TVS Infrastructure Trust

First Annual Meeting ("AM") Proceedings

Day & Date of Meeting	Thursday, June 25, 2026
Commencement Time	11: 30 A.M. (IST)
Conclusion Time	11:58 A.M. (IST) *(including 15 Minutes for e-voting)*
Venue	Through Video Conferencing and Other Audio Video Means (VC/OVAM)

Company Secretary and Compliance Officer - Mr. Ankit Dewan

Good morning, ladies and gentlemen, I am Ankit Dewan, Company Secretary & Compliance Officer of TVS Infrastructure Trust ("TVS INVIT"). I extend a warm welcome to all of you to the First Annual Meeting of TVS INVIT, held through Video Conferencing in compliance with the SEBI InvIT Regulations, the SEBI Master Circular and other applicable circulars issued by SEBI from time to time. TVS INVIT has made all necessary arrangements to enable unitholders to participate and vote on the items to be considered at this Meeting.

I take this opportunity to introduce the dignitaries present at the Meeting through video conferencing from their respective locations: the members of the Board of the Investment Manager, the Chairmen of Audit Committee, Stakeholders Relationship Committee and Risk Management Committee, the Management team of the Investment Manager, the authorized representative of Axis Trustee Services Limited, being the Trustee of TVS INVIT, the authorized representative of PKF Sridhar & Santhanam LLP, the Statutory Auditors, and Mr. Nikunj Makwana, Practicing Company Secretary, Scrutinizer of the Meeting.

Ms. Aditi Kumar, Non - Executive Director, Mr. Mahalingam Sethuraman Non-Executive Independent Director, Chair of Nomination & Remuneration Committee and Mr. Prasad Gopalan, Non-Executive Independent Director of the Investment Manager, are granted leave of absence

With the permission of the Directors, I now request Mr. P S Jayakumar, Chairman of the Board, to chair the Annual Meeting.

Since the Meeting is being held through video conferencing, the physical attendance of the unitholders has been dispensed with under the applicable circulars. Accordingly, the facility to appoint proxies is not available for this Meeting.

All the unitholders who have joined the meeting have been placed on mute by the host to ensure smooth conduct of the meeting.

The documents referred to in the Notice of the Annual Meeting are available for inspection by the unitholders.

The Notice of the Meeting and Annual Report of TVS INVIT were sent electronically to all Unitholders whose email addresses are registered with their Depository Participant(s) and were also made available on the website of TVS INVIT and NSE.

In compliance with SEBI Regulations, the facility of remote e-voting was provided by the RTA of TVS INVIT to all the unitholders to enable them to cast their votes electronically. The remote e-voting period commenced on Saturday, June 20, 2026, at 09:00 A.M. and concluded on Wednesday, June 24, 2026, at 05:00 P.M. IST

Unitholders attending the Meeting who have not cast their votes through remote e-voting may do so electronically during the meeting. E-voting during the Meeting is integrated with the video conferencing platform provided by the RTA.

With the permission of the Chairman, I request the moderator to activate the e-voting window so that the unitholders attending the meeting who have not already cast their votes, may vote electronically during this meeting.

Further, we neither received any questions from Unitholders nor any speaker registrations, accordingly, we will now proceed with the business of the Meeting.

I now request Chairman Mr. Jayakumar to conduct the proceedings of the meeting, please.

Chairman: Mr. P S Jayakumar

Good morning, ladies and gentlemen.

A warm welcome to all of you to the First Annual Meeting of the Unitholders of TVS Infrastructure Trust. Thank you for taking the time to join us virtually today.

As the requisite quorum is present for this Meeting, I call the Meeting to order.

When we listed this Trust last year, we made a clear commitment: to bring the TVS Group's century-old legacy of trust, integrity, and disciplined execution to India's rapidly expanding logistics and warehousing sector.

Today, I am proud to report that we are delivering on that promise. Our platform now commands a market capitalization of almost ₹2,287 Crore—standing as a high-performance foundation for the nation's supply chain growth. We are deeply grateful for the confidence of all our unitholders.

This first year has been defined by strategic progress and operational resilience. We have continued to invest in talent, technology, and digital transformation to further strengthen our operating capabilities and enhance long-term competitiveness.

But growth is only meaningful when it is sustainable. We remain steadfast in our commitment to strong governance and long-term value creation. With a 55% independent Board majority and 83% of our portfolio EDGE-certified for sustainability, we are building responsibly while upholding the highest standards of transparency and business ethics.

I would also like to acknowledge and thank the various Central and State Government authorities, regulatory bodies, development authorities and local administrations for their continued support and collaboration.

On behalf of the Board, I thank our unitholders, business partners, lenders, customers and employees for their trust and commitment.

Thank you for your continued trust. I now request Mr. Nitin Aggarwal, CEO of the Investment Manager to TVS INVIT, to share his opening remarks and an update on the business & its financial performance.

Chief Executive Officer: Mr. Nitin Aggarwal

Thank you, Chairman.

Unitholders and Partners, welcome.

Our inaugural year as a listed InvIT can be summarized in one phrase: disciplined on-ground execution. Today, our portfolio spans almost 10.6 million square feet across 18 parks in 5 states, acting as a critical node in India's logistics network. Our assets are strategically located across key consumption and industrial corridors, enabling us to serve a diversified mix of industrial, 3PL, e-commerce, FMCG, consumer durables and other businesses with long-term leasing relationships.

We maintained an exceptional average occupancy of over 98% across our operational footprint. Furthermore, we actively protected your yields by de-risking our revenue streams. Our curated base of over 35 domestic and international tenants is highly diversified, with almost 40% of our gross rentals anchored by the highly stable industrial sector. In fact, nearly a quarter of our clients choose to partner with us across multiple locations - a true testament to the institutional quality of our assets.

Financially, this operational consistency translated into highly stable performance. We recorded an EBITDA of approximately ₹136 crore and distributed ₹4.6 per unit for the year. We also secured an ₹830 crore, 20-year NCD at a highly competitive 7.42% coupon, strengthening the Trust's capital structure and supporting its long-term growth objectives.

On the ground, we made steady progress on our development pipeline and remain fully committed to operationalizing our entire existing footprint in a timely and efficient manner.

Beyond our operational and financial performance, we have continued to strengthen our governance framework, enhance our risk management practices and advance our sustainability agenda. We believe that long-term value creation is built not only on quality assets, but also on sound management.

None of this happens in a vacuum. I want to express my deepest gratitude to our Unitholders, our Board of Directors, Trustees, Auditors, and the entire team across the Investment Manager, Sponsor, Project Manager, and the Project SPVs for their relentless dedication.

With this foundation, we are looking ahead. We remain focused on pursuing growth opportunities in a calibrated manner while maintaining our emphasis on operational excellence, prudent capital management and strong governance standards. We continue to evaluate opportunities to expand our portfolio, subject to market conditions, asset availability and requisite approvals, while remaining committed to creating sustainable long-term value for our unitholders.

Our foundation has never been stronger. Thank you for your trust and continued partnership.

I now request Mr. Ankit Dewan to further address the unitholders.

Over to you, Ankit.

Compliance Officer & Company Secretary - Mr. Ankit Dewan

Thank you, Nitin, for the key highlights.

Dear Unitholders, with your permission, I will now take the Notice of the First Annual Meeting, which has been circulated to all the Unitholders, as read.

The objectives and implications of the resolutions proposed at this Meeting are set out in the Notice and explanatory statement, and for the sake of brevity, are not being repeated.

The Report of the Statutory Auditor of TVS INVIT does not contain any qualification, observation or adverse remarks; accordingly, the reports are not required to be read at this meeting.

The Annual Secretarial Compliance Report does not contain any qualification, or adverse remarks except for one observation as mentioned in the report.

The window for electronic voting will remain open until 15 minutes after the conclusion of the Meeting, after which it will be closed. Unitholders may now cast their votes.

Mr. Nikunj Makwana, Practicing Company Secretary, has been appointed as the Scrutinizer to scrutinize the voting process, in a fair and transparent manner. The consolidated voting results, together with the Scrutinizer's Report, will be made available on the respective websites of TVS INVIT, RTA and NSE, within the prescribed timelines.

With this, I offer a vote of thanks to the Chairman on behalf of all the unitholders; members of the Board and invitees present at the meeting.

I now request Chairman to kindly give his closing remarks.

Chairman: Mr. P S Jayakumar

Thank you, Ankit,

I authorize Mr. Ankit Dewan, Compliance Officer of TVS INVIT, to accept, acknowledge and countersign the scrutinizer's report and other papers relating to the Meeting, and to declare the voting results in accordance with the applicable requirements.

It is my privilege to thank each one of you for your presence and support at this meeting. I hereby declare the proceedings closed, subject to the conclusion of the e-voting by members. I thank all the Directors of the Investment Manager for their participation, and I am grateful to the unitholders and all invitees to join us today. We look forward to your continued interest in TVS INVIT.