keeping you ahead

October 27, 2026

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

Dear Sir / Madam,

Sub: Outcome of Board meeting held on October 27, 2026 - Submission of Audited Financial Results along with the Independent Auditor's Report for the quarter and half year ended September 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 at its Meeting held today i.e., on October 27, 2026, has considered and approved, *inter alia*, the Audited Financial Results along with the Independent Auditor's Report for the quarter and half year ended September 30, 2026.

Please find enclosed the following documents:

1. Audited Financial Results along with Independent Auditor's Report and other details issued by the Statutory Auditors of the Company as per Regulation 52(4) of SEBI LODR, 2015 for the quarter and half year ended September 30, 2026; **(Annexure I)**
2. Security Cover certificate as per Regulation 54 of 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 9.35 A.M. (IST) and concluded at 3.00 P.M (IST).

Kindly take the above information on record.

Thanking you.
For **Sify Infinit Spaces Limited**

D J POORNASANDAR

Digitally signed by D J POORNASANDAR
Date: 2026.10.27 15:08:40 +05'30'

D J Poornasandar
Company Secretary & Compliance Officer
Membership No. A58087

Manohar Chowdhry & Associates

CHARTERED ACCOUNTANTS

Independent Auditor's Report on Audited Standalone Quarterly Financial Results and year-to-date results of Sify Infinit Spaces Limited, pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

TO THE BOARD OF DIRECTORS OF Sify Infinit Spaces Limited

Report on the audit of the Standalone Financial Results

Opinion

We have audited the accompanying standalone quarterly financial results of **Sify Infinit Spaces Limited** (the Company) for the quarter ended September 30, 2026 and the year-to-date results for the period from April 1, 2026 to September 30, 2026, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

In our opinion and to the best of our information and according to the explanations given to us these standalone financial results:

a. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and

b. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India of the net profit and other comprehensive loss and other financial information for the quarter ended September 30, 2026 as well as the year-to-date results for the period from April 1, 2026 to September 30, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by the Institute of Chartered Accountants of India specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's and Board of Directors' Responsibilities for the Standalone Financial Results

These quarterly standalone financial results as well as the year-to-date standalone financial results have been prepared on the basis of the interim standalone financial statements. The Company's Management and Board of Directors are responsible for the preparation of these standalone financial results that give a true and fair view of the net profit/loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation

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Visakhapatnam · Coimbatore · Kochi · Madurai · Mangaluru
Tiruchirapalli · Vijayawada

52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial results, the Company's Management and the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the standalone financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial results.

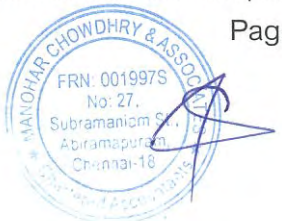
As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Company's Management and the Board of Directors.

- Conclude on the appropriateness of the Company's Management and the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's



ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial results, including the disclosures, and whether the standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

We report that the figures for the quarter ended September 30, 2026 represent the derived figures between the audited figures in respect of the standalone financial results for the half year ended September 30, 2026 and the unaudited figures for the three months ended June 30, 2026, which were subjected to a limited review by us, as required under the Listing Regulations.

Place: Chennai
Date: October 27, 2026

For **Manohar Chowdhry & Associates**
Chartered Accountants
FRN: 001997S

MANOHAR CHOWDHRY & ASSOCIATES
FRN: 001997S
No: 27,
Subramaniam St.,
Abiramapuram,
Chennai-18.
Chartered Accountants

M S N M Santosh
Partner
M. No.: 221916
UDIN: 26221916TOANJY4628

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 Audited Standalone financial results for the quarter and half year ended September 30, 2026

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

Statement of Standalone assets and liabilities

Particulars	As at September 30, 2026 (Audited)	As at March 31, 2026 (Audited)
ASSETS		
(1) Non-current assets		
(a) Property, Plant and Equipment	22,883.26	23,635.38
(b) Right-of-use Assets	8,057.20	8,543.59
(c) Capital work-in-progress	17,244.61	6,936.93
(d) Intangible assets	2.23	0.80
(e) Investment in Associates	2,946.00	2,946.00
(f) Financial assets		
(i) Investments	893.61	750.33
(ii) Loans	390.00	500.00
(iii) Other financial assets	3,050.66	2,158.06
(g) Deferred Tax assets	1,167.94	1,101.12
(h) Income Tax assets (net)	437.61	249.34
(i) Other non-current assets	7,316.20	3,141.36
	64,389.32	**49,962.91**
(2) Current assets		
(a) Financial assets		
(i) Trade receivables	4,864.13	3,693.12
(ii) Cash and Bank balances	1,264.28	2,122.21
(iii) Other Bank balances	798.62	763.70
(iv) Other financial assets	161.06	130.45
(b) Other current assets	2,561.25	1,516.30
	9,649.34	**8,225.78**
TOTAL ASSETS	**74,038.66**	**58,188.69**
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity Share Capital	6,039.50	6,039.50
(b) Other Equity	16,318.88	15,921.44
	22,358.38	**21,960.94**
LIABILITIES		
(1) Non - current liabilities		
(a) Financial liabilities		
(i) Borrowings	31,531.93	19,279.29
(ii) Lease liabilities	4,946.52	5,315.47
(iii) Other financial liabilities	15.24	14.56
(b) Provisions	15.66	17.68
(c) Other non-current liabilities	-	0.08
	36,509.35	**24,627.08**
(2) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	9,318.80	7,048.94
(ii) Lease liabilities	412.08	411.05
(iii) Trade payables		
Total outstanding dues to micro enterprises and small enterprises	3.34	17.07
Total outstanding dues to creditors other than micro enterprises and small enterprises	1,855.34	1,431.59
(iv) Other financial liabilities	2,870.64	2,076.37
(b) Other current liabilities	704.02	610.60
(c) Provisions	6.71	5.05
	15,170.93	**11,600.67**
TOTAL EQUITY AND LIABILITIES	**74,038.66**	**58,188.69**

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

SIFY INFINIT SPACES LIMITED CHENNAI-113

C R Rao
Whole-time Director
DIN: 02624863

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

Chennai
October 27, 2026

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 Audited Standalone financial results for the quarter and half year ended September 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 Half year ended		For the year ended
		September 30, 2026 (Audited)	June 30, 2026 (Unaudited)	September 30, 2025 (Audited)	September 30, 2026 (Audited)	September 30, 2025 (Audited)	March 31, 2026 (Audited)
	Revenue from operations	5,194.13	5,303.62	4,172.73	10,497.75	8,158.72	17,605.28
	Other income	104.79	100.04	101.11	204.83	170.50	275.12
I	**Total income**	**5,298.92**	**5,403.66**	**4,273.84**	**10,702.58**	**8,329.22**	**17,880.40**
	Expenses						
	Cost of services rendered	2,163.11	2,338.54	1,618.72	4,501.65	3,168.05	6,851.78
	Employee benefits expense	319.98	275.72	188.65	595.70	364.73	845.57
	Finance costs	917.65	821.57	635.22	1,739.22	1,199.39	2,921.30
	Depreciation and amortisation expenses	1,264.67	1,243.66	1,125.00	2,508.33	2,200.74	4,735.97
	Other expenses	499.73	497.72	459.33	997.45	942.16	1,975.76
II	**Total expenses**	**5,165.14**	**5,177.21**	**4,026.92**	**10,342.35**	**7,875.07**	**17,330.38**
III	**Profit before tax (I-II)**	**133.78**	**226.45**	**246.92**	**360.23**	**454.15**	**550.02**
IV	**Tax expense**						
	Current Tax	(104.64)	(64.52)	(91.08)	(169.16)	(205.95)	(363.30)
	Deferred Tax	70.62	(4.18)	11.76	66.44	67.05	185.45
V	**Profit after tax (III-IV)**	**99.76**	**157.75**	**167.60**	**257.51**	**315.25**	**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)	(0.48)	(1.42)	(0.50)	(1.90)	(2.30)	(2.33)
	Income tax on items that will not be reclassified subsequently to profit or loss	0.01	0.36	0.13	0.37	0.58	0.59
	Total other comprehensive income	**(0.47)**	**(1.06)**	**(0.37)**	**(1.53)**	**(1.72)**	**(1.74)**
VII	**Total comprehensive income (V+VI)**	**99.29**	**156.69**	**167.23**	**255.98**	**313.53**	**370.43**
VIII	**Earnings per equity share (₹ 10 paid up) ***						
	Basic	0.16	0.26	0.30	0.43	0.59	0.63
	Diluted	0.16	0.26	0.30	0.43	0.58	0.63
IX	Net worth	22,266.98	22,096.73	17,845.60	22,266.98	17,845.60	21,869.54
X	**Additional Disclosures**						
	Debt equity ratio (Times)	2.07	1.79	1.58	2.07	1.58	1.46
	Debt service coverage ratio (Times) *	0.26	0.63	0.44	0.36	0.46	0.31
	Interest service coverage ratio (Times) *	1.15	1.28	3.04	1.21	3.11	1.19
	6% Non-Cumulative Compulsorily Convertible Preference Shares (5,00,00,000 shares of Rs 10 each)	-	-	500.00	-	500.00	-
	Capital redemption reserve/debenture redemption reserve	N/A	N/A	N/A	N/A	N/A	N/A
	Net Profit after tax	99.76	157.75	167.60	257.51	315.25	372.17
	Current ratio (Times)	0.64	0.63	0.96	0.64	0.96	0.71
	Long term debt to working capital (Times)	(6.61)	(5.56)	(95.35)	(6.61)	(95.35)	(7.29)
	Bad debts to Account receivable ratio (Times) *	-	-	-	-	-	(0.02)
	Current liability ratio (Times)	0.29	0.33	0.22	0.29	0.22	0.32
	Total debts to total assets (Times)	0.62	0.60	0.44	0.62	0.44	0.55
	Debtors' turnover (Times) *	1.08	1.25	1.36	2.45	2.67	5.22
	Inventory turnover	N/A	N/A	N/A	N/A	N/A	N/A
	Operating margin (%)	18.23	17.87	18.71	18.05	18.18	18.15
	Net profit margin (%)	1.92	2.97	4.02	2.45	3.86	2.11

** Not annualised for quarterly figures*

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

SIFY INFINIT SPACES LIMITED CHENNAI-113

C R Rao
Whole-time Director
DIN: 02624863

Chennai
October 27, 2026

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

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Statement of Audited Standalone financial results for the quarter and half year ended September 30, 2026

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

Statement of Standalone Cash Flow

Particulars		For the half year ended September 30, 2026 (Audited)	For the half year ended September 30, 2025 (Audited)
Profit before tax		**360.23**	**454.15**
Adjustments for :			
Depreciation and amortisation expense		2,508.33	2,200.74
Finance expenses (considered separately)		1,739.22	1,199.39
Interest on Preference Capital		-	-
Allowance for doubtful debts		-	-
Employee stock compensation expense		141.46	0.22
Deposits/Advances no longer payable written back		-	-
Provision for expenses no longer required written back		-	-
Provision for doubtful advances		-	15.43
Amortisation of lease prepayments		-	-
Creditors written back		-	-
Rental and other incidental Income		-	-
Investment written off		-	-
Unrealised foreign exchange fluctuation loss/(gain), net		1.82	(2.45)
Interest income (considered separately)		(146.61)	(123.29)
(Profit) /loss on sale of Property, Plant and Equipment (net)		(18.56)	(12.07)
Operating profit / (loss) before working capital changes		**4,585.89**	**3,732.12**
(Increase)/decrease in trade receivables - current		(1,178.18)	(848.21)
(Increase)/decrease in non current trade receivables		-	-
(Increase)/decrease in inventories		-	-
(Increase)/decrease in other financial assets - current		(6.91)	(8.45)
(Increase)/decrease in other financial assets - non current		37.05	(46.04)
(Increase)/decrease in other non current assets		(88.09)	(4.24)
(Increase)/decrease in other current assets		(1,044.96)	(315.86)
(Increase)/decrease in other bank balances		(34.92)	(1,130.89)
Increase/(decrease) in trade payables		409.68	96.56
Increase/(decrease) in other non current financial liabilities		-	-
Increase/(decrease) in other non current liabilities		0.59	-
Increase/(decrease) in other financial liabilities - current		(154.93)	162.51
Increase/(decrease) in other current liabilities		93.41	94.71
Increase/(decrease) in provisions - non current		(3.11)	4.70
Increase/(decrease) in provisions - current		1.66	(11.36)
Cash generated from operations		**2,617.18**	**1,725.55**
Tax (paid)/refund received		(357.80)	33.37
Net cash generated from operating activities	**(A)**	**2,259.38**	**1,758.92**
Cash flow from investing activities			
Purchase of Property, Plant and Equipment		(14,892.04)	(2,868.76)
Purchase of Intangible assets		(2.42)	(0.22)
Investment made in equity shares		(143.28)	(103.68)
Investment made in Preference Shares		-	(1,260.00)
Investment in Bank Deposits		(934.99)	1,108.07
Amount paid for acquisition of right of use assets		-	(462.70)
Loans repaid by associate company		110.00	1,130.00
Sale proceeds of Property, Plant and Equipment		18.56	12.07
Interest income received		120.25	151.86
Net cash used in investing activities	**(B)**	**(15,723.92)**	**(2,293.36)**
Cash flow from financing activities			
Proceeds from long-term borrowings		16,125.60	5,472.50
Repayment of long-term borrowings		(3,684.81)	(6,615.87)
Proceeds from issue of Compulsorily Convertible Debentures		-	-
Proceeds from issue of Non-Convertible Debentures		-	-
Increase/(decrease) in short-term borrowings		2,089.52	738.36
Loan received/(repaid) from/to Fellow subsidiary company		-	-
Repayment of lease liabilities		(205.52)	(181.20)
Interest on lease liabilities		(263.37)	(275.39)
Proceeds from issue of share capital		-	-
Coupon paid on Compulsorily Convertible Debentures		-	-
Dividend distribution tax paid		-	-
Dividend paid on Non-Cumulative Compulsorily Convertible Preference Shares		-	(14.96)
Premium received on issue of Non-Convertible Debentures		-	-
Interest paid		(1,455.23)	(1,111.03)
Net cash used in financing activities	**(C)**	**12,606.19**	**(1,987.59)**
Effect of exchange differences on translation of cash and bank balances	**(D)**	**0.42**	-
Net increase/(decrease) in cash and cash equivalents during the year	**(A) + (B) + (C) + (D)**	**(857.93)**	**(2,522.03)**
Cash and cash equivalents at the beginning of the year		2,122.21	2,969.41
Cash and cash equivalents at the end of the year [Refer Note D (8A)]		**1,264.28**	**447.38**
Non-Cash financing and investing activities [Refer Note D (27)]			

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

SIFY INFINIT SPACES LIMITED CHENNAI-113

C R Rao
Whole-time Director
DIN: 02624863

Chennai
October 27, 2026

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

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Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113
Statement of Audited Standalone financial results for the quarter and half year ended September 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 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 October 26, 2026, approved & taken on record by the Board of Directors at the meeting held on October 27, 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 ontstanding 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	As at 30th September 2026		As at 31st March 2026	
	Financial Instrument presented as Equity	Financial Instrument presented as compound Financial Instrument	Financial Instrument presented as Equity	Financial Instrument presented as compound Financial Instrument
Equity	697.68	5,719.38	697.68	5,719.38
Other Equity	7,958.42	-	8,220.17	-
Other Non-current Liabilities	-	2,936.72	-	3,198.47
	8,656.10	**8,656.10**	**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 September 30, 2026:

Particulars	Issue date	Redemption date	Outstanding Amount	Rating
8.95% NCDs	September 30, 2024	September 30, 2039	2,500	CARE AA Stable reaffirmed on September 18, 2026.

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.

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

SIFY INFINIT SPACES LIMITED
CHENNAI-113

Sify Infinit Spaces Limited
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Registered Office : 2nd Floor, TIDEL Park, No.4, Rajiv Gandhi Salai, Taramani, Chennai - 600113
Statement of Audited Standalone financial results for the quarter and half year ended September 30, 2026

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

Notes:

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 before Interest and Tax	Debt service = Finance cost & Lease payments + 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 presentation.

10 Figures for the quarter ended September 30, 2026 (Audited) and September 30, 2025 (Audited) are the balancing figures between the half year figures and the fignres for the quarter's ended June 30, 2026 (Unaudited)and June 30, 2025 (Audited) respectively.

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

SIFY INFINIT SPACES LIMITED CHENNAI-113

C R Rao
Whole-time Director
DIN: 02624863

Chennai
October 27, 2026

FOR IDENTIFICATION PURPOSES ONLY
MANOHAR CHOWDHRY & ASSOCIATES
FRN: 001997S
No: 27,
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Chartered Accountants

Independent Auditor's Report on Audited Consolidated Quarterly Financial Results and year-to-date results of Sify Infinit Spaces Limited, pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

To the Board of Directors of Sify Infinit Spaces Limited

Report on the Audit of Consolidated Financial Results

Opinion

We have audited the accompanying consolidated quarterly financial results of **Sify Infinit Spaces Limited** ('the Company') and its associate **SKVR Software Solution Private Limited** (together referred to as 'the Group'), for the quarter ended September 30, 2026 and the year-to-date results for the period from April 1, 2026 to September 30, 2026, attached herewith, being submitted by the Company pursuant to the requirement of regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial results:

a. are presented in accordance with the requirements of regulation 52 of the Listing Regulations in this regard; and

b. give a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of consolidated net profit and other comprehensive loss and other financial information of the Group for the quarter ended September 30, 2026 as well as the year-to-date results for the period from April 1, 2026 to September 30, 2026.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by the Institute of Chartered Accountants of India specified under section 143(10) of the Companies Act, 2013 ('Act'). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Results section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's and Board of Directors' Responsibilities for the Consolidated Financial Results

These quarterly Consolidated financial results as well as the year-to-date consolidated financial results have been prepared on the basis of the interim consolidated financial statements. The Company's Management and the Board of Directors are responsible for the preparation and presentation of these consolidated financial results that give a true and fair view of the consolidated net profit/ loss and other comprehensive income and other financial information of the Group in accordance with the recognition and measurement

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Visakhapatnam · Coimbatore · Kochi · Madurai · Mangaluru
Tiruchirapalli · Vijayawada

principles laid down in Indian Accounting Standards 34, 'Interim Financial Reporting' prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with regulation 52 of the Listing Regulations. The respective Companies Management and the Board of Directors included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the Management and the Board of Directors of the Company, as aforesaid.

In preparing the consolidated financial results, the respective Management and the Board of Directors of the Companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the Companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the consolidated financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial results.

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

- Identify and assess the risks of material misstatement of the consolidated financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting

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estimates and related disclosures in the consolidated financial results made by the Management and the Board of Directors.

- Conclude on the appropriateness of the Companies Management and the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance of the Company and such other entities included in the consolidated financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

We report that the figures for the quarter ended September 30, 2026 represent the derived figures between the audited figures in respect of the consolidated financial results for the half year ended September 30, 2026 and the unaudited figures for the three months ended June 30, 2026, which were subjected to a limited review by us, as required under the Listing Regulations.

Place: Chennai
Date: October 27, 2026

For **Manohar Chowdhry & Associates**
Chartered Accountants
FRN: 001997S



M S N M Santosh
Partner
M. No.: 221916
UDIN: 26221916OJSKZA7460

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

Statement of Audited Consolidated financial results for the quarter and half year ended September 30, 2026

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

Statement of Consolidated assets and liabilities

Particulars	As at September 30, 2026 (Audited)	As at March 31, 2026 (Audited)
ASSETS		
(1) Non-current assets		
(a) Property, Plant and Equipment	22,883.26	23,635.38
(b) Right-of-use Assets	8,057.20	8,543.59
(c) Capital work-in-progress	17,244.61	6,936.93
(d) Intangible assets	2.23	0.80
(e) Investment in associates	2,949.44	2,934.87
(f) Financial assets		
(i) Investments	893.61	750.33
(ii) Loans	390.00	500.00
(iii) Other financial assets	3,050.66	2,158.06
(g) Deferred tax assets	1,167.94	1,101.12
(h) Other non-current assets	7,316.20	3,141.36
(i) Income tax assets	437.61	249.34
	64,392.76	**49,951.78**
(2) Current assets		
(a) Financial assets		
(i) Trade receivables	4,864.13	3,693.12
(ii) Cash and Bank balances	1,264.28	2,122.21
(iii) Other Bank balances	798.62	763.70
(iv) Other financial assets	161.06	130.45
(b) Other current assets	2,561.25	1,516.30
	9,649.34	**8,225.78**
TOTAL ASSETS	**74,042.10**	**58,177.56**
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity Share Capital	6,039.50	6,039.50
(b) Other Equity	16,322.32	15,910.31
	22,361.82	**21,949.81**
LIABILITIES		
(1) Non - current liabilities		
(a) Financial liabilities		
(i) Borrowings	31,531.93	19,279.29
(ii) Lease liabilities	4,946.52	5,315.47
(iii) Other financial liabilities	15.24	14.64
(b) Provisions	15.66	17.68
	36,509.35	**24,627.08**
(2) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	9,318.80	7,048.94
(ii) Lease liabilities	412.08	411.05
(iii) Trade payables		
Total outstanding dues to micro enterprises and small enterprises	3.34	17.07
Total outstanding dues to creditors other than micro enterprises and small enterprises	1,855.34	1,431.59
(iv) Other financial liabilities	2,870.64	2,076.37
(b) Other current liabilities	704.02	610.60
(c) Provisions	6.71	5.05
	15,170.93	**11,600.67**
TOTAL EQUITY AND LIABILITIES	**74,042.10**	**58,177.56**

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

SIFY INFINIT SPACES LIMITED CHENNAI-113

C R Rao
Whole-time Director
DIN: 02624863

FOR IDENTIFICATION PURPOSES ONLY
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Chennai
October 27, 2026

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Statement of Audited Consolidated financial results for the quarter and half year ended September 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 Half year ended		For the year ended
		September 30, 2026 (Audited)	June 30, 2026 (Unaudited)	September 30, 2025 (Audited)	September 30, 2026 (Audited)	September 30, 2025 (Audited)	March 31, 2026 (Audited)
	Revenue from operations	5,194.13	5,303.62	4,172.73	10,497.75	8,158.72	17,605.28
	Other income	104.79	100.04	101.11	204.83	170.50	275.12
I	**Total income**	**5,298.92**	**5,403.66**	**4,273.84**	**10,702.58**	**8,329.22**	**17,880.40**
	Expenses						
	Cost of services rendered	2,163.11	2,338.54	1,618.72	4,501.65	3,168.05	6,851.78
	Employee benefits expense	319.98	275.72	188.65	595.70	364.73	845.57
	Finance costs	917.65	821.57	635.22	1,739.22	1,199.39	2,921.30
	Depreciation and amortisation expenses	1,264.67	1,243.66	1,125.00	2,508.33	2,200.74	4,735.97
	Other expenses	499.73	497.72	459.33	997.45	942.16	1,975.76
II	**Total expenses**	**5,165.14**	**5,177.21**	**4,026.92**	**10,342.35**	**7,875.07**	**17,330.38**
III	**Profit before share of profit/(loss) of an associate (I-II)**	**133.78**	**226.45**	**246.92**	**360.23**	**454.15**	**550.02**
IV	Associate Share of profit/(loss)	7.19	7.38	(7.70)	14.57	(19.05)	(10.68)
V	**Profit before tax (III+IV)**	**140.97**	**233.83**	**239.22**	**374.80**	**435.10**	**539.34**
VI	**Tax expense**						
	Current Tax	(104.64)	(64.52)	(91.08)	(169.16)	(205.95)	(363.30)
	Deferred Tax	70.62	(4.18)	11.76	66.44	67.05	185.45
VII	**Profit after tax (V-VI)**	**106.95**	**165.13**	**159.90**	**272.08**	**296.20**	**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)	(0.48)	(1.42)	(0.50)	(1.90)	(2.30)	(2.33)
	Income tax on items that will not be reclassified subsequently to profit or loss	0.01	0.36	0.13	0.37	0.58	0.59
	Total other comprehensive income	**(0.47)**	**(1.06)**	**(0.37)**	**(1.53)**	**(1.72)**	**(1.74)**
IX	**Total comprehensive income (VII+VIII)**	**106.48**	**164.07**	**159.53**	**270.55**	**294.48**	**359.75**
X	**Earnings per equity share (₹ 10 paid up) ***						
	Basic	0.18	0.27	0.28	0.45	0.55	0.61
	Diluted	0.18	0.27	0.28	0.45	0.55	0.61
XI	Net worth	22,270.42	22,092.98	17,826.00	22,270.42	17,826.00	21,858.41
XII	**Additional Disclosures**						
	Debt equity ratio (Times)	2.07	1.79	1.59	2.07	1.59	1.46
	Debt service coverage ratio (Times) *	0.26	0.63	0.44	0.37	0.45	0.31
	Interest service coverage ratio (Times) *	1.15	1.28	3.03	1.22	3.09	1.18
	6% Non-Cumulative Compulsorily Convertible Preference Shares (5,00,00,000 shares of Rs 10 each)	-	-	500.00	-	500	-
	Capital redemption reserve/debenture redemption reserve	N/A	N/A	N/A	N/A	N/A	N/A
	Net Profit after tax	106.95	165.13	159.90	272.08	296.20	361.49
	Current ratio (Times)	0.64	0.63	0.96	0.64	0.96	0.71
	Long term debt to working capital (Times)	(6.61)	(5.56)	(95.35)	(6.61)	(95.35)	(7.29)
	Bad debts to Account receivable ratio (Times) *	-	-	-	-	-	(0.02)
	Current liability ratio (Times)	0.29	0.33	0.22	0.29	0.22	0.32
	Total debts to total assets (Times)	0.62	0.60	0.44	0.62	0.44	0.55
	Debtors' turnover (Times) *	1.21	1.25	1.36	2.45	2.67	5.22
	Inventory turnover	N/A	N/A	N/A	N/A	N/A	N/A
	Operating margin (%)	18.36	18.01	18.53	18.19	17.94	18.09
	Net profit margin (%)	2.06	3.11	3.83	2.59	3.63	2.05

* Not Annualised

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

C R Rao
Whole-time Director
DIN: 02624863

Chennai
October 27, 2026

SIFY INFINIT SPACES LIMITED CHENNAI-113

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Statement of Audited Consolidated financial results for the quarter and half year ended September 30, 2026

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

Statement of Consolidated Cash Flow

Particulars		For the half year ended September 30, 2026 (Audited)	For the half year ended September 30, 2025 (Audited)
Profit before tax		**374.80**	**435.10**
Adjustments for :			
Depreciation and amortisation expense		2,508.33	2,200.74
Finance expenses (considered separately)		1,739.22	1,199.39
Share of (Profit) or loss of an associate		(14.57)	19.05
Interest on Preference Capital		-	-
Allowance for doubtful debts		-	-
Employee stock compensation expense		141.46	0.22
Deposits/Advances no longer payable written back		-	-
Provision for expenses no longer required written back		-	-
Provision for doubtful advances		-	15.43
Amortisation of lease prepayments		-	-
Creditors written back		-	-
Rental and other incidental Income		-	-
Investment written off		-	-
Unrealised foreign exchange fluctuation loss/(gain), net		1.82	(2.45)
Interest income (considered separately)		(146.61)	(123.29)
(Profit) /loss on sale of Property, Plant and Equipment (net)		(18.56)	(12.07)
Operating profit / (loss) before working capital changes		**4,585.89**	**3,732.12**
(Increase)/decrease in trade receivables - current		(1,178.18)	(848.21)
(Increase)/decrease in non current trade receivables		-	-
(Increase)/decrease in inventories		-	-
(Increase)/decrease in other financial assets - current		(6.91)	(8.45)
(Increase)/decrease in other financial assets - non current		37.05	(46.04)
(Increase)/decrease in other non current assets		(88.09)	(4.24)
(Increase)/decrease in other current assets		(1,044.96)	(315.86)
(Increase)/decrease in other bank balances		(34.92)	(1,130.89)
Increase/(decrease) in trade payables		409.68	96.56
Increase/(decrease) in other non current financial liabilities		-	-
Increase/(decrease) in other non current liabilities		0.59	-
Increase/(decrease) in other financial liabilities - current		(154.93)	162.51
Increase/(decrease) in other current liabilities		93.41	94.71
Increase/(decrease) in provisions - non current		(3.11)	4.70
Increase/(decrease) in provisions - current		1.66	(11.36)
Cash generated from operations		**2,617.18**	**1,725.55**
Tax (paid)/refund received		(357.80)	33.37
Net cash generated from operating activities	**(A)**	**2,259.38**	**1,758.92**
Cash flow from investing activities			
Purchase of Property, Plant and Equipment		(14,892.04)	(2,868.76)
Purchase of Intangible assets		(2.42)	(0.22)
Investment made in equity shares		(143.28)	(103.68)
Investment made in Preference Shares		-	(1,260.00)
Investment in Bank Deposits		(934.99)	1,108.07
Amount paid for acquisition of right of use assets		-	(462.70)
Loans repaid by associate company		110.00	1,130.00
Sale proceeds of Property, Plant and Equipment		18.56	12.07
Interest income received		120.25	151.86
Net cash used in investing activities	**(B)**	**(15,723.92)**	**(2,293.36)**
Cash flow from financing activities			
Proceeds from long-term borrowings		16,125.60	5,472.50
Repayment of long-term borrowings		(3,684.81)	(6,615.87)
Proceeds from issue of Compulsorily Convertible Debentures		-	-
Proceeds from issue of Non-Convertible Debentures		-	-
Increase/(decrease) in short-term borrowings		2,089.52	738.36
Loan received/(repaid) from/to Fellow subsidiary company		-	-
Repayment of lease liabilities		(205.52)	(181.20)
Interest on lease liabilities		(263.37)	(275.39)
Proceeds from issue of share capital		-	-
Coupon paid on Compulsorily Convertible Debentures		-	-
Dividend distribution tax paid		-	-
Dividend paid on Non-Cumulative Compulsorily Convertible Preference Shares		-	(14.96)
Premium received on issue of Non-Convertible Debentures		-	-
Interest paid		(1,455.23)	(1,111.03)
Net cash used in financing activities	**(C)**	**12,606.19**	**(1,987.59)**
Effect of exchange differences on translation of cash and bank balances	**(D)**	**0.42**	-
Net increase/(decrease) in cash and cash equivalents during the year	**(A) + (B) + (C) + (D)**	**(857.93)**	**(2,522.03)**
Cash and cash equivalents at the beginning of the year		2,122.21	2,969.41
Cash and cash equivalents at the end of the year [Refer Note D (8A)]		**1,264.28**	**447.38**
Non-Cash financing and investing activities [Refer Note D (27)]			

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

SIFY INFINIT SPACES LIMITED CHENNAI-113

C R Rao
Whole-time Director
DIN: 02624863

Chennai
October 27, 2026

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

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 Audited Consolidated financial results for the quarter and half year ended September 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 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 October 26, 2026, approved & taken on record by the Board of Directors at the meeting held on October 27, 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 npon 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 reqnired 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	As at 30th September 2026		As at 31st March 2026	
	Financial Instrument presented as Equity	Financial Instrument presented as compound Financial Instrument	Financial Instrument presented as Equity	Financial Instrument presented as compound Financial Instrument
Equity	697.68	5,719.38	697.68	5,719.38
Other Equity	7,958.42	-	8,220.17	-
Other Non-current Liabilities	-	2,936.72	-	3,198.47
	8,656.10	**8,656.10**	**8,917.85**	**8,917.85**

6 The Company operates in a single reportable operating segment of data center bnsiness 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, 2026:

Particulars	Issue date	Redemption date	Outstanding Amount	Rating
8.95% NCDs	September 30, 2024	September 30, 2039	2,500	CARE AA Stable reaffirmed on September 18, 2026.

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.

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SIFY INFINIT SPACES LIMITED

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Statement of Audited Consolidated financial results for the quarter and half year ended September 30, 2026

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

Notes:

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 before Interest and Tax	Debt service = Finance cost & Lease payments + 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 presentation.

10 Figures for the quarter ended September 30, 2026 (Audited) and September 30, 2025 (Audited) are the balancing figures between the half year figures and the figures for the quarter's ended June 30, 2026 (Unaudited)and June 30, 2025 (Audited) respectively.

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

SIFY INFINIT SPACES LIMITED CHENNAI-113

C R Rao
Whole-time Director
DIN: 02624863

Chennai
October 27, 2026

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Chennai-18.

ANNEXURE-II

Manohar Chowdhry & Associates

CHARTERED ACCOUNTANTS

Independent Auditor's Report on Security Cover and Compliance with covenants as at September 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 September 30, 2026 (hereinafter referred to as the "Statement") which has been prepared by the Company from the audited 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, 2026.

MANOHAR CHOWDHRY & ASSOCIATES FRN: 001997S No: 27, Subramaniam St., Abiramapuram, Chennai-18.

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Abiramapuram, Chennai - 600 018, Tamil Nadu
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Chennai · Bengaluru · Mumbai · Hyderabad · Gurugram
Visakhapatnam · Coimbatore · Kochi · Madurai · Mangaluru
Tiruchirapalli · Vijayawada

6. We have performed limited review of the standalone financial results of the Company for the quarter and half year ended September 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 October 27, 2026.

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.
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, 2026 as mentioned in the Statement to audited 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 audited books of account of the Company as on September 30, 2026.
   d) Obtained the list of security charges created by the Company vide 'Form No. CHG-9' filed with Ministry of Corporate Affairs ('MCA') on 14/10/2024 Management has represented there has been no changes to the coverage and subsequent charge filings. 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 dated September 18, 2026 issued by Care Ratings Ltd. 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 audited standalone financial results 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 interest due for the period ended September 30, 2026.
   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

MANOHAR CHOWDHRY & ASSOCIATES
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Chartered Accountants

Deed, as at September 30, 2026. 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, 2026 the due date for which falls on a date subsequent to the date of this certificate, we have 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 III', 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, 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: October 27, 2026

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

MANOHAR CHOWDHRY & ASSOCIATES
FRN: 001997S
No: 27, Subramaniam St., Abiramapuram, Chennai-18.
Chartered Accountants

M S N M Santosh
Partner
Membership No.: 221916
UDIN: 26221916QTGGKL4293

Annexure I

Details of Debentures issued by the Company

Sr. No.	ISIN	Issue size (Rupees in millions)	Nature of Debentures	Date of Issue	Date of Debenture Trust Deed	Nature of issuance (private placement / public issue)
1.	INE0KIS07011	2500.00	Secured Rated Listed Redeemable Non-Convertible Debentures	27th September 2024	26th September 2024	Private Placement

SIFY INFINIT SPACES LIMITED

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Annexure II

(Amount in Millions)

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	2,055	4,578	No	-	5,474	10,777	-	22,883	-	2,055	-	-	2,055
Capital Work-in-Progress	NA	-	-	No	-	-	17,245	-	17,245	-	-	-	-	-
Right of Use Assets	NA	-	-	No	-	-	8,057	-	8,057	-	-	-	-	-
Goodwill	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Intangible Assets	NA	-	-	No	-	-	2	-	2	-	-	-	-	-
Intangible Assets under Development	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments	NA		-	No	-	-	894	-	894	-	-	-	-	-
Investments in Associates	NA	-	-	No	-	-	2,946	-	2,946	-	-	-	-	-
Loans	NA	-	-	-	-	-	390	-	390	-	-	-	-	-
Inventories	NA	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade Receivables	Receivabales of Rabale T1, T2, T4 & Hyderabad Tower	1,713	2,033	No	-		1,118	-	4,864	-	1,713	-	-	1,713
Cash and Cash Equivalents	NA	-	-	No	-	-	1,264	-	1,264	-	-	-	-	-
Bank Balances other than Cash and Cash Equivalents	NA	-	-	No	-	-	799	-	799	-	-	-	-	-
Others	NA	-	-	No	-	-	14,695	-	14,695	-	-	-	-	-
Total		**3,768**	**6,611**	-	-	**5,474**	**58,186**	-	**74,039**	-	**3,768**	-	-	**3,768**
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	-	-	-	-	-	-	-	-	-	-

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SIFY INFINIT SPACES LIMITED

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		
Subordinated debt	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Borrowings	NA	-	-	No	-	-	-	-	38,351	-	-	-	-	-
Bank	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Debt Securities	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Others	NA	-	-	No	-	-	-	-	-	-	-	-	-	-
Trade payables	NA	-	-	No	-	-	-	-	1,859	-	-	-	-	-
Lease Liabilities	NA	-	-	No	-	-	-	-	5,359	-	-	-	-	-
Provisions	NA	-	-	No	-	-	-	-	22	-	-	-	-	-
Others	NA	-	-	No	-	-	-	-	3,590	-	-	-	-	-
Total		2,500	-	-	-	-	-	-	51,680	-	2,500	-	-	2,500
Cover on Book Value		1.51								-	1.51	-	-	1.51
Cover on Market Value[ix]										-	1.51	-	-	1.51
										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**

SIFY INFINIT SPACES LIMITED

Authorised Representative

Date: October 27, 2026
Place: Chennai

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MANOHAR CHOWDHRY & ASSOCIATES
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Annexure III

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

(Amount in Millions)

Sr.No.	Debt	Debt issued (Amt)	Cover required (Times)	Cover required (Amt)	NAV pledged	Receivables (Amt)	Actual cover
1	INE0KIS07011	2500.00	1.10	2750	2055	1713	3768

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