

October 25, 2025

To
BSE Limited
Listing Department
Dalal Street, PJ Towers
Kala Ghoda, Fort
Mumbai 400 001.

Dear Sir / Madam,

Sub: Outcome of Board meeting held on October 25, 2025 - Submission of Unaudited Financial Results along with the Limited Review Report for the quarter and half year ended September 30, 2025, under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

BSE Security ID	Security Code	Security	ISIN
895SISL39	976061	Non-Convertible Debentures	INE0KIS07011

Pursuant to Regulation 51(2) read with Part B of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR, 2015), we wish to inform you that the Board of Directors of the Company in their Meeting held today i.e., on October 25, 2025, have, inter alia, considered and approved the Unaudited Financial Results along with Auditor's Report for the quarter and half Year ended September 30, 2025. Further as per SEBI LODR, 2015, please find enclosed herewith the following:

1. Unaudited Financial Results along with Limited Review Report and other details as per Regulation 52(4) of SEBI LODR, 2015 for the quarter and half year ended September 30, 2025, issued Statutory Auditors of the Company; (Annexure I)
2. Security Cover certificate as per SEBI LODR, 2015 read with SEBI Circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022, as amended; (Annexure II)

The Board meeting commenced at 8.30 A.M. (IST) and concluded at 11.15 A.M. (IST).

This is for your information and record.

Thanking you.

Yours Sincerely,

For Sify Infinit Spaces Limited

DEVENDIRIYA

JAYARAMAN

POORNASANDAR

Digitally signed by
DEVENDIRIYA JAYARAMAN
POORNASANDAR

D J Poornasandar

Company Secretary & Compliance Officer

Membership No. A58087

Sify Infinit Spaces Limited

Regd. Office

II Floor TIDEL Park No. 4 Rajiv Gandhi Salai Taramani Chennai 600 113 India

T +91 44 2254 0770 / 2254 0777 | F +91 44 2254 0771

CIN U74999TN2017PLC119607 | W www.sifyinfinitspaces.com | E sisl.secretarial@sifycorp.com

Manohar Chowdhry & Associates

CHARTERED ACCOUNTANTS

ANNEXURE - I

Independent Auditor's Limited Review Report on the Statement of Unaudited Standalone Financial Results of Sify Infinit Spaces Limited for the quarter and half year ended September 30, 2025 pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

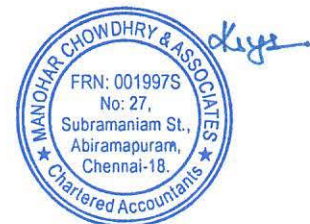
To
The Board of Directors
Sify Infinit Spaces Limited
CIN: U74999TN2017PLC119607
2nd Floor, TIDEL Park
No. 4, Rajiv Gandhi Salai, Taramani,
Chennai - 600113

Introduction

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of Sify Infinit Spaces Limited (the "Company") for the quarter and half year ended September 30, 2025 together with notes thereon (the "Statement") being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement is the responsibility of the Company's Management and is approved by the Board of Directors and has been prepared in accordance with Regulation 52 of the Listing Regulations, the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ("Ind AS 34") prescribed under Section 133 of the Companies Act, 2013 ("the Act") as amended, read with relevant rules and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

Scope of review

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 – 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for the financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain an assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Standalone Financial Results prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 specified under Section 133 of the Act, as amended, read with relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Manohar Chowdhry & Associates**

Chartered Accountants

FRN: 001997S

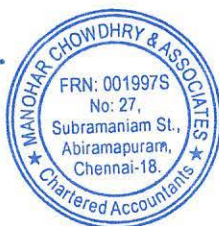


K S Y Suryanandh

Partner

M. No. 237830

UDIN: **25237830BMNT015990**



Place: Chennai

Date: October 25, 2025

Sify Infnit Spaces Limited CIN : U74999TN2017PLC119607 Phone: +91 44 22540770, Fax: +91 44 22540771 Email : sisl.secretarial@sifycorp.com, Website: www.sifyinfnitspaces.com Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113 Statement of unaudited Standalone financial results for the quarter and half year ended September 30, 2025		
(All amounts are in Indian Rupees lakhs except share data and as stated)		
Statement of Standalone assets and liabilities		
Particulars	As at September 30, 2025 (Unaudited)	As at March 31, 2025 (Audited)
ASSETS		
(1) Non-current assets		
(a) Property, Plant and Equipment	2,32,654	1,80,993
(b) Right-of-use Assets	86,265	54,750
(c) Capital work-in-progress	54,629	78,878
(d) Intangible assets	15	20
(e) Financial assets		
(i) Investments	36,616	22,980
(ii) Other financial assets	11,695	33,615
(f) Deferred Tax assets	9,827	9,151
(g) Other non-current assets	5,431	17,381
	4,37,132	3,97,768
(2) Current assets		
(a) Financial assets		
(i) Trade receivables	37,275	28,793
(ii) Cash and Bank balances	4,473	29,694
(iii) Other Bank balances	14,862	3,553
(iv) Other financial assets	924	1,125
(b) Other current assets	12,709	9,543
	70,243	72,708
TOTAL ASSETS	5,07,375	4,70,476
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity Share Capital	51,013	51,013
(b) Other Equity	1,27,443	1,23,075
	1,78,456	1,74,088
LIABILITIES		
(1) Non - current liabilities		
(a) Financial liabilities		
(i) Borrowings	2,00,584	2,09,772
(ii) Lease liabilities	54,868	28,094
(b) Provisions	185	115
(c) Other non-current liabilities	360	360
	2,55,997	2,38,341
(2) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	23,404	22,043
(ii) Lease liabilities	3,763	2,146
(iii) Trade payables		
Total outstanding dues to micro enterprises and small enterprises	303	327
Total outstanding dues to creditors other than micro enterprises and small enterprises	15,709	20,121
(iv) Other financial liabilities	24,780	7,874
(b) Other current liabilities	4,918	5,506
(c) Provisions	45	30
	72,922	58,047
TOTAL EQUITY AND LIABILITIES	5,07,375	4,70,476
For and on behalf of the Board of Directors of Sify Infnit Spaces Limited CHINTALURI VENKATA RAJESWARA RAO C R Rao Whole-time Director DIN: 02624863		
 		
Chennai October 25, 2025		

Sify Infinit Spaces Limited

CIN : U74999TN2017PLC119607

Phone: +91 44 22540770, Fax: +91 44 22540771

Email : sisl.secretarial@sifycorp.com, Website: www.sifyinfinitspaces.com

Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113

Statement of unaudited Standalone financial results for the quarter and half year ended September 30, 2025

(All amounts are in Indian Rupees lakhs except share data and as stated)

Statement of Standalone Profit & Loss

S.No	Particulars	For the Quarter ended			For the Half year ended		For the year ended
		September 30, 2025 (Unaudited)	June 30, 2025 (Audited)	September 30, 2024 (Unaudited)	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)	March 31, 2025 (Audited)
	Revenue from operations	41,727	39,860	33,558	81,587	67,380	1,42,837
	Other income	1,011	694	522	1,705	1,321	2,591
I	Total income	42,738	40,554	34,080	83,292	68,701	1,45,428
	Expenses						
	Cost of services rendered	16,188	15,493	14,039	31,681	29,012	58,240
	Employee benefits expense	1,887	1,760	1,252	3,647	2,433	5,444
	Finance costs	6,352	5,642	3,320	11,994	6,817	15,281
	Depreciation and amortisation expenses	11,250	10,757	7,576	22,007	14,856	32,682
	Other expenses	4,593	4,828	3,488	9,421	7,160	15,750
II	Total expenses	40,270	38,480	29,675	78,750	60,278	1,27,397
III	Profit before tax (I-II)	2,468	2,074	4,405	4,542	8,423	18,031
IV	Tax expense						
	Current Tax	(911)	(1,149)	(1,777)	(2,060)	(3,086)	(6,812)
	Deferred Tax	118	552	1,061	670	1,653	1,422
V	Profit after tax (III-IV)	1,675	1,477	3,689	3,152	6,990	12,641
VI	Other comprehensive income						
	Items that will not be reclassified to profit or loss in subsequent periods						
	Remeasurements of net defined benefit liability/(asset)	(5)	(18)	(2)	(23)	2	(23)
	Income tax on items that will not be reclassified subsequently to profit or loss	1	5	-	6	-	-
	Total other comprehensive income	(4)	(13)	(2)	(17)	2	(23)
VII	Total comprehensive income (V+VI)	1,671	1,464	3,687	3,135	6,992	12,618
VIII	Earnings per equity share (₹ 10 paid up) *						
	Basic	0.30	0.29	0.73	0.59	1.38	2.45
	Diluted	0.30	0.29	0.70	0.58	1.33	2.41
IX	Net worth	1,78,456	1,75,552	1,56,645	1,78,456	1,56,645	1,74,088
X	Additional Disclosures						
	Debt equity ratio (Times)	1.58	1.58	1.69	1.58	1.69	1.51
	Debt service coverage ratio (Times) *	0.44	0.48	0.52	0.46	0.72	0.76
	Interest service coverage ratio (Times) *	3.04	3.18	4.52	3.11	4.27	4.18
	6% Non-Cumulative Compulsorily Convertible Preference Shares (5,00,00,000 shares of Rs 10 each)	5,000	5,000	5,000	5,000	5,000	5,000
	Capital redemption reserve/debenture redemption reserve	N/A	N/A	N/A	N/A	N/A	N/A
	Net Profit after tax	1,675	1,477	3,689	3,152	6,990	12,641
	Current ratio (Times)	0.96	0.84	1.42	0.96	1.42	1.25
	Long term debt to working capital (Times)	(95.35)	(19.43)	9.05	(95.35)	9.05	16.22
	Bad debts to Account receivable ratio (Times) *	(0.00)	(0.00)	0.00	(0.00)	0.00	0.00
	Current liability ratio (Times)	0.22	0.24	0.21	0.22	0.21	0.20
	Total debts to total assets (Times)	0.44	0.44	0.52	0.44	0.52	0.49
	Debtors' turnover (Times) *	1.36	1.41	1.25	2.67	2.52	5.88
	Inventory turnover	N/A	N/A	N/A	N/A	N/A	N/A
	Operating margin (%)	18.71	17.62	21.47	18.18	20.66	21.51
	Net profit margin (%)	4.01	3.71	10.99	3.86	10.37	8.85

* Not Annualised

For and on behalf of the Board of Directors of
Sify Infinit Spaces Limited

CHINTALURI VENKATA
RAJESWARA RAO
C R Rao

Whole-time Director
DIN: 02624863

Chennai
October 25, 2025



Sify Infinit Spaces Limited CIN : U74999TN2017PLC119607 Phone: +91 44 22540770, Fax: +91 44 22540771 Email : sisLsecretarial@sifycorp.com, Website: www.sifyinfinitspaces.com Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113 Statement of unaudited Standalone financial results for the quarter and half year ended September 30, 2025		
(All amounts are in Indian Rupees lakhs except share data and as stated)		
Statement of Standalone Cash Flow		
Particulars	For the half year ended September 30, 2025 (Unaudited)	For the half year ended September 30, 2024 (Unaudited)
Profit before tax	4,542	8,423
Adjustments for :		
Depreciation and amortisation expense	22,007	14,856
Finance expenses	11,994	6,817
Allowance for doubtful debts	-	150
Amortisation of lease prepayments	77	-
Unrealised foreign exchange fluctuation loss/(gain), net	9	25
Interest income	(1,233)	(992)
(Profit) /loss on sale of Property, Plant and Equipment (net)	(121)	(166)
Operating profit / (loss) before working capital changes	37,275	29,113
(Increase)/decrease in trade receivables - current	(8,492)	(6,157)
(Increase)/decrease in other financial assets - current / non-current	20,645	(2,325)
(Increase)/decrease in other current / non-current assets	(2,252)	(3,357)
(Increase)/decrease in other bank balances	(11,308)	11,552
Increase/(decrease) in trade payables	(4,474)	3,334
Increase/(decrease) in other financial liabilities - current	12,576	797
Increase/(decrease) in other current liabilities	946	341
Increase/(decrease) in provisions - current / non-current	68	33
Cash generated from operations	44,984	33,331
Tax (paid)/refund received	334	(2,230)
Net cash generated from operating activities	(A) 45,318	31,101
Cash flow from investing activities		
Purchase of Property, Plant and Equipment	(31,678)	(19,726)
Investment made in Equity shares	(1,036)	-
Investment made in Preference Shares	(12,600)	(9,900)
Amount paid for acquisition of Right of use assets	(4,627)	(948)
Sale proceeds of Property, Plant and Equipment	121	166
Interest income received	1,519	1,165
Net cash used in investing activities	(B) (48,301)	(29,243)
Cash flow from financing activities		
Proceeds from long-term borrowings	54,725	36,478
Repayment of long-term borrowings	(66,126)	(29,657)
Proceeds from issue of Non-Convertible Debentures	-	25,000
Increase/(decrease) in short-term borrowings	4,990	1,240
Repayment of lease liabilities	(4,566)	(850)
Dividend paid on Non-Cumulative Compulsorily Convertible Preference Shares	(150)	(75)
Premium received on issue of Non-Convertible Debentures	-	58
Interest paid	(11,111)	(9,785)
Net cash (used in)/ generated from financing activities	(C) (22,238)	22,409
Effect of exchange differences on translation of cash and bank balances	(D) -	-
Net (decrease)/ increase in cash and cash equivalents during the period	(A) + (B) + (C) + (D) (25,221)	24,267
Cash and cash equivalents at the beginning of the period	29,694	12,828
Cash and cash equivalents at the end of the period	4,473	37,095
For and on behalf of the Board of Directors of Sify Infinit Spaces Limited CHINTALURI VENKATA RAJESWARA RAO RAO Digitally signed by CHINTALURI VENKATA RAJESWARA RAO   C R Rao Whole-time Director DIN: 02624863 Chennai October 25, 2025		

Sify Infinit Spaces Limited
CIN : U74999TN2017PLC119607
Phone: +91 44 22540770, Fax: +91 44 22540771
Email : sisl.secretarial@sifycorp.com, Website: www.sifyinfinitspaces.com
Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113
Statement of unaudited Standalone financial results for the quarter and half year ended September 30, 2025

(All amounts are in Indian Rupees lakhs except share data and as stated)

Notes:

1

The above financial results have been prepared in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended read with Chapter XVII of SEBI Circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 (the "Regulations") and the Indian Accounting Standards ('Ind AS') notified under Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016, prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder and the other accounting principles generally accepted in India.

2

The above results have been reviewed & recommended for the Board approval by the Audit Committee, approved & taken on record by the Board of Directors at the meeting held on October 25, 2025.

3

Information as required by Regulation 52(4) of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015 is as annexed herewith.

4

The standalone interim financial statements of the Company for the three months ended June 30, 2025 prepared by the Company's management for the purpose of Restated Financial Information included in the Draft Red Herring Prospectus have been audited and approved by the Board of Directors at the meeting held on September 25, 2025.

5

The Company has filed its Draft Red Herring Prospectus dated October 16, 2025, with the Securities and Exchange Board of India, BSE Limited, and National Stock Exchange of India Limited, in connection with its proposed Initial Public Offering of equity shares of face value ₹10 each.
The proposed Offer comprises a fresh issue of Equity Shares aggregating up to ₹2,50,000 and an offer for sale of Equity Shares aggregating up to ₹1,20,000.

6

The Company operates in a single reportable operating segment of data center business as per the requirement of Ind AS 108- operating segment.

7

The table below provides information with respect to Secured, Rated, Listed, Redeemable, Non-Convertible Debentures (NCDs) issued and outstanding as on September 30, 2025:

Particulars	Issue date	Redemption date	Outstanding Amount	Rating
8.95% NCDs	September 30, 2024	September 30, 2039	25,000	CARE AA Stable upgraded on September 17, 2025

Security details

Above NCDs are Secured by Movable assets, receivable, book debts and operating cash flows in relation to the certain data center projects, both present and future.

8

Formula for computation of ratios :

Particulars	Formulae	
	Numerator	Denominator
1. Debt-Equity Ratio	Debt consists of borrowings and lease liabilities	Total Equity
2. Debt Service Coverage Ratio	Earnings for debt service = Net Profit before taxes + Non-cash operating expenses + Finance cost + Other non cash adjustments	Debt service = Finance cost & Lease payments + Principal prepayments
3. Interest Service Coverage Ratio	Profit before taxes + Non-cash operating expenses + Finance cost + Other non cash adjustments	Finance cost
4. Current Ratio	Total current assets	Total current liabilities
5. Long term debt to Working Capital Ratio	Long-term borrowings including lease liabilities	Current assets (-) Current liabilities
6. Bad debts to Accounts Receivable Ratio	Allowance for bad and doubtful debts	Average trade receivables
7. Current liabilities Ratio	Total current liabilities	Total liabilities
8. Total debt to total assets Ratio	Total borrowings	Total assets
9. Debtors turnover Ratio	Revenue from operations	Average trade receivables
10. Operating margin (%)	Profit before tax (excluding other income) + finance cost	Revenue from operations
11. Net Profit margin (%)	Net profit after taxes	Revenue from operations

9

Figures for the previous period / year have been regrouped wherever necessary to conform to current period presentation.

For and on behalf of the Board of Directors of
Sify Infinit Spaces Limited
CHINTALURI VENKATA RAJESWARA RAO
C R Rao
Whole-time Director
DIN: 02624863

Digitally signed by
CHINTALURI VENKATA RAJESWARA RAO

CHENNAI-113

SIFY INFINIT SPACES LIMITED

FOR IDENTIFICATION PURPOSES ONLY
MANOHAR CROWDHRY & ASSOCIATES
FRN: 001997S
No: 27,
Subramaniam St.,
Abiramapuram,
Chennai-18.
Chartered Accountants

Chennai
October 25, 2025

Manohar Chowdhry & Associates

CHARTERED ACCOUNTANTS

Independent Auditor's Limited Review Report on the statement of Unaudited Consolidated Financial Results of Sify Infinit Spaces Limited for the quarter and half year ended September 30, 2025 pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

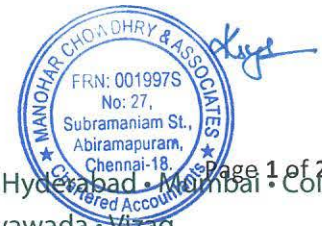
To
The Board of Directors
Sify Infinit Spaces Limited
CIN: U74999TN2017PLC119607
2nd Floor, TIDEL Park
No. 4, Rajiv Gandhi Salai, Taramani,
Chennai - 600113

Introduction

1. We have reviewed the accompanying statement of Unaudited Consolidated Financial Results of Sify Infinit Spaces Limited (the "Company") and its share of net loss after tax and total comprehensive loss of associate (the Company and its associate together referred to as "the Group") for the quarter and half year ended September 30, 2025 together with notes thereon (the "Statement") being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement is the responsibility of the Company's Management and is approved by the Board of Directors and has been prepared in accordance with Regulation 52 of the Listing Regulations, the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ("Ind AS 34") prescribed under Section 133 of the Companies Act, 2013 ("the Act") as amended, read with relevant rules and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

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4. SKVR Software Solution Private Limited became an associate to the Company effective March 26, 2025. Accordingly, the results for the quarter ended June and September 30, 2024 and half year ended September 30, 2024 does not include the results of the associate.



Conclusion

5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Consolidated Financial Results prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 specified under Section 133 of the Act, as amended, read with relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Manohar Chowdhry & Associates**

Chartered Accountants

FRN: 001997S



K S Y Suryanandh

Partner

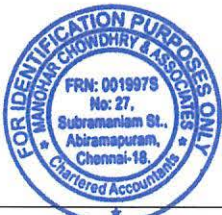
M. No. 237830

UDIN: **2523T830BMNTOJ3645**



Place: Chennai

Date: October 25, 2025

Sify Infinit Spaces Limited CIN : U74999TN2017PLC119607 Phone: +91 44 22540770, Fax: +91 44 22540771 Email : sisl.secretarial@sifycorp.com, Website: www.sifyinfinitspaces.com Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113 Statement of unaudited Consolidated financial results for the quarter and half year ended September 30, 2025		
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Total outstanding dues to micro enterprises and small enterprises	303	327
Total outstanding dues to creditors other than micro enterprises and small enterprises	15,709	20,121
(iv) Other financial liabilities	24,780	7,874
(b) Other current liabilities	4,918	5,506
(c) Provisions	45	30
	72,922	58,047
TOTAL EQUITY AND LIABILITIES	5,07,179	4,70,471
For and on behalf of the Board of Directors of Sify Infinit Spaces Limited CHINTALURI VENKATA RAJESWARA RAO Digitally signed by CHINTALURI VENKATA RAJESWARA RAO C R Rao <i>Whole-time Director</i> DIN: 02624863 Chennai October 25, 2025  		

Sify Infinit Spaces Limited

CIN : U74999TN2017PLC119607

Phone: +91 44 22540770, Fax: +91 44 22540771

Email : sisl.secretarial@sifycorp.com, Website: www.sifyinfinitspaces.com

Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113

Statement of unaudited Consolidated financial results for the quarter and half year ended September 30, 2025

(All amounts are in Indian Rupees lakhs except share data and as stated)

Statement of Consolidated Profit & Loss

S.No	Particulars	For the Quarter ended			For the Half year ended		For the year ended
		September 30, 2025 (Unaudited)	June 30, 2025 (Audited)	September 30, 2024 (Unaudited)	September 30, 2025 (Unaudited)	September 30, 2024 (Unaudited)	March 31, 2025 (Audited)
	Revenue from operations	41,727	39,860	33,558	81,587	67,380	1,42,837
	Other income	1,011	694	522	1,705	1,321	2,591
I	Total income	42,738	40,554	34,080	83,292	68,701	1,45,428
	Expenses						
	Cost of services rendered	16,188	15,493	14,039	31,681	29,012	58,240
	Employee benefits expense	1,887	1,760	1,252	3,647	2,433	5,444
	Finance costs	6,352	5,642	3,320	11,994	6,817	15,281
	Depreciation and amortisation expenses	11,250	10,757	7,576	22,007	14,856	32,682
	Other expenses	4,593	4,828	3,488	9,421	7,160	15,750
II	Total expenses	40,270	38,480	29,675	78,750	60,278	1,27,397
III	Profit before share of profit/(loss) of an associate (I-II)	2,468	2,074	4,405	4,542	8,423	18,031
IV	Associate Share of profit/(loss)	(77)	(114)	-	(191)	-	(5)
V	Profit before tax (III+IV)	2,391	1,960	4,405	4,351	8,423	18,026
VI	Tax expense						
	Current Tax	(911)	(1,149)	(1,777)	(2,060)	(3,086)	(6,812)
	Deferred Tax	118	552	1,061	670	1,653	1,422
VII	Profit after tax (V-VI)	1,598	1,363	3,689	2,961	6,990	12,636
VIII	Other comprehensive income						
	Items that will not be reclassified to profit or loss in subsequent periods						
	Remeasurements of net defined benefit liability/(asset)	(5)	(18)	(2)	(23)	2	(23)
	Income tax on items that will not be reclassified subsequently to profit or loss	1	5	-	6	-	-
	Total other comprehensive income	(4)	(13)	(2)	(17)	2	(23)
IX	Total comprehensive income (VII+VIII)	1,594	1,350	3,687	2,944	6,992	12,613
X	Earnings per equity share (₹ 10 paid up) *						
	Basic	0.28	0.27	0.73	0.55	1.38	2.45
	Diluted	0.28	0.26	0.70	0.55	1.33	2.41
XI	Net worth	1,78,260	1,75,433	1,56,645	1,78,260	1,56,645	1,74,083
XII	Additional Disclosures						
	Debt equity ratio (Times)	1.59	1.58	1.69	1.59	1.69	1.51
	Debt service coverage ratio (Times) *	0.44	0.47	0.52	0.45	0.72	0.76
	Interest service coverage ratio (Times) *	3.03	3.16	4.52	3.09	4.27	4.18
	6% Non-Cumulative Compulsorily Convertible Preference Shares (5,00,00,000 shares of Rs 10 each)	5,000	5,000	5,000	5,000	5,000	5,000
	Capital redemption reserve/debenture redemption reserve	N/A	N/A	N/A	N/A	N/A	N/A
	Net Profit after tax	1,598	1,363	3,689	2,961	6,990	12,636
	Current ratio (Times)	0.96	0.84	1.42	0.96	1.42	1.25
	Long term debt to working capital (Times)	(95.35)	(19.43)	9.05	(95.35)	9.05	16.22
	Bad debts to Account receivable ratio (Times) *	(0.00)	(0.00)	0.00	(0.00)	0.00	0.00
	Current liability ratio (Times)	0.22	0.24	0.21	0.22	0.21	0.20
	Total debts to total assets (Times)	0.44	0.44	0.52	0.44	0.52	0.49
	Debtors' turnover (Times) *	1.36	1.41	1.25	2.67	2.52	5.88
	Inventory turnover	N/A	N/A	N/A	N/A	N/A	N/A
	Operating margin (%)	18.53	17.33	21.47	17.94	20.66	21.50
	Net profit margin (%)	3.83	3.42	10.99	3.63	10.37	8.85

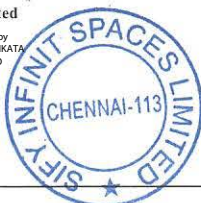
* Not Annualised

For and on behalf of the Board of Directors of
Sify Infinit Spaces Limited

CHINTALURI
VENKATA
RAJESWARA RAO
C R Rao

Whole-time Director
DIN: 02624863

Chennai
October 25, 2025



Sify Infnit Spaces Limited

CIN : U74999TN2017PLC119607

Phone: +91 44 22540770, Fax: +91 44 22540771

Email : sisl.secretarial@sifycorp.com, Website: www.sifyinfnitspaces.com

Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113

Statement of unaudited Consolidated financial results for the quarter and half year ended September 30, 2025

(All amounts are in Indian Rupees lakhs except share data and as stated)

Statement of Consolidated Cash Flow

Particulars	For the half year ended September 30, 2025 (Unaudited)	For the half year ended September 30, 2024 (Unaudited)
Profit before tax	4,351	8,423
Adjustments for :		
Depreciation and amortisation expense	22,007	14,856
Share of loss of the associate	191	-
Finance expenses	11,994	6,817
Allowance for doubtful debts	-	150
Amortisation of lease prepayments	77	-
Unrealised foreign exchange fluctuation loss/(gain), net	9	25
Interest income	(1,233)	(992)
(Profit) /loss on sale of Property, Plant and Equipment (net)	(121)	(166)
Operating profit / (loss) before working capital changes	37,275	29,113
(Increase)/decrease in trade receivables - current	(8,492)	(6,157)
(Increase)/decrease in other financial assets - current / non-current	20,645	(2,325)
(Increase)/decrease in other current / non-current assets	(2,252)	(3,357)
(Increase)/decrease in other bank balances	(11,308)	11,552
Increase/(decrease) in trade payables	(4,474)	3,334
Increase/(decrease) in other financial liabilities - current	12,576	797
Increase/(decrease) in other current liabilities	946	341
Increase/(decrease) in provisions - current / non-current	68	33
Cash generated from operations	44,984	33,331
Tax (paid)/refund received	334	(2,230)
Net cash generated from operating activities	(A) 45,318	31,101
Cash flow from investing activities		
Purchase of Property, Plant and Equipment	(31,678)	(19,726)
Investment made in Equity shares	(1,036)	-
Investment made in Preference Shares	(12,600)	(9,900)
Amount paid for acquisition of Right of use assets	(4,627)	(948)
Sale proceeds of Property, Plant and Equipment	121	166
Interest income received	1,519	1,165
Net cash used in investing activities	(B) (48,301)	(29,243)
Cash flow from financing activities		
Proceeds from long-term borrowings	54,725	36,478
Repayment of long-term borrowings	(66,126)	(29,657)
Proceeds from issue of Non-Convertible Debentures	-	25,000
Increase/(decrease) in short-term borrowings	4,990	1,240
Repayment of lease liabilities	(4,566)	(850)
Dividend paid on Non-Cumulative Compulsorily Convertible Preference Shares	(150)	(75)
Premium received on issue of Non-Convertible Debentures	-	58
Interest paid	(11,111)	(9,785)
Net cash (used in)/ generated from financing activities	(C) (22,238)	22,409
Effect of exchange differences on translation of cash and bank balances	(D) -	-
Net (decrease)/ increase in cash and cash equivalents during the period	(A) + (B) + (C) + (D) (25,221)	24,267
Cash and cash equivalents at the beginning of the period	29,694	12,828
Cash and cash equivalents at the end of the period	4,473	37,095

For and on behalf of the Board of Directors of
Sify Infnit Spaces Limited

CHINTALURI
VENKATA
RAJESWARA RAO

C R Rao
Whole-time Director
DIN: 02624863

Chennai
October 25, 2025

Digitally signed
by CHINTALURI
VENKATA
RAJESWARA RAO



Sify Infinit Spaces Limited CIN : U74999TN2017PLC119607 Phone: +91 44 22540770, Fax: +91 44 22540771 Email : sis1.secretarial@sifycorp.com, Website: www.sifyinfinitspaces.com Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113 Statement of unaudited Consolidated financial results for the quarter and half year ended September 30, 2025																																										
(All amounts are in Indian Rupees lakhs except share data and as stated)																																										
Notes:																																										
1 The above financial results have been prepared in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended read with Chapter XVII of SEBI Circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 (the "Regulations") and the Indian Accounting Standards (Ind AS) notified under Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016, prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder and the other accounting principles generally accepted in India.																																										
2 The above results have been reviewed & recommended for the Board approval by the Audit Committee, approved & taken on record by the Board of Directors at the meeting held on October 25, 2025.																																										
3 Information as required by Regulation 52(4) of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015 is as annexed herewith.																																										
4 The consolidated interim financial statements of the Company for the three months ended June 30, 2025 prepared by the Company's management for the purpose of Restated Financial Information included in the Draft Red Herring Prospectus have been audited and approved by the Board of Directors at the meeting held on September 25, 2025.																																										
5 The Company has filed its Draft Red Herring Prospectus dated October 16, 2025, with the Securities and Exchange Board of India, BSE Limited, and National Stock Exchange of India Limited, in connection with its proposed Initial Public Offering of equity shares of face value ₹10 each. The proposed Offer comprises a fresh issue of Equity Shares aggregating up to ₹2,50,000 and an offer for sale of Equity Shares aggregating up to ₹1,20,000.																																										
6 The Company operates in a single reportable operating segment of data center business as per the requirement of Ind AS 108- operating segment.																																										
7 SKVR Software Solution Private Limited became an associate to the Company from March 26, 2025. Hence the results for the quarter ended June and September 30, 2024 and half year ended September 30,2024 does not include the results of the Associate Company.																																										
8 The table below provides information with respect to Secured, Rated, Listed, Redeemable, Non-Convertible Debentures (NCDs) issued and outstanding as on September 30, 2025:																																										
<table><tr><th>Particulars</th><th>Issue date</th><th>Redemption date</th><th>Outstanding Amount</th><th>Rating</th></tr><tr><td>8.95% NCDs</td><td>September 30, 2024</td><td>September 30, 2039</td><td>25,000</td><td>CARi: AA Stable upgraded on September 17, 2025</td></tr></table>					Particulars	Issue date	Redemption date	Outstanding Amount	Rating	8.95% NCDs	September 30, 2024	September 30, 2039	25,000	CARi: AA Stable upgraded on September 17, 2025																												
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Security details																																										
Above NCDs are Secured by Movable assets, receivable, book debts and operating cash flows in relation to the certain data center projects, both present and future.																																										
9 Formula for computation of ratios :																																										
<table><tr><th rowspan="2">Particulars</th><th colspan="2">Formulae</th></tr><tr><th>Numerator</th><th>Denominator</th></tr><tr><td>1. Debt-Equity Ratio</td><td>Debt consists of borrowings and lease liabilities</td><td>Total Equity</td></tr><tr><td>2. Debt Service Coverage Ratio</td><td>Earnings for debt service = Net Profit before taxes + Non-cash operating expenses + Finance cost + Other non cash adjustments</td><td>Debt service = Finance cost & Lease payments + Principal prepayments</td></tr><tr><td>3. Interest Service Coverage Ratio</td><td>Profit before taxes + Non-cash operating expenses + Finance cost + Other non cash adjustments</td><td>Finance cost</td></tr><tr><td>4. Current Ratio</td><td>Total current assets</td><td>Total current liabilities</td></tr><tr><td>5. Long term debt to Working Capital Ratio</td><td>Long-term borrowings including lease liabilities</td><td>Current assets (-) Current liabilities</td></tr><tr><td>6. Bad debts to Accounts Receivable Ratio</td><td>Allowance for bad and doubtful debts</td><td>Average trade receivables</td></tr><tr><td>7. Current liabilities Ratio</td><td>Total current liabilities</td><td>Total liabilities</td></tr><tr><td>8. Total debt to total assets Ratio</td><td>Total borrowings</td><td>Total assets</td></tr><tr><td>9. Debtors turnover Ratio</td><td>Revenue from operations</td><td>Average trade receivables</td></tr><tr><td>10. Operating margin (%)</td><td>Profit before tax (excluding other income) + finance cost</td><td>Revenue from operations</td></tr><tr><td>11. Net Profit margin (%)</td><td>Net profit after taxes</td><td>Revenue from operations</td></tr></table>					Particulars	Formulae		Numerator	Denominator	1. Debt-Equity Ratio	Debt consists of borrowings and lease liabilities	Total Equity	2. Debt Service Coverage Ratio	Earnings for debt service = Net Profit before taxes + Non-cash operating expenses + Finance cost + Other non cash adjustments	Debt service = Finance cost & Lease payments + Principal prepayments	3. Interest Service Coverage Ratio	Profit before taxes + Non-cash operating expenses + Finance cost + Other non cash adjustments	Finance cost	4. Current Ratio	Total current assets	Total current liabilities	5. Long term debt to Working Capital Ratio	Long-term borrowings including lease liabilities	Current assets (-) Current liabilities	6. Bad debts to Accounts Receivable Ratio	Allowance for bad and doubtful debts	Average trade receivables	7. Current liabilities Ratio	Total current liabilities	Total liabilities	8. Total debt to total assets Ratio	Total borrowings	Total assets	9. Debtors turnover Ratio	Revenue from operations	Average trade receivables	10. Operating margin (%)	Profit before tax (excluding other income) + finance cost	Revenue from operations	11. Net Profit margin (%)	Net profit after taxes	Revenue from operations
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10 Figures for the previous period / year have been regrouped wherever necessary to conform to current period presentation.																																										
For and on behalf of the Board of Directors of Sify Infinit Spaces Limited CHINTALURI VENKATA RAJESWARA RAO C R Rao Whole-time Director DIN: 02624863 Digitally signed by CHINTALURI VENKATA RAJESWARA RAO   Chennai October 25, 2025																																										

Manohar Chowdhry & Associates

CHARTERED ACCOUNTANTS

ANNEXURE - II

Independent Auditor's Report on Security Cover and Compliance with covenants as at September 30, 2025 under Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To,
The Board of Directors
Sify Infnit Spaces Limited
2nd Floor, Tidel Park,
4, Rajiv Gandhi Salai, Taramani,
Chennai – 600113, India.

1. This report is issued at the request of Sify Infnit Spaces Limited ("Company") for certifying the Statement showing 'Security Cover as per the terms of Debenture Trust Deed and Compliance with Covenants' for listed non-convertible debt securities as at September 30, 2025 (hereinafter referred to as the "Statement") which has been prepared by the Company from the unaudited standalone financial results and other relevant records and documents maintained by the Company pursuant to the requirements of the Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, (hereinafter the "SEBI Regulations").
2. This report is required by the Company for the purpose of submission to Bombay Stock Exchange of India Limited and Catalyst Trusteeship Limited (hereinafter the "Debenture Trustee") to comply with the SEBI Regulations in respect of its listed non-convertible debt securities ("Debentures"). The Company has entered into an agreement with the Debenture Trustee in respect of all such Debentures ("Debenture Trust Deed") (more particularly mentioned in 'Annexure I').

Management's Responsibility for the Statement

3. The preparation of the Statement, including the preparation and maintenance of all accounting and other relevant supporting records and documents, is solely the responsibility of the management of the Company. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management of the Company is also responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Regulations and for providing all relevant information to the Debenture Trustee(s) and for complying with the covenants as prescribed in the respective Debenture Trust Deeds and the respective information memorandum issued for each Debentures ("Information Memorandum").

Auditor's Responsibility

5. Pursuant to the requirements mentioned in paragraph 1 above, it is our responsibility to provide limited assurance as to whether:
 - a) the Company has maintained security cover as per the terms of the respective Debenture Trust Deed and the respective Information Memorandum; and
 - b) the Company is in compliance with the covenants as mentioned in the respective Debenture Trust Deed and respective Information Memorandum as at September 30, 2025.
6. We have performed limited review of the standalone financial results of the Company for the quarter and half year ended September 30, 2025, prepared by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and issued an unmodified conclusion dated October 25, 2025.
7. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI. Our scope of work did not involve performing audit tests for the purpose of expressing an opinion on the fairness or accuracy of any of the financial information or the financial statements of the



Company, taken as a whole. We have not performed an audit, the objective of which would be the expression of an opinion on the financial statements, specified elements, accounts or items thereof, for the purpose of this certificate. Accordingly, we do not express such an opinion.

8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by the ICAI.
9. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we have performed the following procedures in relation to the Statement:
 - a) Obtained and read Debenture Trust Deed and Information Memorandum and noted the security cover required to be maintained by the Company.
 - b) Traced and agreed the amount of the Debentures outstanding as on September 30, 2025 as mentioned in the Statement to unaudited standalone financial results and books of account maintained by the Company.
 - c) Obtained and read the list of Security Cover in respect of Debentures outstanding as per the Statement. Traced the value of assets from the Statement to the books of account of the Company as on September 30, 2025.
 - d) Obtained the list of security charges created by the Company vide 'Form No. CHG-9' filed with Ministry of Corporate Affairs ('MCA'). Traced the value of charge created against assets to the Security Cover in the attached Statement.
 - e) Examined and verified the arithmetical accuracy of the computation of Security Cover in the accompanying Statement.
 - f) Compared the Security Cover maintained by the Company with the Security Cover required to be maintained as per respective Debenture Trust Deed / Information Memorandum.
 - g) With respect to compliance with covenants (including financial, affirmative, informative and negative covenants), we have performed following procedures:
 - i. Obtained and read the latest rating letter issued by credit rating agencies. Management has represented no other ratings have been conducted other than what has been provided to us.
 - ii. Traced shareholding pattern to unaudited standalone financial statements of the Company.
 - iii. Obtained the calculation done by Management to compute gearing ratio and tested on sample basis its arithmetical accuracy. We have relied on the methodology used to compute the ratio and have not independently verified its appropriateness.
 - iv. Obtained the copies of bank statements and traced the date of repayment of principal and interest due for the period ended September 30, 2025.
 - v. Obtained sample copies of email communications made to the Debenture Trustee with respect to submissions of compliance pursuant to the requirements of Debenture Trust Deed / Information Memorandum made for the period ended September 30, 2025.
 - h) With respect to covenants other than those mentioned in paragraph 9(g) above, the Management has represented and confirmed that the Company has complied with all the other covenants [including affirmative, informative, and negative covenants], as prescribed in the Debenture Trust Deed, as at September 30, 2025. We have relied on the representation from the Management and not performed any independent procedure in this regard.
 - i) Performed necessary inquiries with the Management and obtained necessary representations.
 - j) We have verified the compliance of covenants as per the Debenture Trust Deed till date of this certificate. With respect to the covenants for the period ended September 30, 2025 for which the due date falls on a date subsequent to the date of this certificate, obtained a management representation that these would be submitted in due course.



Opinion

10. For reporting criteria mentioned in paragraph 5(a):

Based on the procedures performed by us, as referred to in paragraph 9 and information, explanations and Management representations obtained, nothing has come to our attention that causes us to believe that the statement in 'Annexure I' and the statement of security coverage ratio in 'Annexure II', are not, in all material respects, fairly stated.

11. For reporting criteria mentioned in paragraph 5(b):

Based on the procedures performed by us, as referred to in paragraph 9 and information, explanations and Management representations obtained, nothing has come to our attention that causes us to believe that the Company is not in compliance with the covenants including financial covenants as mentioned in the Debenture Trust Deed / Information Memorandum as on September 30, 2025.

Restriction on use

12. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 1 and 2 above and to be submitted with the accompanying Statement to Bombay Stock Exchange of India Limited and the Debenture Trustee and is not to be used or referred to for any other person. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come. We have no responsibility to update this certificate for events and circumstances occurring after the date of this report.

Place: Chennai
Date: October 25, 2025

For **Manohar Chowdhry & Associates**
Chartered Accountants
Firm's Registration No: 001997S



K S Y Suryanandh
Partner

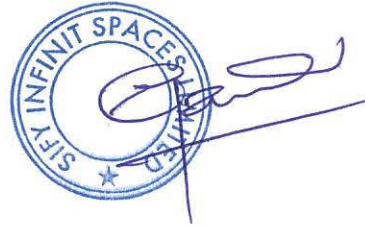
Membership No.: 237830

UDIN: 25237830BMNTOK3030

Annexure I

Details of Debentures issued by the Company

Sr. No.	ISIN	Issue size (Rupees in lakhs)	Nature of Debentures	Date of Issue	Date of Debenture Trust Deed	Nature of issuance (private placement / public issue)
1.	INE0KIS07011	25000.00	Secured Rated Listed Redeemable Non-Convertible Debentures	27 th September 2024	26 th September 2024	Private Placement



Annexure II

(Amount in Lakhs)

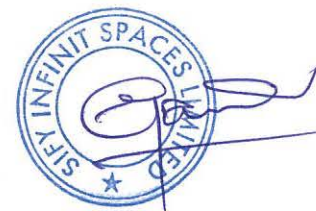
Column A	Column B	Column C ⁽ⁱ⁾	Column D ⁽ⁱⁱ⁾	Column E ⁽ⁱⁱⁱ⁾	Column F ^(iv)	Column G ^(v)	Column H ^(vi)	Column I ^(vii)	Column J	Column K	Column L	Column M	Column N	Column O
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets ^(viii)	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)
		Book Value	Book Value	Yes/No	Book Value	Book Value							Relating to Column F	
ASSETS														
Property, Plant and Equipment	MFA of Rabale T1, T2, T4 & Hyderabad Tower	25,425	1,08,776	No	-	2,484	95,968	-	2,32,654	-	25,425	-	-	25,425
Capital Work-in-Progress	NA	-	-	No	-	-	54,629	-	54,629	-	-	-	-	-
Right of Use Assets	NA	-	-	No	-	-	86,265	-	86,265	-	-	-	-	-
Goodwill	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	NA	-	-	No	-	-	15	-	15	-	-	-	-	-
Intangible Assets under Development	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments	NA	-	-	No	-	-	36,616	-	36,616	-	-	-	-	-
Loans	NA	-	-	-	-	-	4,400	-	4,400	-	-	-	-	-
Inventories	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade Receivables	Receivables of Rabale T1, T2, T4 & Hyderabad Tower	13,239	13,596	No	-	10,440	-	-	37,275	-	13,239	-	-	13,239
Cash and Cash Equivalents	NA	-	-	No	-	-	4,473	-	4,473	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents	NA	-	-	No	-	-	14,862	-	14,862	-	-	-	-	-
Others	NA	-	-	No	-	-	36,186	-	36,186	-	-	-	-	-
Total		38,664	1,22,372	-	-	12,924	3,33,414	-	5,07,375	-	38,664	-	-	38,664



Annexure II

(Amount in Lakhs)

(Amount in Lakhs)														
Column A	Column B	Column C ⁽ⁱ⁾	Column D ⁽ⁱⁱ⁾	Column E ⁽ⁱⁱⁱ⁾	Column F ^(iv)	Column G ^(v)	Column H ^(vi)	Column I ^(vii)	Column J	Column K	Column L	Column M	Column N	Column O
Particulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets ^(viii)	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M +N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value						Relating to Column F		
EQUITY AND LIABILITIES														
Debt securities to which this certificate pertains	NCDs	25,000	-	Yes	-	-	-	-	25,000	-	25,000	-	-	25,000
Other debt sharing pari-passu charge with above debt	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Other Debt	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Subordinated debt	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Borrowings	NA	-	-	No	-	-	-	-	1,98,988	-	-	-	-	-
Bank	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Debt Securities	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Others	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Trade payables	NA	-	-	No	-	-	-	-	16,012	-	-	-	-	-
Lease Liabilities	NA	-	-	No	-	-	-	-	58,631	-	-	-	-	-
Provisions	NA	-	-	No	-	-	-	-	230	-	-	-	-	-
Others	NA	-	-	No	-	-	-	-	30,058	-	-	-	-	-
Total		25,000	-	-	-	-	-	-	3,28,919	-	25,000	-	-	25,000
Cover on Book Value		1.55								-	1.55	-	-	1.55
Cover on Market Value ^(ix)										-	1.55	-	-	1.55
										Exclusive Security Cover Ratio		Pari-Passu Security Cover Ratio		



i This column shall include book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.
ii This column shall include book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.
iii This column shall include debt for which this certificate is issued having any pari passu charge - Mention Yes, else No.
iv This column shall include
a) book value of assets having pari-passu charge
b) outstanding book value of debt for which this certificate is issued and
c) Other debt sharing pari-passu charge along with debt for which certificate is issued.
v This column shall include book value of all other assets having pari passu charge and outstanding book value of corresponding debt.
vi This column shall include all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.
vii In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.
viii Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at Book value/ Carrying Value.
ix The market value shall be calculated as per the total value of assets mentioned in Column O.

For Sify Infinit Spaces Limited

Authorised Representative

Date: October 25, 2025
Place: Chennai

