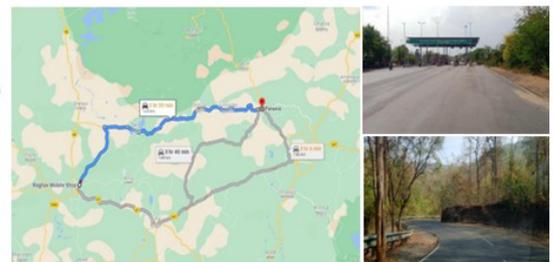
State Annuity + Toll Projects

DBL Betul Sarni Tollways Pvt Ltd



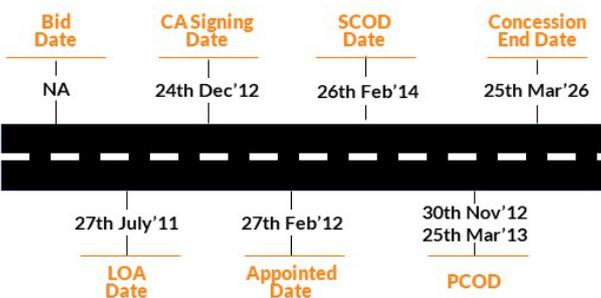
	NIL	ROB		9	Major Bridges
	36	Minor Bridges		NIL	VUP
	36	Culverts		NIL	Flyovers
	NIL	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	124.1 2
Total lane Kms NH/ SH Number	372.30 SH43
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	19/26



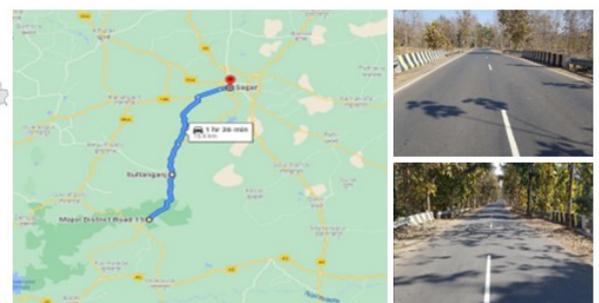
<https://vimeo.com/527223316>

DBL Silwani Sultanganj Tollways Pvt Ltd



	NIL	ROB		17	Major Bridges
	134	Minor Bridges		NIL	VUP
	NIL	Culverts		1	Flyovers
	NIL	Subways		2	Toll Plaza

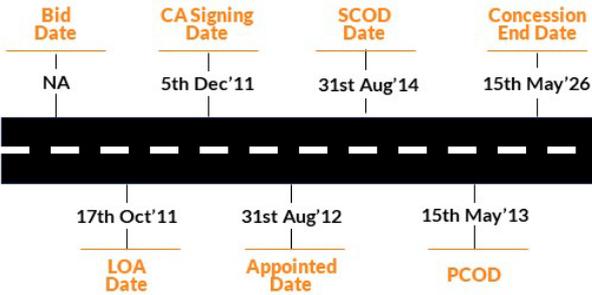
Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	75.99 2
Total lane Kms NH/ SH Number	228.00 NA
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	24/26



<https://vimeo.com/528171673>

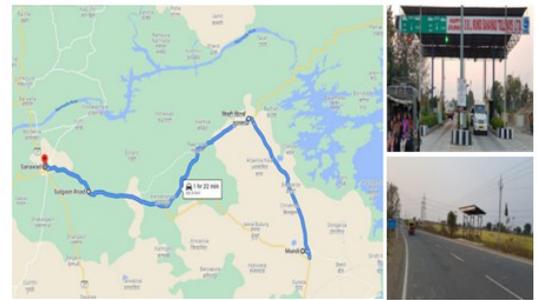
State Annuity + Toll Projects

DBL Mundi Sanawad Tollways Pvt Ltd



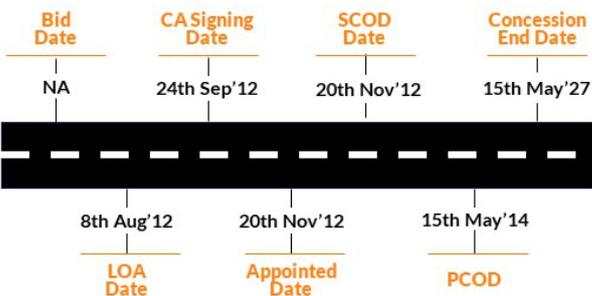
	NIL	ROB		24	Major Bridges
	88	Minor Bridges		NIL	VUP
	NIL	Culverts		1	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	67.63 2
Total lane Kms NH/ SH Number	202.89 MDR
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	23/26



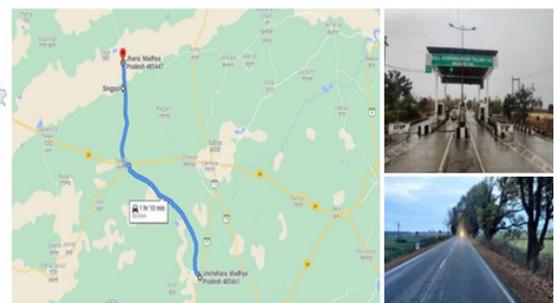
<https://vimeo.com/523714167>

DBL Uchera Nagod Tollways Pvt Ltd



	NIL	ROB		10	Major Bridges
	92	Minor Bridges		NIL	VUP
	30	Culverts		2	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	55.60 2
Total lane Kms NH/ SH Number	166.80 SH-56
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	21/26



<https://vimeo.com/541643634>

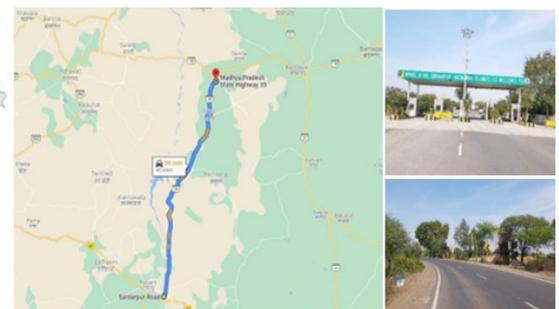
State Annuity + Toll Projects

DBL Sardarpur Badnawar Tollways Pvt Ltd



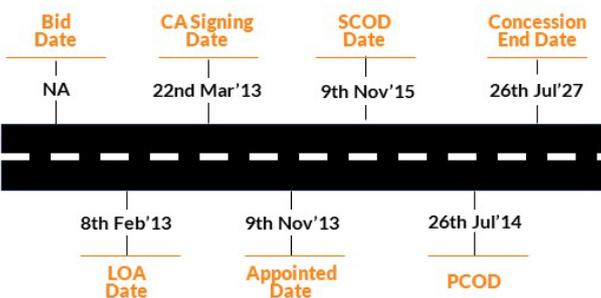
	NIL	ROB		17	Major Bridges
	22	Minor Bridges		NIL	VUP
	24	Culverts		1	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	42.97 2
Total lane Kms NH/ SH Number	129.00 NA
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	25/26



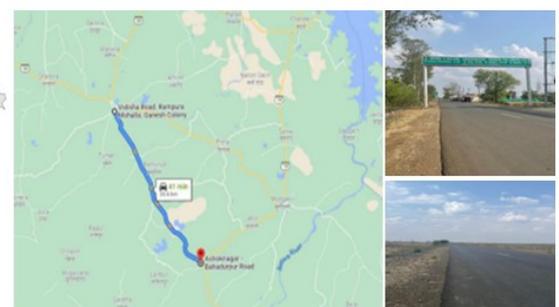
<https://vimeo.com/541646060>

DBL Ashoknagar Vidisha Tollways Pvt Ltd



	NIL	ROB		1	Major Bridges
	10	Minor Bridges		NIL	VUP
	19	Culverts		NIL	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	35.68 2
Total lane Kms NH/ SH Number	107.04 MDR
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	21/26



<https://vimeo.com/541648410>

State Annuity + Toll Projects

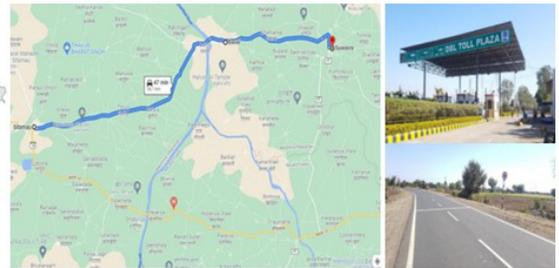
DBL Sitamau Suwasara Tollways Pvt Ltd

Bid Date	CA Signing Date	SCOD Date	Concession End Date
NA	5 th Dec'11	19 th Mar'14	28 th Mar'26

			
17 th Oct'11	19 th Mar'12	28 th Mar'13	
LOA Date	Appointed Date	PCOD	

 1	ROB	 7	Major Bridges
 25	Minor Bridges	 NIL	VUP
 5	Culverts	 2	Flyovers
 NIL	Subways	 1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	34.00 2
Total lane Kms NH/ SH Number	104.91 MDR
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	24/26



<https://vimeo.com/541650291>

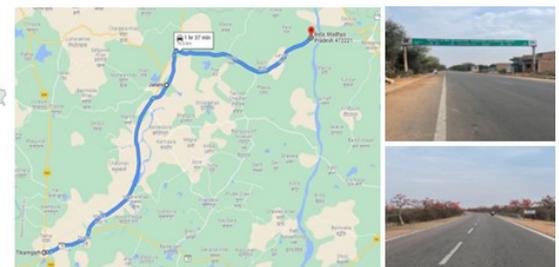
DBL Tikamgarh Nowgaon Tollways Pvt Ltd

Bid Date	CA Signing Date	SCOD Date	Concession End Date
NA	12 th Nov'13	7 th Aug'16	26 th May'28

			
27 th Sept'13	8 th Aug'14	26 th May'15	
LOA Date	Appointed Date	PCOD	

 NIL	ROB	 3	Major Bridges
 12	Minor Bridges	 NIL	VUP
 72	Culverts	 NIL	Flyovers
 NIL	Subways	 2	Toll Plaza

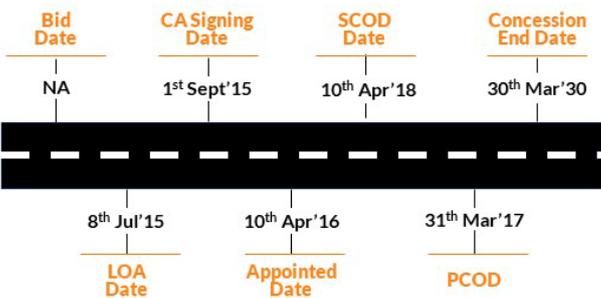
Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	76.04 2
Total lane Kms NH/ SH Number	229.20 MDR
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	19/26



<https://vimeo.com/541981583>

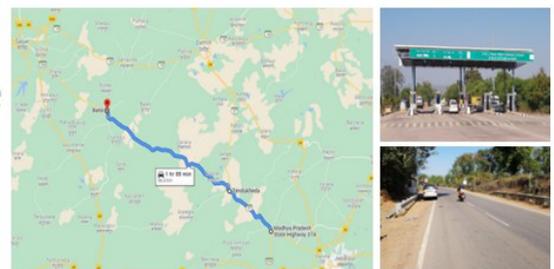
State Annuity + Toll Projects

DBL Patan Rehli Tollways Pvt Ltd



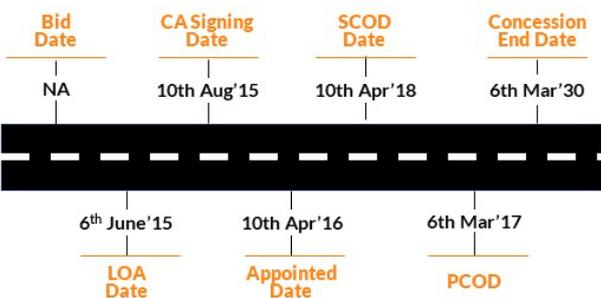
	NIL	ROB		19	Major Bridges
	78	Minor Bridges		NIL	VUP
	20	Culverts		5	Flyovers
	NIL	Subways		2	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	86.6 2
Total lane Kms NH/ SH Number	259.80 SH-15
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	16/26



<https://vimeo.com/541975398>

DBL Hata Dargawon Tollways Pvt Ltd



	NIL	ROB		15	Major Bridges
	74	Minor Bridges		NIL	VUP
	NIL	Culverts		2	Flyovers
	NIL	Subways		1	Toll Plaza

Particulars	
Type of Main Carriage Service Road	Flexible NA
Project Kms No. of Lanes	64.40 2
Total lane Kms NH/ SH Number	193.20 SH-48
Bid O&M Income (Rs. Crs)	NA
Annuities - Received / Total no	16/26



<https://vimeo.com/527220231>

Safe Harbor

This presentation is prepared and issued by Shrem Infra Investment Manager Private Limited (the "Investment Manager") on behalf of and in its capacity as the investment manager to Shrem InvIT for general information purposes only without regards to specific objectives, financial situations or needs of any particular person and should not be construed as legal, tax, investment or other advice.

This presentation is not a prospectus, a statement in lieu of a prospectus, an offering circular, an offering memorandum, an advertisement, an offer or an offer document under the Companies Act, 2013, the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended, or any other applicable law in India. This presentation does not constitute or form part of and should not be construed as, directly or indirectly, any offer or invitation or inducement to sell or issue or an offer, or any solicitation of any offer, to purchase or sell any securities.

This presentation should not be considered as a recommendation that any person should subscribe for or purchase any securities of subsidiaries of the Sponsor (collectively, the "Sponsor Entities"), and should not be used as a basis for any investment decision.

Unless otherwise stated in this presentation, the information contained herein is based on management information and estimates. The information contained in this presentation is only

current as of its date, unless specified otherwise, and has not been independently verified. Please note that, you will not be updated in the event the information in the presentation becomes stale. This presentation comprises information given in summary form and does not purport to be complete and it cannot be guaranteed that such information is true and accurate. You must make your own assessment of the relevance, accuracy and adequacy of the information contained in this presentation and must make such independent investigation as you may consider necessary or appropriate for such purpose. Moreover, no express or implied representation or warranty is made as to, and no reliance should be placed on, the accuracy, fairness or completeness of the information presented or contained in this presentation. Further, past performance is not necessarily indicative of future results. Any opinions expressed in this presentation or the contents of this presentation are subject to change without notice.

The distribution of this presentation in certain jurisdictions may be restricted by law. Accordingly, any persons in possession of this presentation should inform themselves about and observe any such restrictions. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.



Actual images of Shrem InvIT assets



Connect with us

Shrem InvIT

1101, Viraj Towers,
Junction Off Andheri Kurla Road,
W.E. Highway Near Landmark Bldg,
Andheri (E), Mumbai, Maharashtra

+91 22 4228 5500

infrateam@shrem.in
www.shreminvit.com