

BROOKFIELD INDIA INFRASTRUCTURE MANAGER PRIVATE LIMITED

(FORMERLY KNOWN AS WIP (INDIA) PRIVATE LIMITED)

CIN: U67190MH2010PTC202800

Registered Office: Unit 1, 4th Floor, Godrej BKC, Bandra Kurla Complex, Mumbai, Maharashtra - 400051, India

Tel No.: +91 22 6600 0700 | Fax No.: +91 22 6600 0777 | Email: puja.tandon@brookfield.com

November 9, 2021

To,
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street
Mumbai - 400 001
Maharashtra, India

Sub: Outcome of the Meeting of the Board of Directors of Brookfield India Infrastructure Manager Private Limited, acting in its capacity as Investment Manager of Data Infrastructure Trust held on November 9, 2021

**Ref: (1) Data Infrastructure Trust (formerly known as Tower Infrastructure Trust) (Scrip Code: 543225)
(2) Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 ("SEBI InvIT Regulations") read with SEBI circular bearing reference no. CIR/IMD/DF/127/2016 dated November 29, 2016**

Dear Sir/Madam,

The Board of Directors of Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited), acting in its capacity as Investment Manager of Data Infrastructure Trust (formerly known as Tower Infrastructure Trust) ("Trust"), in its meeting held today i.e. Tuesday, November 9, 2021, *inter alia*, have approved and adopted the Unaudited Standalone and Consolidated Financial Information of the Trust for the half year ended September 30, 2021 alongwith the Limited Review Report thereon ("Financial Statements"), in accordance with the provisions of Regulation 23 of the SEBI InvIT Regulations read with SEBI circular bearing reference no. CIR/IMD/DF/127/2016 dated November 29, 2016.

The meeting of the Board of Directors of the Company commenced at 04:30 p.m. and concluded at 06:30 p.m.

You are requested to kindly take the same on record.

Thanking you,

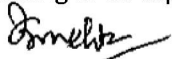
Yours faithfully,

For Data Infrastructure Trust (formerly known as Tower Infrastructure Trust)

Brookfield India Infrastructure Manager Private Limited

(formerly known as WIP (India) Private Limited),

(acting in its capacity as the Investment Manager of Data Infrastructure Trust)



Inder Mehta

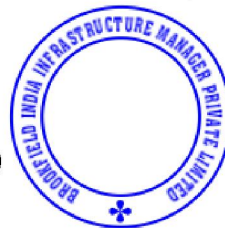
Compliance Officer of Data Infrastructure Trust

CC: Axis Trustee Services Limited ("Trustee of the Trust")

Axis House, Bombay Dyeing Mills Compound,

Pandurang Budhkar Marg, Worli,

Mumbai - 400 025, Maharashtra, India



Encl a/a

Deloitte Haskins & Sells LLP

Chartered Accountants
One International Centre,
27th-32nd Floor, Tower 3,
Senapati Bapat Marg,
Elphinstone Road (West),
Mumbai - 400 013,
Maharashtra, India.

Phone: +91 22 6185 4000
Fax: +91 22 6185 4001

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL INFORMATION PURSUANT TO THE REGULATIONS 23 OF THE SEBI (INFRASTRUCTURE INVESTMENT TRUSTS) REGULATIONS, 2014, AS AMENDED

To

**The Board of Directors of
Brookfield India Infrastructure Manager Private Limited
(Investment Manager of Data Infrastructure Trust)**

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial information of **Data Infrastructure Trust** (formerly known as Tower Infrastructure Trust) ("the Trust"), which comprise of the unaudited statement of profit and loss, explanatory notes thereto and the additional disclosure as required by paragraph 6 of Annexure A to the SEBI circular No. CIR/IMD/DF/127/2016 dated November 29, 2016 ("the SEBI circular") for the half year ended September 30, 2021 ("the Statement"), being submitted by the Investment Manager pursuant to the requirement of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations 2014, as amended from time to time read with SEBI Circular ("the InvIT Regulations").
2. This Statement, which is the responsibility of the Investment manager and approved by the Investment manager's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), as defined in Rule 2(1) (a) of Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India to the extent not inconsistent with the InvIT Regulations. Our responsibility is to express a conclusion on the Statement based on our 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). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for 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 specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain 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.



Deloitte Haskins & Sells LLP

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement has not been prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the said SEBI circular, or that it contains any material misstatement.
5. We draw attention to Note 6 of the standalone financial information, which describes the presentation of “Unit Capital” as “Equity” to comply with InvIT Regulations. Our opinion is not modified in respect of this matter.
6. The Statement includes the unaudited standalone financial information for the six months ended March 31, 2021 being the derived figures between audited figures in respect of the full financial year and the published year to date figures up to the six months ended September 30, 2020, which were subject to limited review by us.

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Registration No. 117366W/W100018)



Mohammed Bengali
Partner
Membership No. 105828
UDIN: 21105828AAAADP3501

Mumbai,
November 9, 2021

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Principal place of business: Unit 1, 4th Floor, Godrej BKC, Bandra Kurla Complex, Mumbai-400051, Maharashtra, India

Phone : 022 69075252; Email: secretarial@summitdigitel.com; Website: www.towerinfrastructure.com

(SEBI Registration Number: IN/InvIT/18-19/0009)

STATEMENT OF UNAUDITED STANDALONE FINANCIAL INFORMATION FOR THE HALF YEAR ENDED SEPTEMBER 30, 2021

I. Unaudited Standalone Statement of Profit and Loss for the half year ended September 30, 2021

(Rs. in Million)

Particulars	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	Year ended March 31, 2021
	Unaudited	Unaudited (Refer Note 4)	Unaudited	Audited
I INCOME AND GAINS				
Revenue from Operations	19,348	11,843	2,017	13,860
Other Income	-	-	-	-
Total Income and Gains	19,348	11,843	2,017	13,860
II EXPENSES AND LOSSES				
Investment Manager Fee	14	14	12	26
Trustee Fee	1	1	1	2
Project Manager Fee	12	12	12	24
Audit Fees	24	17	0	18
Interest on Loan	0	-	41	41
Legal and Professional Fees	5	0	2	2
Listing fee	1	0	1	1
Other Expenses*	191	192	4	196
Total Expenses and Losses	248	236	73	310
III Profit before Tax (I-II)	19,100	11,607	1,944	13,550
IV Tax Expenses	-	-	-	-
V Profit after Tax (III-IV)	19,100	11,607	1,944	13,550
VI Other Comprehensive Income	-	-	-	-
VII Total Comprehensive Income for the period/ year (V+VI)	19,100	11,607	1,944	13,550

*Other Expenses for the half year ended September 30, 2021, half year ended March 31, 2021, half year ended September 30, 2020 and year ended March 31, 2021 mainly includes fair value (gain) / loss on financial instrument, bank charges and other miscellaneous expenses.



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Sanjay Chhangani

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Standalone Financial Information for half year ended September 30, 2021

- 1 The Unaudited Standalone Financial Information for the half year ended September 30, 2021 has been prepared in accordance with the recognition and measurement principles prescribed under Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), as defined in Rule 2(1) (a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended, SEBI (Infrastructure Investment Trust) Regulations, 2014, as amended and the circulars issued thereunder ("SEBI InvIT Regulations") except as mentioned in Note 6 below and other accounting principles generally accepted in India. The above financial information has been reviewed and approved by the Tower InvIT Committee and the Board of Directors of Investment Manager to the Data Infrastructure Trust ("Data InvIT/ Trust"), at their respective meetings held on November 9, 2021. The financial information has been subjected to a limited review by the auditors of the Trust.
- 2 Investors can view the Unaudited Standalone Financial Information of the Data Infrastructure Trust on the Trust's website (www.towerinfrastrust.com) or on the website of BSE (www.bseindia.com).
- 3 The Unaudited Standalone Financial Information comprises of the Standalone Statement of Profit and Loss, explanatory notes thereto and additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular no. CIR/WID/DF/127/2016 dated November 29, 2016 ("SEBI Circular") of the Trust for the half year ended September 30, 2021 ("Standalone Financial Information").
- 4 The Unaudited Standalone Financial Information for the half year ended March 31, 2021 are the derived figures between audited figures in respect of the year ended March 31, 2021 and the published unaudited year to date figures upto the half year ended September 30, 2020 which were subjected to limited review.
- 5 The Tower InvIT Committee of Board of Directors of the Investment Manager has made two distributions, aggregating to Rs. 8,000 Million, during the half year ended September 30, 2021 as follows:
 - Distribution of Rs. 1.3881 per unit as Return on Capital declared in their meeting held on May 26, 2021, which was paid on June 9, 2021.
 - Distribution of Rs. 1.7847 per unit as Return on Capital declared in their meeting held on August 17, 2021 which was paid on August 31, 2021.
- 6 Under the provisions of the SEBI InvIT Regulations, Trust is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Trust for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circular Nos. CIR/IMD/DF/114/2016 dated October 20, 2016 and CIR/IMD/DF/127/2016 dated November 29, 2016 issued under the SEBI InvIT Regulations, the Unitholders' funds have been presented as "Equity" in order to comply with the requirements of Section H of Annexure A to the SEBI Circular dated October 20, 2016 dealing with the minimum presentation and disclosure requirements for key financial statements.

Consistent with Unit Capital being classified as equity, the distributions to Unitholders is also presented in Statement of Changes in Unitholders' Equity when the distributions are approved by Tower InvIT Committee of the Board of Directors of the Investment Manager.
- 7 The Trust owns 100% of the equity shares of Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited) as on September 30, 2021. On August 31, 2020, Trust acquired 49% of the equity shares from Reliance Industries Limited. On August 31, 2020, the Trust issued 2,521,500,000 units at an Issue Price of Rs. 100 per unit to the subscribers. BIF IV Jarvis India Pte. Ltd. subscribed 89.79% of the units of the Trust and is the immediate parent company. Simultaneously, the Trust entered into the Shareholder Option Agreement as part of the acquisition transaction and the same was accounted with a debit to equity and a corresponding liability was recognised in the previous year.
- 8 Data InvIT is registered as a contributory irrevocable trust set up under the Indian Trusts Act, 1882 on January 31, 2019 and registered as an infrastructure investment trust under the SEBI InvIT Regulations on March 19, 2019 having registration number IN/InvIT/18-19/0009. Units of the Trust have been listed on BSE Limited on September 1, 2020. Pursuant to the approval granted by SEBI and upon issuance of fresh Certificate of Registration, the name of the Trust has changed from 'Tower Infrastructure Trust' to 'Data Infrastructure Trust' and the principal place of business of the Trust has shifted from '9th Floor, Maker Chambers IV, 222 Nariman Point, Mumbai 400 021' to 'Unit 1, 4th Floor, Godrej BKC, Plot No C-68, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400 051 w.e.f. October 8, 2021.
- 9 The outbreak of Coronavirus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. Summit Digital Infrastructure Private Limited ("SPV of the Trust/SDIPL") is the only investment of the Trust from where Trust is generating its revenue. SDIPL is engaged in the business of providing tower infrastructure and related operations in India. SDIPL has executed a long term Master Services Agreement with Reliance Jio Infocomm Limited (one of the largest telecommunication service provider in India) as its customer, which results into committed revenues and cash flows for SDIPL, on a long term basis. Moreover, the COVID-19 pandemic has not had a material adverse impact on the operations of the telecommunication industry to which SDIPL currently caters to. Also, SDIPL has completed substantial portion of its planned capital expenditure and for the balance as well as for the operations and maintenance of the tower sites, SDIPL has in place long-term arrangements experienced contractors/service providers. Further, SDIPL has sanctioned unutilised borrowing limits which are available to SDIPL to meet its liquidity requirements. In view of all of the above, SDIPL does not expect any significant challenges on going concern, including emanating out of COVID-19, particularly in the next 12 months.



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Sanjay

Sanjay

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Standalone Financial Information for the half year ended September 30, 2021

II. Additional Disclosures as required by Paragraph 6 of Annexure A to SEBI Circular No.CIRJIMD/DF/127/2016:
A. Statement of Net Distributable Cash Flows (NDCF) of Data Infrastructure Trust

(Rs. in Million)

Description	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	Year ended March 31, 2021
Cash flows received from SPV in the form of interest / accrued interest	8,060	10,365	-	10,365
Cash flows received from SPV in the form of dividend / buy-back of equity shares / capital reduction of equity shares	-	-	-	-
Any other income accruing at the Trust level and not captured above, including but not limited to interest /return on surplus cash invested by the Trust	-	-	-	-
Add: Cash flows/ Proceeds from the SPV towards the repayment of the debt issued to the SPV by the Trust	-	-	-	-
Total cash flow at the Trust level (A)	8,060	10,365	-	10,365
Less: issue expenses payable by Trust including as reimbursements towards expenses of Trust met by the Sponsors	-	-	(24)	(24)
Less: annual expenses of the Trust including audit fees, project manager fees, investment management fees, stock exchange fees, other statutory fees, depository fees, legal expenses, credit rating fees and valuer fees	(59)	(41)	(32)	(73)
Less: income tax (if applicable) at the standalone Trust level and payment of other statutory dues	-	-	-	-
Less: Repayment of external debt (including interest) / redeemable preference shares / debentures, etc., if deemed necessary by the Investment Manager	-	-	(1,141)	(1,141)
Less: net cash set aside to comply with DSRA requirement under loan agreements, if any	-	-	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-	-	-
- related debts settled or due to be settled from sale proceeds;	-	-	-	-
- directly attributable transaction costs;	-	-	-	-
- proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the SEBI InvIT Regulations	-	-	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently	-	-	-	-
Less: Amount invested in any of the Portfolio Assets for service of debt or interest	-	-	(250,000)	(250,000)
Less: Capital expenditure if any (including acquisition of other infrastructure assets / SPVs)	-	-	(1,054)	(1,054)
Add: Proceeds from fresh issuance of units	-	116	252,150	252,266
Less: Reserve for debentures / loans / capex expenditure in the intervening period till next proposed distribution if deemed necessary by the Investment Manager invested in permitted investments	-	-	-	-
Total cash outflows/retention at the Trust level (B)	(59)	75	(101)	(26)
Net Distributable Cash Flows (C) = (A+B)	8,001	10,440	(101)	10,339

(Rs. in Million)

Description	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	Year ended March 31, 2021
Net Distributable Cash Flows as per above	8,001	10,440	(101)	10,339
Opening balance of Cash and Cash Equivalents	133	-	15	15
Total Net Distributable Cash Flows	8,134	10,440	(86)	10,354

The Net distributable Cash Flows (NDCF) as above is distributed as follows in the respective manner:

(Rs. in Million)

Date of distribution payment	Return on Capital	Total Distribution
June 9, 2021	3,500	3,500
August 31, 2021	4,500	4,500
Total	8,000	8,000



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Sanjay

Manager

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Standalone Financial Information for the half year ended September 30, 2021

B. Fees payable to Investment Manager and Project Manager

I. Pursuant to Investment Management Agreement, the Investment Manager is entitled to an Investment Management fee of Rs. 20 Million per annum exclusive of GST. Investment Manager is also entitled to reimbursement of any cost incurred in relation to activity pertaining to Trust such as administration of the Trust, appointment of staff, director, transaction expenses incurred with respect to investing, monitoring and disposing off the investment of the Trust.

Infinite India Investment Manager Limited was Investment Manager till October 12, 2020. With effect from October 13, 2020, Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) has been appointed as Investment Manager to the Trust.

II. Pursuant to Project Management Agreement, the Project Manager is entitled to a Project Management fee of Rs. 20 Million per annum exclusive of GST.

C. Statement of Earnings per unit

Particulars	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	For the year ended March 31, 2021
Profit after tax for the period (Rs. in Million)	19,100	11,607	1,944	13,550
Weighted average number of units outstanding for computation of basic and diluted earnings per unit (no. in Million)	2,522	2,522	427	1,471
Earnings per unit in INR (Basic and Diluted)	7.58	4.60	4.55	9.21

D. Contingent liabilities as at September 30, 2021 is NIL (September 30, 2020: NIL; March 31, 2021: NIL)

E. Commitments as at September 30, 2021 is Rs. 9,000 Million (September 30, 2020: NIL; March 31, 2021: NIL) (Refer Note below)

Note: Data Infrastructure Trust has executed binding agreements to acquire Space Teleinfra Private Limited ("STIPL") on July 20, 2021 for an equity consideration of Rs. 9,000 Million (subject to closing adjustments) and additional milestone-based considerations. The completion of the acquisition is subject to unitholders and other regulatory approvals and other customary closing conditions which are yet to be met.

F. Statement of Related Party Disclosures

I List of Related Parties as per the requirements of Ind AS 24 - "Related Party Disclosures"

List of related parties where control exists and related parties with whom transactions have taken place and relationships:

i) Name of Related Party

Entities which exercise control on the Trust

BIF IV Jarvis India Pte. Ltd., Singapore (w.e.f August 31, 2020)

Immediate Holding Company

BIF IV India Holdings Pte. Ltd (w.e.f. August 31, 2020)

Intermediate Holding Company

Brookfield Asset Management Inc. (w.e.f. August 31, 2020)

Ultimate Holding Company

Subsidiary (SPV)

Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited)

II List of additional related parties as per regulation 2(1)(zv) of the SEBI InvIT Regulations

A Parties to Data Infrastructure Trust

BIF IV Jarvis India Pte. Ltd., Singapore (August 31, 2020)

Holding Company/Co-Sponsor

Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) (Appointed w.e.f. October 13, 2020)

Investment Manager

Axis Trustee Services Limited

Trustee

Infinite India Investment Management Limited (Resigned w.e.f. October 12, 2020)

Erstwhile Investment Manager

Jio Infrastructure Management Services Limited

Project Manager

(formerly known as Reliance Digital Media Distribution Limited)

Reliance Industrial Investments and Holdings Limited

Co-Sponsor

Reliance Industries Limited

Promotor of Co-Sponsor

B Directors of the Parties specified in II(A) above

Directors of BIF IV Jarvis India Pte Ltd., Singapore

Aanandjit Sunderaj (Resigned w.e.f. June 9, 2021)

Liew Yee Foong

Taswinder Kaur Gill (Resigned w.e.f. September 13, 2021)

Ho Yeh Hwa

Walter Zhang Shen (Resigned w.e.f. July 1, 2021)

Velden Neo Jun Xiong (Appointed w.e.f. August 13, 2021)

Tang Qichen (Appointed w.e.f. September 15, 2021)

Directors of Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) (Appointed w.e.f. October 13, 2020)

Sridhar Rengan

Chetan Rameshchandra Desai

Narendra Aneja

Rishi Tibriwal (Resigned w.e.f. June 30, 2021)

Darshan Vora (Appointed w.e.f. July 1, 2021 and Resigned w.e.f. September 30, 2021)

Pooja Aggarwal (Appointed w.e.f. September 30, 2021)

Directors of Axis Trustee Service Limited

Rajesh Kumar Dahiya

Ganesh Sankaran

Sanjay Sinha (retired w.e.f. April 30, 2021)

Deepa Rath (w.e.f. May 1, 2021)



MS

Sanjay

Chetan Desai

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Standalone Financial Information for the half year ended September 30, 2021

Directors of Infinite India Investment Management Limited (upto October 12, 2020)
Shailesh Shankarlal Vaidya
Vishal Nimesh Kampani
Rajendra Dwarikadas Hingwala
Dipti Neelakanlan

Directors of Jio Infrastructure Management Services Limited
Sudhakar Saraswatula
Nikhil Chakrapani Suryanarayana Kavipurapu
Hariharan Mahadevan

Directors of Reliance Industrial Investments and Holdings Limited
Hiral Rasiklal Meswani
Vinod Mansukhlal Ambani
Mahendra Nath Bajpai
Savilhari Parekh
Dhiren Vrajlal Dalal
Balasubramanian Chandrasekaran

III List of additional related parties as per regulation 19 of the SEBI InvIT Regulations

Digital Fibre Infrastructure Trust
India Infrastructure Trust (v.e.f. October 13, 2020)

Common Sponsor
Common Investment Manager

IV Transactions during the period/ year with related parties :

(Rs. in Million)

Particulars	Relationship	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	Year ended March 31, 2021
Trustee Fee Axis Trustee Services Limited	Trustee	1	1	1	2
Investment Management Fees Infinite India Investment Management Limited (Resigned w.e.f. October 12, 2020)	Erstwhile Investment Manager	-	1	12	13
Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) (Appointed w.e.f. October 13, 2020)	Investment Manager	14	13	-	13
Reimbursement of Expenses Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) (Appointed w.e.f. October 13, 2020)	Investment Manager	3	4	-	4
Infinite India Investment Management Limited	Erstwhile Investment Manager	-	5	-	5
Acquisition of shares of Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited) Reliance Industries Limited	Promotor of Co- Sponsor	-	0	1,054	1,054
Project Manager Fees Jio Infrastructure Management Services Limited	Project Manager	12	12	12	24
Issue of units capital to Sponsor BIF IV Jarvis India Pte. Ltd.	Co-Sponsor	-	-	226,410	226,410
Interest Income Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited)	Subsidiary (SPV)	19,348	11,843	2,017	13,860
Distribution to Unitholders BIF IV Jarvis India Pte. Ltd.	Co-Sponsor	7,184	9,254	-	9,254
Contribution to Corpus Reliance Industrial Investments and Holdings Limited	Co-Sponsor	-	-	116	116
Loans and Advances given Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited)	Subsidiary (SPV)	-	-	250,000	250,000
Shareholder Option Agreement	Refer Note 7	-	-	2,020	2,020



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Sanjay

Sanjay

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Standalone Financial Information for the half year ended September 30, 2021

V Balances as at end of the year/ period:

(Rs. in Million)

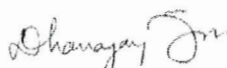
Particulars	Relationship	As at September 30, 2021	As at March 31, 2021	As at September 30, 2020
Professional Fees				
Axis Trustee Services Limited	Trustee	-	-	1
Infinite India Investment Management Limited	Erstwhile Investment Manager	-	-	12
Jio Infrastructure Management Services Limited	Project Manager	12	-	12
Unit Capital of Data InvIT				
BIF IV Jarvis India Pte. Ltd.	Co-Sponsor	226,410	226,410	-
Contribution to Corpus				
Reliance Industrial Investments and Holdings Limited	Co-Sponsor	240	240	240
Investments				
Investments in shares of Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited)	Subsidiary (SPV)	2,150	2,150	2,150
Interest Receivable				
Interest Receivable on Loan to Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited)	Subsidiary (SPV)	14,783	3,494	2,017
Loans and Advances given				
Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited)	Subsidiary (SPV)	250,000	250,000	250,000
Other Payables				
Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited)	Investment Manager	3	3	-

For and on the behalf of the Board of Director of
Brookfield India Infrastructure Manager Private Limited
(acting in the capacity of Investment Manager of Data Infrastructure Trust (formerly known as Tower Infrastructure Trust))



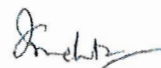
Sridhar Rangan
Chairperson of the Board
DIN: 03139082

Date: November 9, 2021
Place: Mumbai



Dhananjay Joshi
Member of Tower InvIT Committee

Date: November 9, 2021
Place: Bangalore



Inder Mehta
Compliance Officer of the Trust

Date: November 9, 2021
Place: Mumbai



INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION PURSUANT TO THE REGULATIONS 23 OF THE SEBI (INFRASTRUCTURE INVESTMENT TRUSTS) REGULATIONS, 2014, AS AMENDED

To

The Board of Directors of

Brookfield India Infrastructure Manager Private Limited

(Investment Manager of Data Infrastructure Trust)

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial information of **Data Infrastructure Trust** (formerly known as Tower Infrastructure Trust) ("the Trust") and its subsidiary Summit Digital India Private Limited (together referred to as the "Group"), consisting of the unaudited consolidated statement of profit and loss, explanatory notes thereto and the additional disclosure as required by paragraph 6 of Annexure A to the SEBI circular No. CIR/IMD/DF/127/2016 dated November 29, 2016 ("the SEBI circular") for the half year ended September 30, 2021 ("the Statement"). The statement is being submitted by the Investment Manager pursuant to the requirement of Regulation 23 of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations 2014 as modified from time to time read with SEBI Circular ("the InvIT Regulations").
2. This Statement, which is the responsibility of the Investment manager and approved by the Investment manager's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), as defined in Rule 2(1) (a) of Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India to the extent not inconsistent with the InvIT Regulations. Our responsibility is to express a conclusion on the Statement based on our 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). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for 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 specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain 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.

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Deloitte Haskins & Sells LLP

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement has not been prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the said SEBI circular or that it contains any material misstatement.
5. We draw attention to Note 5 of the consolidated financial information, which describes the presentation of “Unit Capital” as “Equity” to comply with InvIT Regulations. Our opinion is not modified in respect of this matter.
6. The Statement includes the unaudited consolidated financial information for the six months ended March 31, 2021 being the derived figure between audited figures in respect of the full financial year and the published year to date figures up to the six months ended September 30, 2020 which were subject to limited review by us.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Registration No. 117366W/W100018)



Mohammed Bengali
Partner
Membership No. 105828
UDIN: 21105828AAAADQ1007

Mumbai,
November 9, 2021

DATA INFRASTRUCTURE TRUST
(formerly known as Tower Infrastructure Trust)

Principal place of business: Unit 1, 4th Floor, Godrej BKC, Bandra Kurla Complex, Mumbai-400051, Maharashtra, India
Phone : 022 69075252; Email: secretarial@summitdigital.com ; Website: www.towerinfrastrust.com
(SEBI Registration Number: IN/InvIT/18-19/0009)

UNAUDITED STATEMENT OF CONSOLIDATED FINANCIAL INFORMATION FOR THE HALF YEAR ENDED SEPTEMBER 30, 2021

I. Unaudited Consolidated Statement of Profit and Loss for the half year ended September 30, 2021

(Rs. in Million)

Particulars	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	Year ended March 31, 2021
	Unaudited	Unaudited (Refer Note 4)	Unaudited	Audited
I INCOME AND GAINS				
Revenue from Operations	47,525	42,729	39,713	82,442
Other Income	221	104	49	153
Total Income and Gains	47,746	42,833	39,762	82,595
II EXPENSES AND LOSSES				
Investment Manager Fee	14	14	12	26
Trustee Fee	1	1	1	2
Project Manager Fee	12	12	12	24
Audit Fees	32	26	4	30
Listing fee	1	0	1	1
Network Operating Expenses	30,273	26,398	24,962	51,360
Employee Benefits Expense	260	153	11	184
Finance Costs	7,738	7,006	13,766	20,772
Depreciation and Amortisation Expense (Refer Note 10)	6,508	9,838	9,722	19,560
Legal and Professional Fees	129	126	25	151
Other expenses*	222	229	106	335
Total Expenses and Losses	45,190	43,803	48,622	92,425
III Profit/ (Loss) before Taxes (I-II)	2,556	(970)	(8,860)	(9,830)
IV Tax Expenses	-	-	-	-
V Profit/ (Loss) for the period/ year (III-IV)	2,556	(970)	(8,860)	(9,830)
VI Other Comprehensive Income				
(a) Items that will be reclassified to Statement of Profit and Loss				
Cost of hedging				
Changes in the fair value during the period in relation to time-period related hedged items	(1,473)	-	-	-
Cash flow Hedges:				
Fair value loss arising on hedging instrument during the period	(116)	-	-	-
(b) Income Tax relating to Items that will be classified to Statement of Profit and Loss	-	-	-	-
VI Other Comprehensive Income/(Loss) for the period/ year	(1,589)	-	-	-
VII Total Comprehensive Income/ (Loss) for the period/ year (V-VI)	967	(970)	(8,860)	(9,830)
Attributable to Owners of the Trust	967	(970)	(4,711)	(5,681)
Attributable to Non-Controlling Interest	-	-	(4,149)	(4,149)

*Other Expenses for the half year ended September 30, 2021, half year ended March 31, 2021, half year ended ended September 30, 2020 and year ended March 31, 2021 mainly includes fair value (gain) / loss on financial instrument, bank charges and other miscellaneous expenses.



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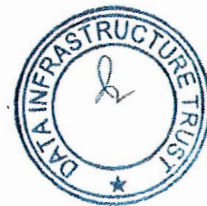
Sanjay

Manager

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Consolidated Financial Information for the half year ended September 30, 2021

- 1 The Unaudited Consolidated Financial Information of Data Infrastructure Trust (formerly known as Tower Infrastructure Trust) (Data InvIT/Trust) and its subsidiary Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited) (together referred to as "Group") for the half year ended September 30, 2021 has been prepared in accordance with the requirements of SEBI (Infrastructure Investment Trusts) Regulations, 2014 ("SEBI InvIT Regulations"), as amended from time to time read with the SEBI circular number CIR/IMD/DF/114/2016 dated October 20, 2016 ("SEBI Circular"); recognition and measurement principles laid down under Indian Accounting Standard ("Ind AS") 34 "Interim Financial Reporting" as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, except as referred in Note 5 below, to the extent not inconsistent with the SEBI InvIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India. The above financial information has been reviewed and approved by Tower InvIT Committee and the Board of Directors of Investment Manager to the Trust, at their respective meetings held on November 9, 2021. The financial information for the half year ended September 30, 2021 has also been subjected to a limited review by the auditors of the Trust.
- 2 Investors can view the Financial Information of the Data Infrastructure Trust on the Trust's website (www.towerinfratrust.com) or on the website of BSE (www.bseindia.com).
- 3 The Unaudited Consolidated Financial Information comprises of the Consolidated Statement of Profit and Loss, explanatory notes thereto and additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular no. CIR/WID/DF/127/2016 dated November 29, 2016 ("SEBI Circular") of Data InvIT for the half year ended September 30 2021 ("Consolidated Financial Information").
- 4 The Unaudited Consolidated Financial Information for the half year ended March 31, 2021 are the derived figures between audited figures in respect of the year ended March 31, 2021 and the published unaudited year to date figures upto the half year ended September 30, 2020 which were subjected to limited review.
- 5 Under the provisions of the SEBI InvIT Regulations, Trust is required to distribute to Unitholders not less than 90% of the net distributable cash flows of the Trust for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circular Nos. CIR/IMD/DF/114/2016 dated October 20, 2016 and CIR/IMD/DF/127/2016 dated November, 29, 2016 issued under the SEBI InvIT Regulations, the Unitholders' funds have been presented as "Equity" in order to comply with the requirements of Section H of Annexure A to the SEBI Circular dated October 20, 2016 dealing with the minimum presentation and disclosure requirements for key financial statements. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is also presented in Statement of Changes in Unitholders' Equity when the distributions are approved by the Tower InvIT Committee of the Board of Directors of the Investment Manager.
- 6 The Tower InvIT Committee of Board of Directors of the Investment Manager has made two distributions, amounting to total Rs. 8,000 Million, during the half year ended September 30, 2021 as follows:
 - Distribution of Rs. 1.3881 per unit as Return on Capital declared in their meeting held on May 26, 2021, which was paid on June 9, 2021.
 - Distribution of Rs. 1.7847 per unit as Return on Capital declared in their meeting held on August 17, 2021 which was paid on August 31, 2021.
- 7 Data InvIT is registered as a contributory irrevocable trust set up under the Indian Trusts Act, 1882 on January 31, 2019 and registered as an infrastructure investment trust under the SEBI InvIT Regulations on March 19, 2019 having registration number IN/InvIT/18-19/0009. Units of the Trust have been listed on BSE Limited on September 1, 2020. Pursuant to the approval granted by SEBI and upon issuance of fresh Certificate of Registration, the name of the Trust has changed from 'Tower Infrastructure Trust' to 'Data Infrastructure Trust' and the principal place of business of the Trust has shifted from '9th Floor, Maker Chambers IV, 222 Nariman Point, Mumbai 400 021 to 'Unit 1, 4th Floor, Godrej BKC, Plot No C-68, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400 051 w.e.f. October 8, 2021.



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Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Consolidated Financial Information for the half year ended September 30, 2021

- 8 a) On June 17, 2021, the Group issued 15,000 Secured, Rated, Listed, Redeemable Non-Convertible Debentures ("NCDs") in the denomination of Rs. 1,000,000 each aggregating to Rs. 15,000 Million. These NCDs carry a coupon rate of 6.59% payable quarterly and are listed on Debt Segment of National Stock Exchange of India Limited w.e.f. June 17, 2021.
- b) On August 13, 2021, the Group has raised USD 500,000,000 through allotment of Senior Secured Notes i.e. USD 500,000,000, 2.875% Senior Secured Noted due 2031 ("Notes") to the eligible investors pursuant to Rule 144A and Regulation S of the US Securities Act, 1933 and the applicable laws. The Notes are listed on the Singapore Exchange Securities Trading Limited.
- c) On September 28, 2021, the Group has further issued 6,500 Secured, Rated, Listed, Redeemable Non-Convertible Debentures in the denomination of Rs. 10,00,000/- each, aggregating to Rs. 6,500 Million. These NCDs carry a coupon rate of 7.40% payable quarterly and are listed on Debt Segment of National Stock Exchange of India Limited w.e.f. September 30, 2021.
- d) During the half year ended September 30, 2021, the Group has exercised its call options to redeem 38,500 outstanding NCDs of Rs. 1,000,000 each in full at their face value ("Early Redemptions") aggregating to Rs. 38,500 Million, along with the interest accrued thereon, which were issued on March 15, 2021.

The asset cover on the NCDs exceeds 125 % of the principal amount of the said debentures.

The NCDs are secured by first ranking pari passu charge by way of hypothecation on the following assets:

- (a) All movable fixed assets (present and future) of the borrower;
- (b) All current assets (present and future) of the borrower; and
- (c) All rights of the borrower under the Material Documents.

- 9 The Group had outstanding 50,000,000 Cumulative, Participating, Optionally Convertible Preference Shares of Rs. 10/- each aggregating to Rs. 500,000,000 as on April 1, 2020. With effect from August 21, 2020, the terms of the Cumulative, Participating, Optionally Convertible Preference Shares of Rs. 10/- each were amended to Redeemable, Non-Participating, Non-Cumulative, Non-Convertible Preference Shares of Rs. 10/- each. The preference shares are mandatorily redeemable at par for an amount equal to the aggregate par value at the end of 20 years from the date of issuance i.e. March 31, 2039. Accordingly, the Preference Shares have been reclassified as a liability and have been recognised at the present value of redemption of Rs. 131 Million as on September 30, 2021.

- 10 With effect from April 1, 2021, based on an internal assessment supported by a technical evaluation conducted by an independent external engineer, the Group has revised the estimated useful life of Plant and Equipments.

The effect of the above change in the accounting estimate, has been provided prospectively in the current financial statements as per Ind AS 8 on "Accounting policies, Changes in Accounting Estimates and Errors". Consequently, depreciation charge for the half year ended September 30, 2021 is lower by Rs. 3,789 Million.

- 11 The Trust owns 100% of the equity shares of Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited) as on September 30, 2021. On August 31, 2020, Trust acquired 49% of the equity shares from Reliance Industries Limited. On August 31, 2020, the Trust issued 2,521,500,000 units at an Issue Price of Rs. 100 per unit to the subscribers. BIF IV Jarvis India Pte. Ltd. subscribed 89.79% of the units of the Trust and is the immediate parent company. Simultaneously, the Trust entered into the Shareholder Option Agreement as part of the acquisition transaction and the same was accounted with a debit to equity and a corresponding liability was recognised in the previous year.

- 12 The outbreak of Coronavirus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The Group is engaged in the business of providing tower infrastructure and related operations in India. The Group has executed a long term Master Service Agreement with Reliance Jio Infocomm Limited (one of the largest telecommunication service provider in India) as its customer, which results into committed revenues and cash flows for the Group, on a long term basis. Moreover, the COVID-19 pandemic has not had a material adverse impact on the operations of the telecommunication industry to which the Group currently caters to. Also, the Group has completed substantial portion of its planned capital expenditure and for the balance as well as for the operations and maintenance of the tower sites, the Group has in place long-term arrangements with reputed and experienced contractors/service providers. Further, part of its sanctioned borrowings are available to the Group for utilization on need basis to meet its liquidity requirements. In view of all of the above, the Group does not expect any significant challenges, including emanating out of COVID-19, particularly in the next 12 months.



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Signature

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Consolidated Financial Information for the half year ended September 30, 2021

II. Additional Disclosures as required by Paragraph 6 of Annexure A to SEBI Circular No.CIR/JMD/DF/127/2016:
A. Statement of Net Distributable Cash Flows (NDCF's) of Summit Digital Infrastructure Private Limited ("SDIPL")

(Rs. in Million)

Description	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	Year ended March 31, 2021
Loss after tax as per profit and loss account (standalone) (A)	(16,542)	(12,576)	(10,803)	(23,380)
Add: Depreciation and amortisation as per profit and loss account. In case of impairment reversal, same needs to be deducted from profit and loss.	6,508	9,838	9,722	19,560
Add: Interest on loan to the SPV from the Trust as per the profit and loss account	19,348	11,842	2,017	13,860
Add / less: Loss / gain on sale of infrastructure assets	-	-	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the related debts settled or due to be settled from sale proceeds;	-	-	-	-
• directly attributable transaction costs;	-	-	-	-
• proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the SEBI InvIT Regulations	-	-	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently, net of any profit / (loss) recognised in profit and loss account	-	-	-	-
Less: Capital expenditure, if any *	(12,288)	(7,546)	(103,085)	(110,631)
Less: Investments made in accordance with the investment objective, if any	(20)	-	-	-
Add / less: Any other item of non-cash expense / non-cash income charged / credited to profit and loss account, including but not limited to	-	-	-	-
• any decrease/increase in carrying amount of an asset or a liability recognised in profit and loss account on measurement of the asset or the liability at fair value;	(73)	-	-	-
• provisions;	-	-	-	-
• deferred taxes;	-	-	-	-
• any other non-cash item, lease rents recognised on a straight-line basis, etc.	-	-	-	-
Add / less: Working capital changes	(1,734)	(45,076)	(9,930)	(55,006)
Add / less: Provisions made in earlier period and expensed in the current period	-	-	-	-
Less: Any cash paid to the lease owners not accounted for in the working capital changes or the profit and loss account	-	-	-	-
Add: Additional borrowings (including debentures / other securities) (external as well as borrowings from Trust)	78,878	129,475	422,360	551,835
Less: Repayment of external debt (principal) / redeemable preference shares / debentures, etc. (Excluding refinancing) / net cash set aside to comply with reserve requirements (including but not limited to DSRA) under loan agreements.	(47,500)	(82,420)	(304,350)	(386,770)
Less: Cash reserved to make due payments to secured lenders and any other transferrable debentures issued by SDIPL	(16,500)	-	-	-
Add / less: Proceeds from any fresh issuance of preference shares / redemption of any	-	-	-	-
Add: Proceeds from any fresh issuance of equity shares	-	-	-	-
Add/ less: Amounts added or retained to make the distributable cash flows in accordance with the Transaction Documents or the loan agreements	-	-	-	-
Total Adjustments (B)	26,619	16,113	16,734	32,848
Net Distributable Cash Flows (C) = (A+B)	10,077	3,537	5,931	9,468

* Capital expenditure for the half year ended September 30, 2021 excludes Rs. 5,163 million as the same was utilised from the opening cash balance as at April 1, 2021.



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Sanjay

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B. Statement of Net Distributable Cash Flows (NDCFs) of Data Infrastructure Trust

(Rs. in Million)

Description	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	Year ended March 31, 2021
Cash flows received from SPV in the form of interest / accrued interest	8,060	10,365	-	10,365
Cash flows received from SPV in the form of dividend / buy-back of equity shares / capital reduction of equity shares	-	-	-	-
Any other income accruing at the Trust level and not captured above, including but not limited to interest /return on surplus cash invested by the Trust	-	-	-	-
Add: Cash flows/ Proceeds from the SPV towards the repayment of the debt issued to the SPV by the Trust	-	-	-	-
Total cash flow at the Trust level (A)	8,060	10,365	-	10,365
Less: issue expenses payable by Trust including as reimbursements towards expenses of Trust met by the Sponsors	-	-	(24)	(24)
Less: annual expenses of the Trust including audit fees, project manager fees, investment management fees, stock exchange fees, other statutory fees, depository fees, legal expenses, credit rating fees and valuer fees	(59)	(41)	(32)	(73)
Less: income tax (if applicable) at the standalone Trust level and payment of other statutory dues	-	-	-	-
Less: Repayment of external debt (including interest) / redeemable preference shares / debentures, etc., if deemed necessary by the Investment Manager	-	-	(1,141)	(1,141)
Less: net cash set aside to comply with DSRA requirement under loan agreements, if any	-	-	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets adjusted for the following:	-	-	-	-
- related debts settled or due to be settled from sale proceeds:	-	-	-	-
- directly attributable transaction costs;	-	-	-	-
- proceeds reinvested or planned to be reinvested as per Regulation 18(7)(a) of the InvIT Regulations	-	-	-	-
Add: Net proceeds (after applicable taxes) from sale of infrastructure assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently	-	-	-	-
Less: Amount invested in any of the Portfolio Assets for service of debt or interest	-	-	(250,000)	(250,000)
Less: Capital expenditure if any (including acquisition of other infrastructure assets / SPVs)	-	-	(1,054)	(1,054)
Add: Proceeds from fresh issuance of units	-	116	252,150	252,268
Less: Reserve for debentures / loans / capex expenditure in the intervening period till next proposed distribution if deemed necessary by the Investment Manager invested in permitted investments	-	-	-	-
Total cash outflows/retention at the Trust level (B)	(59)	75	(101)	(26)
Net Distributable Cash Flows (C) = (A+B)	8,001	10,440	(101)	10,339

(Rs. in Million)

Description	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	Year ended March 31, 2021
Net Distributable Cash Flows as per above	8,001	10,440	(101)	10,339
Opening balance of Cash and Cash Equivalents	133	-	15	15
Total Net Distributable Cash Flows	8,134	10,440	(86)	10,354



Signature

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Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Consolidated Financial Information for the half year ended September 30, 2021

C. Fees payable to Investment Manager and Project Manager

I. Pursuant to Investment Management Agreement, the Investment Manager is entitled to an Investment Management fee of Rs. 20 Million per annum exclusive of GST. Investment Manager is also entitled to reimbursement of any cost incurred in relation to activity pertaining to Trust such as administration of Trust, appointment of staff, director, transaction expenses incurred with respect to investing, monitoring and disposing off the investment of the Trust.

Infinite India Investment Management Limited was Investment Manager till October 12, 2020. With effect from October 13, 2020, Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) has been appointed as Investment Manager to the Trust.

II. Pursuant to Project Management Agreement, the Project Manager is entitled to a Project Management fee of Rs. 20 Million per annum exclusive of GST.

D. Statement of Earnings per unit

Particulars	Half year ended September 30, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	For the year ended March 31, 2021
Net Profit/(loss) as per statement of Profit & Loss attributable to unit (Rs. in Million)	2,556	(970)	(4,711)	(9,830)
Weighted average number of units outstanding for computation of basic and diluted earnings per unit (no. in Million)	2,522	2,522	427	1,471
Earnings per unit in Rs. (Basic and Diluted)	1.01	(0.38)	(11.03)	(6.68)

E. Contingent liabilities as at September 30, 2021 is NIL (September 30, 2020: NIL; March 31, 2021: NIL)

F. Commitments as at September 30, 2021 is Rs. 66,393 Million (September 30, 2020: Rs. 5,567 Million; March 31 2021: 74,809 Million)

Note: Data Infrastructure Trust has executed binding agreements to acquire Space Teleinfra Private Limited ("STIPL") on July 20, 2021 for an equity consideration of Rs. 9,000 Million (subject to closing adjustments) and additional milestone-based considerations. The completion of the acquisition is subject to unitholders and other regulatory approvals and other customary closing conditions which are yet to be met.

G. STATEMENT OF RELATED PARTY DISCLOSURES

As per SEBI InvIT regulations and as per Ind AS 24, disclosure of transactions with related party are as given below:

I List of Related Parties as per the requirements of Ind AS 24 - "Related Party Disclosures"

List of related parties with whom transactions have taken place and relationships:

i) Name of Related Party

Entities which exercise control on the Trust

Brookfield Asset Management Inc. (w.e.f. August 31, 2020)	Ultimate Holding Company
BIF IV India Holdings Pte. Ltd (w.e.f. August 31, 2020)	Intermediate Holding Company
BIF IV Jarvis India Pte Ltd., Singapore (w.e.f. August 31, 2020)	Immediate Holding Company

Members of same group (w.e.f. August 31, 2020)

Equinox Business Parks Private Limited
Vnhis Properties Private Limited (Brookfield Real Estate)
Leela Palaces and Resorts Limited
Schloss Udaipur Private Limited
Schloss Chennai Private Limited
Schloss Bangalore Private Limited
Schloss Chanakya Private Limited

II List of Additional Related Parties as per Regulation 2(1)(zv) of the SEBI InvIT Regulations

A. Parties to Data Infrastructure Trust

BIF IV Jarvis India Pte. Ltd., Singapore (August 31, 2020)	Co-Sponsor
Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) (Appointed w.e.f. October 13, 2020)	Investment Manager
Axis Trustee Services Limited	Trustee
Infinite India Investment Management Limited (Resigned w.e.f. October 12, 2020)	Erstwhile Investment Manager
Jio Infrastructure Management Services Limited (formerly known as Reliance Digital Media Distribution Limited)	Project Manager
Reliance Industrial Investments and Holdings Limited	Co-Sponsor
Reliance Industries Limited	Promotor of Co-Sponsor

B. Directors of the Parties specified in II(A) above

Directors of BIF IV Jarvis India Pte Ltd., Singapore
Aanandjit Sunderaj (Resigned w.e.f. June 9, 2021)

Liew Yee Foong

Taswinder Kaur Gill (Resigned w.e.f. September 13, 2021)

Ho Yeh Hwa

Walter Zhang Shen (Resigned w.e.f. July 1, 2021)

Velden Neo Jun Xiong (Appointed w.e.f. August 13, 2021)

Tang Qichen (Appointed w.e.f. September 15, 2021)



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Signature

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Consolidated Financial Information for the half year ended September 30, 2021

Directors of Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) (Appointed w.e.f. October 13, 2020)
Sridhar Rengan
Chetan Rameshchandra Desai
Narendra Aneja
Rishi Tibriwal (Resigned w.e.f. June 30, 2021)
Darshan Vora (Appointed w.e.f. July 1, 2021 and Resigned w.e.f. September 30, 2021)
Pooja Aggarwal (Appointed w.e.f. September 30, 2021)

Directors of Axis Trustee Services Limited
Rajesh Kumar Dahiya
Ganesh Sankaran
Sanjay Sinha (Retired w.e.f. April 30, 2021)
Deepa Rath (Appointed w.e.f. May 1, 2021)

Directors of Infinite India Investment Management Limited (upto October 12, 2020)
Shalish Shankarlal Vaidya
Vishal Nimesh Kampani
Rajendra Dwarkadas Hingwala
Dipli Neelakantan

Directors of Jio Infrastructure Management Services Limited
Sudhakar Saraswatula
Nikhil Chakrapani Suryanarayana Kavipurapu
Hariharan Mahadevan

Directors of Reliance Industrial Investments and Holdings Limited
Hital Rasiklal Meswani
Vinod Mansukhlal Ambani
Mahendra Nath Bajpai
Savithri Parekh
Dhiren Vrajlal Dalal
Balasubramanian Chandrasekaran

III List of Additional Related Parties as per Regulation 19 of the SEBI InvIT Regulations

Digital Fibre Infrastructure Trust Common Sponsor
India Infrastructure Trust (w.e.f. October 13, 2020) Common Investment Manager

IV. Transactions during the period/ year with related parties

Particulars	Relationship	(Rs. in Million)			
		Half year ended September, 2021	Half year ended March 31, 2021	Half year ended September 30, 2020	Year ended March 31, 2021
Trustee Fee Axis Trustee Services Limited	Trustee	1	1	1	2
Investment Management Fees Infinite India Investment Management Limited	Erstwhile Investment Manager	-	1	12	13
Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) (Appointed w.e.f. October 13, 2020)	Investment Manager	14	13	-	13
Reimbursement of Expenses Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited) (Appointed w.e.f. October 13, 2020)	Investment Manager	3	4	-	4
Infinite India Investment Management Limited	Erstwhile Investment Manager	-	5	-	5
Acquisition of shares of Summit Digital Infrastructure Private Limited (formerly known as Reliance Jio Infratel Private Limited) Reliance Industries Limited	Promotor of Co-Sponsor	-	0	1,054	1054
Project Manager Fees Jio Infrastructure Management Services Limited	Project Manager	12	12	12	-



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Sanjay D. Mahajan

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

Notes to Consolidated Financial Information for the half year ended September 30, 2021

IV. Transactions during the period/ year with related parties

(Rs. in Million)

Particulars	Relationship	Half year ended September, 2021	Half year ended March 31, 2021	Six months ended September 30, 2020	Year ended March 31, 2021
Issue of units capital to Sponsor BIF IV Jarvis India Pte. Ltd.	Co-Sponsor	-	-	226,410	226,410
Distribution to Unitholders BIF IV Jarvis India Pte. Ltd.	Co-Sponsor	7,184	9,254	-	9,254
Contribution to Corpus Reliance Industrial Investments and Holdings Limited	Co-Sponsor	-	-	116	116
Working Capital adjustment	Promotor of Co-Sponsor	-	-	8,505	8,505
Shareholder Option Agreement Reliance Industries Limited	Refer Note 11 Promotor of Co-Sponsor	-	-	2,020	2,020
Loans Repaid		-	-	(5,050)	(5,050)
Interest on Non-Convertible Debenture		-	-	5,229	5,229
Interest on Inter-corporate Deposits		-	-	195	195
Other Borrowing Cost		-	-	91	91
Repayment of Non-Convertible Debentures		(38,500)	-	(118,360)	(118,360)
Issuance of Non-Convertible Debentures		-	-	118,360	118,360
Trade Payables -Commission on Corporate Guarantee		-	-	58	58
Deposit paid Equinox Business Parks Private Limited	Members of same group	-	14	0	14
Expenses Incurred Equinox Business Parks Private Limited	Members of same group	14	5	-	5
Vrhis Properties Private Limited (Brookfield Real Estate)	Members of same group	3	12	-	12
Schloss Udaipur Private Limited	Members of same group	0	1	-	1
Schloss Chennai Private Limited	Members of same group	0	2	-	2
Schloss Bangalore Private Limited	Members of same group	0	-	-	-
Schloss Chanakya Private Limited	Members of same group	1	1	-	1

V Balance as at end of the year/ period

(Rs. in Million)

Particulars	Relationship	As at September 30, 2021	As at March 31, 2021	As at September 30, 2020
Professional Fees Axis Trustee Services Limited	Trustee	-	1	-
Infinite India Investment Management Limited	Erstwhile Investment Manager	-	12	-
Shares of Data InvIT BIF IV Jarvis India Pte. Ltd.	Co-Sponsor	226,410	226,410	-
Contribution to Corpus Reliance Industrial Investments and Holdings Limited	Co-Sponsor	240	240	240
Other Payables Brookfield India Infrastructure Manager Private Limited (formerly known as WIP (India) Private Limited)	Investment Manager	3	3	-
Jio Infrastructure Management Services Limited	Project Manager	12	-	12



MB

Sanjay

Sanjay

Data Infrastructure Trust
(formerly known as Tower Infrastructure Trust)

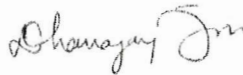
Notes to Consolidated Financial Information for the half year ended September 30, 2021

V Balance as at end of the year/ period		(Rs. in Million)		
Particulars	Relationship	As at September 30, 2021	As at March 31, 2021	As at September 30, 2020
Receivable/(Payable)				
Equinox Business Parks Private Limited	Members of same group	14	14	-
Vrihis Properties Private Limited (Brookfield Real Estate)	Members of same group	0	(0)	-
Schloss Udaipur Private Limited	Members of same group	-	-	-
Schloss Chennai Private Limited	Members of same group	-	(0)	-
Schloss Chanakya Private Limited	Members of same group	(0)	(0)	-
Schloss Bangalore Private Limited	Members of same group	(0)	-	-
Leela Palaces and Resorts Limited	Members of same group	0	-	-
Reliance Industries Limited	Promotor of Co-Sponsor			
Equity Shares subscribed		-	-	-
10% Convertible preference shares		-	-	500
0% Non- Convertible preference shares		131	114	-
Borrowing - Non-convertible Debentures		79,880	118,360	118,360
Borrowing - Term Loan (Current)		-	-	-
Borrowing - Non-convertible Debentures (unsecured)		-	-	-
Borrowing - Term Loan (Current)		-	-	-

For and on the behalf of the Board of Director of
Brookfield India Infrastructure Manager Private Limited
(acting in the capacity of Investment Manager of Data Infrastructure Trust)



Sridhar Rengan
Chairperson of the Board
DIN: 03139082



Dhananjay Joshi
Member of Tower InvIT Committee



Inder Mehta
Compliance Officer of the Trust



Date: November 9, 2021
Place: Mumbai

Date: November 9, 2021
Place: Bangalore

Date: November 9, 2021
Place: Mumbai