



keeping you ahead

July 15, 2026

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 July 15, 2026- Submission of Unaudited Financial Results along with the Limited Review Report for the quarter ended June 30, 2026 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 July 15, 2026, have, *inter alia*, considered and approved the Unaudited Financial Results along with Limited Review Report for the Quarter Year ended June 30, 2026.

Further as per SEBI LODR, 2015, please find enclosed 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 ended June 30, 2026, issued Statutory Auditors of the Company; **(Annexure I)**
2. Security Cover certificate as per Regulation 54 and Regulation 56(1)(d) of Listing Regulations read with SEBI Circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022, as amended; **(Annexure II)**
3. A statement indicating the utilisation of the issue proceeds of non-convertible securities as per Regulation 52(7) and material deviations in the use of issue proceeds of non-convertible securities from the objects of the issue as per Regulation 52(7A) is not applicable as the proceeds have been fully utilized.

The Board meeting commenced at 9.30 A.M. (IST) and concluded at 2.00 P.M. (IST). This is for your information and record.

Thanking you

Yours Sincerely,
For **Sify Infinit Spaces Limited**

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 U74999TH2017PLC119607 | 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 ended June 30, 2026 pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

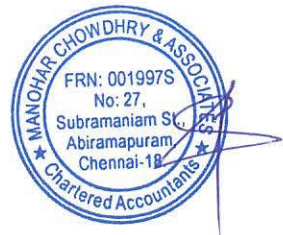
To
The Board of Directors
Sify Infinit Spaces Limited
CIN: U74999TN2017PLC119607
2nd Floor, TIDEL Park
No. 4, Rajiv Gandhi Salai, Taramani,
Chennai – 600113

Introduction

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of Sify Infinit Spaces Limited (the "Company") for the quarter ended June 30, 2026 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 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 (ICAI). 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.



Page 1 of 2

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 the Listing Regulations, 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



M S N M Santosh

Partner

M. No. 221916

UDIN: 26221916KYHLXU9058

Place: Chennai

Date: July 15, 2026



Sify Infinit Spaces Limited

CIN : U74999TN2017PLC119607

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

Email : sisl.secretarial@sifycorp.com, Web site: 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 ended June 30, 2026

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

Statement of Standalone Profit & Loss

S.No.	Particulars	For the quarter ended			For the year ended
		June 30, 2026 (Unaudited)	March 31, 2026 (Audited)	June 30, 2025 (Unaudited)	March 31, 2026 (Audited)
	Revenue from operations	5,303.62	4,777.18	3,986.00	17,605.28
	Other income	100.04	65.90	69.40	275.12
I	Total income	5,403.66	4,843.08	4,055.40	17,880.40
	Expenses				
	Cost of services rendered	2,338.54	1,793.67	1,549.30	6,851.78
	Employee benefits expense	275.72	266.37	176.00	845.57
	Finance costs	821.57	1,038.44	564.20	2,921.30
	Depreciation and amortisation expenses	1,243.66	1,308.49	1,075.70	4,735.97
	Other expenses	497.72	507.04	482.80	1,975.76
II	Total expenses	5,177.21	4,914.01	3,848.00	17,330.38
III	Profit/(loss) before tax (I-II)	226.45	(70.93)	207.40	550.02
IV	Tax expense				
	Current Tax	(64.52)	(49.23)	(114.90)	(363.30)
	Deferred Tax	(4.18)	70.42	55.20	185.45
V	Profit/(loss) after tax (III-IV)	157.75	(49.74)	147.70	372.17
VI	Other comprehensive income				
	Items that will not be reclassified to profit or loss in subsequent periods				
	Remeasurements of net defined benefit liability/(asset)	(1.42)	(0.13)	(1.80)	(2.33)
	Income tax on items that will not be reclassified subsequently to profit or loss	0.36	0.04	0.50	0.59
	Total other comprehensive income	(1.06)	(0.09)	(1.30)	(1.74)
VII	Total comprehensive income (V+VI)	156.69	(49.83)	146.40	370.43
VIII	Earnings per equity share (₹ 10 paid up)				
	Basic	0.26	(0.12)	1.16	0.63
	Diluted	0.26	(0.12)	1.14	0.63
IX	Net worth	22,096.73	21,869.54	17,555.20	21,869.54
X	Additional Disclosures				
	Debt-equity ratio (Times)	1.79	1.46	1.58	1.46
	Debt service coverage ratio (Times) *	0.63	0.48	0.48	0.31
	Interest service coverage ratio (Times) *	1.28	0.93	3.18	1.19
	Outstanding 6% Non-Cumulative Compulsorily Convertible Preference Shares (5,00,00,000 shares of Rs 10 each)	-	-	500.00	-
	Capital redemption reserve/debenture redemption reserve	N/A	N/A	N/A	N/A
	Net Profit/(loss) after tax	157.75	(49.74)	147.70	372.17
	Current ratio (Times)	0.63	0.71	0.83	0.71
	Long-term debt to working capital (Times)	(5.56)	(7.29)	(19.43)	(7.29)
	Bad debts to Account receivable ratio (Times) *	-	(0.01)	(0.02)	(0.02)
	Current liability ratio (Times)	0.33	0.32	0.24	0.32
	Total debts to total assets (Times)	0.60	0.55	0.44	0.55
	Debtors' turnover ratio (Times) *	1.25	1.42	0.53	5.22
	Inventory turnover ratio	N/A	N/A	N/A	N/A
	Operating margin (%)	17.87	18.87	17.62	18.15
	Net profit margin (%)	2.97	(1.04)	3.71	2.11

* Not Annualised for quarterly figures

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

C R Rao
Whole-time Director
DIN: 02624863

Chennai
July 15, 2026



Sify Infinit Spaces Limited

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

Statement of unaudited Standalone financial results for the quarter ended June 30, 2026

(All amounts are in Indian Rupees millions 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 Section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued thereunder.
- 2 The above results have been reviewed & recommended for the Board approval by the Audit Committee at their meeting held on July 14, 2026, approved & taken on record by the Board of Directors at the meeting held on July 15, 2026. Financial Results are also available on the stock exchange website www.bseindia.com and on our website www.sifyinfinitspaces.com
- 3 Information as required by Regulation 52(4) of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015 is as annexed herewith.
- 4 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 ₹ 25,000 and an offer for sale of Equity Shares aggregating up to ₹ 12,000.
- 5 A. The Company executed a Waiver Cum Amendment Agreement ('WCA') dated September 25, 2025, with KSSF and KDCF amending the Debenture Subscription Agreement ('DSA'). This WCA becomes effective and binding on the Parties from the date of filing of the Draft Red Herring Prospectus ('DRHP') in relation to the proposed Initial Public Offering of its equity shares ('Offer') with SEBI and shall remain effective until such time WCA is terminated. As per the WCA, the Compulsory Convertible Debentures ('CCDs') held by KSSF and KDCF shall be fully, mandatorily, compulsorily and automatically convertible into equity shares upon earlier of:
 1. October 1, 2031, and March 31, 2033, for KSSF and KDCF respectively without any act or application by KSSF or KDCF;
 2. Prior to filing the updated DRHP with SEBI, the updated DRHP shall be filed within 10 business days from the conversion or such other extended time as may be mutually agreed;
 3. At any time as may be required by KSSF or KDCF.Pursuant to the Company filing DRHP on October 17, 2025 with Securities and Exchange Board of India ('SEBI'), BSE Limited and National Stock exchange of India Limited in connection with the Offer and in compliance with the SEBI (ICDR) Regulations, 2018, which prescribes that an Issuer shall not be eligible to make an initial public offer if there are any outstanding convertible securities or any other right which would entitle any person with any option to receive equity shares of the issuer, on February 7, 2026, the Company has converted the outstanding CCDs into equity shares. The Company has filed the requisite Forms for effecting the conversion as per Companies Act and the shares have been allotted to KSSF and KDCF based on the methodology as per DSA.
Consequently, the CCD which was presented as a Compound Financial Instrument has been presented entirely as Equity in compliance with the above regulations. The balance amount of CCDs as on the date of conversion are entirely presented as Equity Share Capital – ₹. 697.68 and Other equity – ₹. 8,220.17.
B. The WCA shall stand automatically terminated upon the earlier of the following dates:
 1. Twelve months from the date of receipt of final observations from SEBI;
 2. Exit Long Stop Date as defined in the DSA;
 3. The date on which the Board decides not to undertake the IPO or decides to withdraw the IPO or any offer document filed with any regulator/ authorities in respect of the IPO;
 4. The date on which the offer agreement executed between the Company, KDCF or KSSF and the BRLMs, is terminated;
 5. This WCA being terminated by the mutual written agreement of all Parties, including if the listing of the Equity Shares pursuant to the IPO is not completed by then, subject to a withdrawal of the DRHP upon such terminationIn case of termination of WCA, the provisions of the DSA (as existing prior to the execution of WCA) shall
 1. Immediately and automatically stand reinstated with full force and effect without any further action or deed required on the part of any Party; and
 2. Be deemed to have been in force during the period between the date of execution of this WCA and the date of termination of this WCA, without any break or interruption whatsoever.C. If these CCDs are presented as Compound Financial Instrument without considering conversion or in case of occurrence of any of the events as specified above which causes the termination of WCA, this Financial Instrument would be presented as below:

Particulars	Financial Instrument presented as Equity	Financial Instrument presented as compound Financial Instrument
Equity	697.68	5,719.38
Other Equity	8,220.17	-
Other Non-current Liabilities	-	3,198.47
	8,917.85	8,917.85

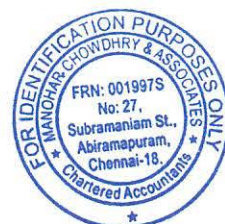
The future obligations of coupons, if any shall be accounted for in the Income Statement and disclosed accordingly.

- 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 June 30, 2026:

Particulars	Issue date	Redemption date	Outstanding Amount (Rs.)	Rating
8.95% NCDs	September 30, 2024	September 30, 2039	2,500	CARE AA Stable upgraded on January 13, 2026

Security details

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



Sify Infinit Spaces Limited

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Statement of unaudited Standalone financial results for the quarter ended June 30, 2026

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

8 Formula for computation of ratios :

Particulars	Formula	
	Numerator	Denominator
1. Debt-Equity Ratio	Debt consists of borrowings and lease liabilities	Total Equity
2. Debt Service Coverage Ratio	Earnings before Interest and Tax	Debt service = Finance cost & Lease payments (paid)+ Principal prepayments
3. Interest Service Coverage Ratio	Earnings before Interest and Tax	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 (Balance sheet movement after write off)	Average trade receivables (Net)
7. Current liabilities Ratio	Total current liabilities	Total liabilities
8. Total debt to total assets Ratio	Total borrowings including lease liabilities	Total assets
9. Debtors turnover Ratio	Revenue from operations	Average trade receivables (Net)
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.

10 Figures for the quarter ended March 31, 2026 are the balancing figures between the audited figures in respect of the full financial year and the unaudited figures of nine months ended December 31, 2025.

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


C R Rao
Whole-time Director
DIN: 02624863

Chennai
July 15, 2026



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 ended June 30, 2026 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 profit after tax and other comprehensive income of its associate (the Company and its associate together referred to as "the Group") for the quarter ended June 30, 2026 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 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 (ICAI). 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.



Page 1 of 2

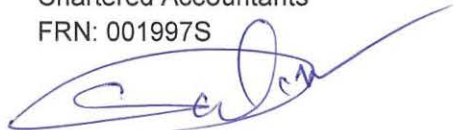
Conclusion

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 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 the Listing Regulations, 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

**M S N M Santosh**

Partner

M. No. 221916

UDIN: 26221916TNDOLJ9683



Place: Chennai

Date: July 15, 2026

Sify Infinit Spaces Limited

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Statement of unaudited Consolidated financial results for the quarter ended June 30, 2026

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

Statement of Consolidated Profit & Loss

S.No.	Particulars	For the quarter ended			For the year ended
		June 30, 2026 (Unaudited)	March 31, 2026 (Audited)	June 30, 2025 (Unaudited)	March 31, 2026 (Audited)
	Revenue from operations	5,303.62	4,777.18	3,986.00	17,605.28
	Other income	100.04	65.90	69.40	275.12
I	Total income	5,403.66	4,843.08	4,055.40	17,880.40
	Expenses				
	Cost of services rendered	2,338.54	1,793.67	1,549.30	6,851.78
	Employee benefits expense	275.72	266.37	176.00	845.57
	Finance costs	821.57	1,038.44	564.20	2,921.30
	Depreciation and amortisation expenses	1,243.66	1,308.49	1,075.70	4,735.97
	Other expenses	497.72	507.04	482.80	1,975.76
II	Total expenses	5,177.21	4,914.01	3,848.00	17,330.38
III	Profit before share of profit/(loss) of an associate (I-II)	226.45	(70.93)	207.40	550.02
IV	Associate Share of profit/(loss)	7.38	8.77	(11.40)	(10.68)
V	Profit/(loss) before tax (III+IV)	233.83	(62.16)	196.00	539.34
VI	Tax expense				
	Current Tax	(64.52)	(49.23)	(114.90)	(363.30)
	Deferred Tax	(4.18)	70.42	55.20	185.45
VII	Profit/(loss) after tax (V-VI)	165.13	(40.97)	136.30	361.49
VIII	Other comprehensive income				
	Items that will not be reclassified to profit or loss in subsequent periods				
	Remeasurements of net defined benefit liability/(asset)	(1.42)	(0.13)	(1.80)	(2.33)
	Income tax on items that will not be reclassified subsequently to profit or loss	0.36	0.04	0.50	0.59
	Total other comprehensive income	(1.06)	(0.09)	(1.30)	(1.74)
IX	Total comprehensive income (VII+VIII)	164.07	(41.06)	135.00	359.75
X	Earnings per equity share (₹ 10 paid up)				
	Basic	0.27	(0.10)	1.07	0.61
	Diluted	0.27	(0.10)	1.05	0.61
XI	Net worth	22,092.98	21,858.41	17,543.30	21,858.41
XII	Additional Disclosures				
	Debt-equity ratio (Times)	1.79	1.46	1.58	1.46
	Debt service coverage ratio (Times) *	0.63	0.49	0.47	0.31
	Interest service coverage ratio (Times) *	1.28	0.94	3.16	1.18
	Outstanding 6% Non-Cumulative Compulsorily Convertible Preference Shares (5,00,00,000 shares of Rs 10 each)	-	-	500.00	-
	Capital redemption reserve/debenture redemption reserve	N/A	N/A	N/A	N/A
	Net Profit/(loss) after tax	165.13	(40.97)	136.30	361.49
	Current ratio (Times)	0.63	0.71	0.83	0.71
	Long-term debt to working capital (Times)	(5.56)	(7.29)	(19.43)	(7.29)
	Bad debts to Account receivable ratio (Times) *	-	(0.01)	(0.02)	(0.02)
	Current liability ratio (Times)	0.33	0.32	0.24	0.32
	Total debts to total assets (Times)	0.60	0.55	0.44	0.55
	Debtors' turnover ratio (Times) *	1.25	1.42	0.53	5.22
	Inventory turnover ratio	N/A	N/A	N/A	N/A
	Operating margin (%)	18.01	19.06	17.33	18.09
	Net profit margin (%)	3.11	(0.86)	3.42	2.05

* Not Annualised for quarterly figures

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

C R Rao
Whole-time Director
DIN: 02624863

Chennai
July 15, 2026



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Statement of unaudited Consolidated financial results for the quarter ended June 30, 2026**Notes:**

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

- 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 at their meeting held on July 14, 2026, approved & taken on record by the Board of Directors at the meeting held on July 15, 2026. Financial Results are also available on the stock exchange website www.bseindia.com and on our website www.sifyinfinitspaces.com
- 3 Information as required by Regulation 52(4) of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015 is as annexed herewith.
- 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.
- 4 The proposed Offer comprises a fresh issue of Equity Shares aggregating up to ₹ 25,000 and an offer for sale of Equity Shares aggregating up to ₹ 12,000.
- 5 The Company operates in a single reportable operating segment of data center business as per the requirement of Ind AS 108- operating segment.
- 6 A. The Company executed a Waiver Cum Amendment Agreement ('WCA') dated September 25, 2025, with KSSF and KDCF amending the Debenture Subscription Agreement ('DSA'). This WCA becomes effective and binding on the Parties from the date of filing of the Draft Red Herring Prospectus ('DRHP') in relation to the proposed Initial Public Offering of its equity shares ('Offer') with SEBI and shall remain effective until such time WCA is terminated. As per the WCA, the Compulsory Convertible Debentures ('CCDs') held by KSSF and KDCF shall be fully, mandatorily, compulsorily and automatically convertible into equity shares upon earlier of:
1. October 1, 2031, and March 31, 2033, for KSSF and KDCF respectively without any act or application by KSSF or KDCF;
 2. Prior to filing the updated DRHP with SEBI, the updated DRHP shall be filed within 10 business days from the conversion or such other extended time as may be mutually agreed;
 3. At any time as may be required by KSSF or KDCF.
- Pursuant to the Company filing DRHP on October 17, 2025 with Securities and Exchange Board of India ('SEBI'), BSE Limited and National Stock exchange of India Limited in connection with the Offer and in compliance with the SEBI (ICDR) Regulations, 2018, which prescribes that an Issuer shall not be eligible to make an initial public offer if there are any outstanding convertible securities or any other right which would entitle any person with any option to receive equity shares of the issuer, on February 7, 2026, the Company has converted the outstanding CCDs into equity shares. The Company has filed the requisite Forms for effecting the conversion as per Companies Act and the shares have been allotted to KSSF and KDCF based on the methodology as per DSA.
- Consequently, the CCD which was presented as a Compound Financial Instrument has been presented entirely as Equity in compliance with the above regulations. The balance amount of CCDs as on the date of conversion are entirely presented as Equity Share Capital – ₹ 697.68 and Other equity – ₹ 8,220.17.
- B. The WCA shall stand automatically terminated upon the earlier of the following dates:
1. Twelve months from the date of receipt of final observations from SEBI;
 2. Exit Long Stop Date as defined in the DSA;
 3. The date on which the Board decides not to undertake the IPO or decides to withdraw the IPO or any offer document filed with any regulator/ authorities in respect of the IPO;
 4. The date on which the offer agreement executed between the Company, KDCF or KSSF and the BRLMs, is terminated;
 5. This WCA being terminated by the mutual written agreement of all Parties, including if the listing of the Equity Shares pursuant to the IPO is not completed by then, subject to a withdrawal of the DRHP upon such termination
- In case of termination of WCA, the provisions of the DSA (as existing prior to the execution of WCA) shall
1. Immediately and automatically stand reinstated with full force and effect without any further action or deed required on the part of any Party; and
 2. Be deemed to have been in force during the period between the date of execution of this WCA and the date of termination of this WCA, without any break or interruption whatsoever.
- C. If these CCDs are presented as Compound Financial Instrument without considering conversion or in case of occurrence of any of the events as specified above which causes the termination of WCA, this Financial Instrument would be presented as below:

Particulars	Financial Instrument presented as Equity	Financial Instrument presented as compound Financial Instrument
Equity	697.68	5,719.38
Other Equity	8,220.17	-
Other Non-current Liabilities	-	3,198.47
	8,917.85	8,917.85

The future obligations of coupons, if any shall be accounted for in the Income Statement and disclosed accordingly.

- 7 The table below provides information with respect to Secured, Rated, Listed, Redeemable, Non-Convertible Debentures (NCDs) issued and outstanding as on June 30, 2026:

Particulars	Issue date	Redemption date	Outstanding Amount	Rating
8.95% NCDs	September 30, 2024	September 30, 2039	2,500	CARE AA Stable upgraded on January 13, 2026

Security details

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



Sify Infinit Spaces Limited
CIN : U74999TN2017PLC119607
Phone: +91 44 22540770, Fax: +91 44 22540771
Email : sisl.secretarial@sifycorp.com, Web site: 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 ended June 30, 2026

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

8 Formula for computation of ratios :

Particulars	Formula	
	Numerator	Denominator
1. Debt-Equity Ratio	Debt consists of borrowings and lease liabilities	Total Equity
2. Debt Service Coverage Ratio	Earnings before Interest and Tax	Debt service = Finance cost & Lease payments (paid) + Principal prepayments
3. Interest Service Coverage Ratio	Earnings before Interest and Tax	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 (Balance sheet movement after write off)	Average trade receivables (Net)
7. Current liabilities Ratio	Total current liabilities	Total liabilities
8. Total debt to total assets Ratio	Total borrowings including lease liabilities	Total assets
9. Debtors turnover Ratio	Revenue from operations	Average trade receivables (Net)
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.

10 Figures for the quarter ended March 31, 2026 are the balancing figures between the audited figures in respect of the full financial year and the unaudited figures of nine months ended December 31, 2025.

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

C.R.Rao
Whole-time Director
DIN: 02624863



Chennai
July 15, 2026

Manohar Chowdhry & Associates

CHARTERED ACCOUNTANTS

ANNEXURE - I

Independent Auditor's Report on Security Cover and Compliance with covenants as at June 30, 2026 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 Infinit Spaces Limited
2nd Floor, Tidel Park,
4, Rajiv Gandhi Salai, Taramani,
Chennai – 600113, India.

1. This report is issued at the request of Sify Infinit 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 June 30, 2026 (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").

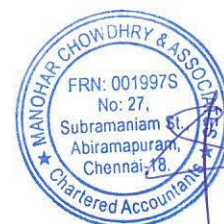
Auditor's Responsibility

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 June 30, 2026.
6. We have performed limited review of the standalone financial results of the Company for the quarter and half year ended June 30, 2026, 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 July 15, 2026.



Page 1 of 3

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:
- Obtained and read Debenture Trust Deed and Information Memorandum and noted the security cover required to be maintained by the Company.
 - Traced and agreed the amount of the Debentures outstanding as on June 30, 2026 as mentioned in the Statement to unaudited standalone financial results and books of account maintained by the Company.
 - 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 unaudited books of account of the Company as on June 30, 2026.
 - 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.
 - Examined and verified the arithmetical accuracy of the computation of Security Cover in the accompanying Statement.
 - Compared the Security Cover maintained by the Company with the Security Cover required to be maintained as per respective Debenture Trust Deed /Information Memorandum.
 - With respect to compliance with covenants (including financial, affirmative, informative and negative covenants), we have performed following procedures:
 - Obtained and read the latest rating letter dated January 13, 2026 issued by CARE Ratings Ltd. Management has represented no other ratings have been conducted other than what has been provided to us.
 - Traced shareholding pattern to unaudited standalone financial results of the Company.
 - 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.
 - Obtained the copies of bank statements and traced the date of repayment of interest due for the period ended June 30, 2026.
 - 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 June 30, 2026. We have relied on the representation from the Management and not performed any independent procedure in this regard.
 - Performed necessary inquiries with the Management and obtained necessary representations.
 - 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 June 30, 2026 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 June 30, 2026.

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: July 15, 2026

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



M S N M Santosh
Partner

Membership No.: 221916

UDIN: 26221916YZPVT8700

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



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	2,142	8,867	No	-	1,329	11,099	-	23,437	-	2,142	-	-	2,142
Capital Work-in-Progress	NA	-	-	No	-	-	11,184	-	11,184	-	-	-	-	-
Right of Use Assets	NA	-	-	No	-	-	8,371	-	8,371	-	-	-	-	-
Goodwill	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	NA	-	-	No	-	-	1	-	1	-	-	-	-	-
Intangible Assets under Development	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments	NA	-	-	No	-	-	877	-	877	-	-	-	-	-
Investments in Associates	NA	-	-	No	-	-	2,946	-	2,946	-	-	-	-	-
Loans	NA	-	-	-	-	-	500	-	500	-	-	-	-	-
Inventories	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade Receivables	Receivables of Rabale T1, T2, T4 & Hyderabad Tower	1,539	2,153	No	-	-	1,095	-	4,787	-	1,539	-	-	1,539
Cash and Cash Equivalents	NA	-	-	No	-	-	1,491	-	1,491	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents	NA	-	-	No	-	-	607	-	607	-	-	-	-	-
Others	NA	-	-	No	-	-	12,486	-	12,486	-	-	-	-	-
Total		3,681	11,020	-	-	1,329	50,657	-	66,688	-	3,681	-	-	3,681



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		
LIABILITIES														
Debt securities to which this certificate pertains	NCDs	2,500	-	Yes	-	-	-	-	2,500	-	2,500	-	-	2,500
Other debt sharing pari-passu charge with above debt	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Other Debt	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Subordinated debt	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Borrowings	NA	-	-	No	-	-	-	-	31,564	-	-	-	-	-
Bank	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Debt Securities	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Others	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Trade payables	NA	-	-	No	-	-	-	-	2,099	-	-	-	-	-
Lease Liabilities	NA	-	-	No	-	-	-	-	5,624	-	-	-	-	-
Provisions	NA	-	-	No	-	-	-	-	22	-	-	-	-	-
Others	NA	-	-	No	-	-	-	-	2,690	-	-	-	-	-
Total		2,500	-	-	-	-	-	-	44,499	-	2,500	-	-	2,500
Cover on Book Value		1.47								-	1.47	-	-	1.47
Cover on Market Value ^(ix)										-	1.47	-	-	1.47
										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: July 15, 2026
Place: Chennai



Annexure III

Statement of security cover ratio in respect of the Secured, rated, listed, taxable, redeemable and non-convertible debentures outstanding as on June 30, 2026 and declaration of compliance with all the covenants.

(Amount in Crores)

Sr.No.	Debt	Debt issued (Amt)	Cover required (Times)	Cover required (Amt)	NAV pledged	Receivables (Amt)	Actual cover
1	INE0KIS07011	250.00	1.10	275	214	154	368

