LETTER OF OFFER

ISSUE OF Commercial Paper (CP) & Non-Convertible Debentures (NCD)

Of original or initial maturity up to one year

PART I: Issuer Details

Name and Address of Issuer	Aseem Infrastructure Finance Limited , 907, 9th Floor, Godrej BKC, Avenue 3, G Block, BKC, Bandra (East), Mumbai - 400051
Business Segment / Activity	Infrastructure Financing
Chief Executive (Managing Director / President / CEO / CFO / Top Most Executive)	Virender Pankaj
Group Affiliation (If Any)	NA

PART II: Issue Details

ISIN	INE0AD514438
Proposed Date of Issue	13/11/2026
Amount (Rs. in crs)	200
Tenor and Date of Maturity	90 days and 11/02/2027
Proposed to be listed/Unlisted	Proposed to be listed
End Use of CP / NCD proposed (specific details)	Working Capital Purpose / On Lending / Repayment of Debt (Term Loans / NCD's / CPs / CC / WCDL etc.)
Market Conventions	FIMMDA Conventions

Credit Rating Details for the Proposed Issue	**Credit Rating - 1**	**Credit Rating - 2**
Credit Rating Issuer	ICRA	CARE
Rating	A1+	A1+
Date of Rating	21/10/2026	30/10/2026
Validity for Issuance	3 months	2 months
Validity period for rating	1 year	1 year
For Amount (Rs.)	Rs. 2,000 Crores	Rs. 2,000 Crores
Conditions (If Any)	NA	NA
Long term credit rating obtained by the Issuer	CRISIL AA+	CARE AA+
Unaccepted Credit Rating assigned to the Issuer	NA	NA
Issuing and Paying Agent Details (Name and Address)	ICICI Bank , BKC Branch, ICICI Bank Towers, Bandra East, Mumbai - 400051	ICICI Bank , BKC Branch, ICICI Bank Towers, Bandra East, Mumbai - 400051

Debenture Trustee Details (Name and Address) (In case of NCD)	N.A
Credit Enhancement Details (If any)	No
Description of Instrument	N.A.
Amount (Rs. In Lacs)	Rs. N.A. Lacs
In Favor of	N.A.

Guarantor Details

Name and Address of the Guarantor		
Net Worth of the Guarantor (Rs. In Lacs)		N.A.
Extent of The Guarantee Offered by the Guarantor for the Issue		N.A.
Conditions under which the guarantee will be invoked		N.A.
Trustee Details (Name and Address)		N.A.
Whether guarantor is a group entity		No
If yes,		
Names of Companies to which Guarantor has issued similar guarantees,		
Name	**Extent of Guarantee**	**Conditions Under Which the guarantee will be invoked**
N.A.	N.A.	N.A.

PART III
Issuer Financial Details

CP/NCD Borrowing Limit	Rs. 2,000 Crores
Date of Board Resolution	10/04/2026
1. Limit approved by Board	Rs. 2000 Crores
2. Limit as per CRA	Rs. 2000 Crores
3. Limit approved by Regulator concerned (if applicable)	Rs. 2000 Crores

Details of CP/NCD and other Debt Instruments outstanding as on date of Letter of Offer CP / NCD / other Debt Instruments (Including Liabilities not redeemed on due date)

ISIN	ISSUE DATE	AMOUNT (in Rs crs)	MATURITY DATE	AMOUNT O/S (in Rs crs)	IPA	CRA	RATING	RATED AMOUNT (in Rs crs)
INE0AD514248	13/08/2025	200	12/11/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514255	28/08/2025	225	27/11/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514263	29/08/2025	200	28/11/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514271	04/09/2025	325	04/12/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514289	07/11/2025	150	06/02/2026	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514297	11/11/2025	100	10/02/2026	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514305	18/11/2025	100	18/03/2026	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514313	25/11/2025	100	23/03/2026	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514321	27/11/2025	200	26/02/2026	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514339	04/12/2025	500	04/12/2026	500	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514347	12/03/2026	200	11/06/2026	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514354	20/03/2026	100	07/07/2026	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000

					Ltd	RATINGS		
INE0AD514362	24/03/2026	100	09/07/2026	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514370	16/04/2026	250	17/03/2027	250	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514370	17/04/2026	100	17/03/2027	100	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514388	30/06/2026	300	15/01/2027	300	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514396	12/08/2026	200	06/11/2026	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514404	17/09/2026	100	14/09/2027	100	ICICI Bank Ltd	CARE/ICRA	A1+	2,000
INE0AD514420	21/09/2026	150	03/11/2026	0	ICICI Bank Ltd	CARE/ICRA	A1+	2,000
INE0AD514412	21/09/2026	150	30/10/2026	0	ICICI Bank Ltd	CARE/ICRA	A1+	2,000

Details of NCD and other Debt Instruments outstanding as on date of Letter of Offer NCD / other Debt Instruments (Including Liabilities not redeemed on due date)

ISIN	Issue Date	Amount (in Rs Crs)	Maturity Date	Amount o/s (in Rs crs)	IPA	Debenture trustee (in case of NCD)	CRA	Rating	Rated Amount
INE0AD507168	31/07/2025	250	24/12/2026	250	NA	NA	NA	NA	0
INE0AD507085	14/07/2022	250	14/07/2027	250	NA	NA	NA	NA	0
INE0AD507093	05/09/2022	650	03/09/2027	650	NA	NA	NA	NA	0
INE0AD507192	10/10/2025	250	08/10/2027	250	NA	NA	NA	NA	0
INE0AD507119	10/05/2023	150	10/05/2028	150	NA	NA	NA	NA	0
INE0AD507135	31/07/2025	250	28/12/2028	2.50	NA	NA	NA	NA	0
INE0AD507176	27/11/2025	100	18/01/2029	100	NA	NA	NA	NA	0
INE0AD507176	18/08/2025	95	18/01/2029	95	NA	NA	NA	NA	0
INE0AD507143	31/07/2025	250	27/03/2029	2.50	NA	NA	NA	NA	0
INE0AD507218	27/04/2026	250	27/06/2029	250	NA	NA	NA	NA	0
INE0AD507184	18/08/2025	120	16/08/2030	120	NA	NA	NA	NA	0
INE0AD508018	17/07/2025	100	16/07/2032	100	NA	NA	NA	NA	0
INE0AD508026	06/11/2025	150	29/10/2032	150	NA	NA	NA	NA	0

* Issuer's liability under the CP will continue beyond due date, in case the CP is not redeemed on due date.

C.Fund-based facilities from banks/Financial institutions, if any

Name of the bank	Nature of facility	O/S amount/Limit (in Rs crs)	Asset classification
Axis Bank	Term Loan	362.50	Standard
Bank of Baroda	Term Loan	933.32	Standard
Bank of India	Term Loan	1,638.49	Standard
Canara Bank	Term Loan	1,338.36	Standard
Federal Bank	Term Loan	11.11	Standard
HSBC Bank	Term Loan	100	Standard
IDBI Bank	Term Loan	381.25	Standard

IIFCL	Term Loan	2,000	Standard
Karnataka Bank	Term Loan	174.99	Standard
Kookmin Bank	Term Loan	70	Standard
NaBFID	Term Loan	161.50	Standard
Punjab National Bank	Term Loan	1,639.58	Standard
State Bank of India	Term Loan	1,852.50	Standard
South Indian Bank	Term Loan	150	Standard
DBS Bank	WCDL	200	Standard
HDFC Bank	WCDL	80	Standard
IDBI Bank	WCDL	290	Standard
Punjab National Bank	WCDL	300	Standard
DBS Bank	ECB	693.64	Standard
State Bank of India	ECB	177.57	Standard

Shareholding Details of Promoters / Details of Share Pledged

A. Shareholding Details Of Promoters

Sl. No.	Name and Category Of Shareholding	Total No. of equity shares	No. of shares in demat form	Total shareholding as % of total no. of equity shares
1	National Investment and Infrastructure Fund Limited, in its capacity as the Investment Manager of National Investment and Infrastructure Fund II along with its nominees **Category :** Investmetn and Infrastructure Fund	1405637939	1405637939	59.00
2	The President of India represented by and acting through the Secretary, Department of Economic Affairs, Ministry of Finance, Government of India (GoI) **Category :** Government of India	736889692	736889692	31.00
3	Sumitomo Mitsui Banking Corporation (SMBC) **Category :** Foreign Institutional Investor	238058625	238058625	10.00

B. Details Of Shares Pledged

Sl. No.	Name and Category Of Shareholding	No. of shares pledged or otherwise encumbered	Total shareholding as % of total no. of equity shares
1	NA **Category :** NA	0	0.00

Financial Summary (in Rs. crs)
(Including Net worth / Equity / Investment in subsidiaries / Affiliates)

Particulars	Current Year	Year 1	Year 2	Year 3
As On	30-09-2026	31-03-2026	31-03-2025	31-03-2024
Equity	2,380.59	2,380.59	2,380.59	2,380.59
Net worth	3,774.35	3,613.97	3,267.04	3,005.26
Investment in Subsidiaries / Affiliates	864.12	864.12	864.12	864.12
Total debt Outstanding	16,779.28	16,441.50	13,342.97	11,556.06
Short Term	7,477.95	6,562.09	3,644.72	2,546.34
Other Debt	9,301.33	9,879.41	9,698.27	9,009.72
Gross Income	908.25	1,663.60	1,465.93	1,195.70
Operating Profit (PBITD)	847.43	1,576.47	1,404.67	1,133.29
Gross Profit (PBTD)	213.25	462.11	353.77	273.28

Net Profit (Post Tax)	156.85	345.67	261.85	205.33
Audit Qualification (If Any)	NA	NA	NA	NA

Note: If the issuer has not been in existence for three years, the information of the issuer for the period such information is available shall be disclosed.

Details of Statutory Auditor and Changes in the Last Three Financial Years

A. Details of Statutory Auditor

Name and Address	Date of Appointment	Remarks
M/s. Singhi & Co., Chartered **Address :** B2 402B, Marathon Innova, 4th Floor Ganpatrao Kadam Marg, Lower Parel Mumbai- 400013	08/08/2025	Members at 1st EGM for FY 25 26 held on 10 Jun 25 appointed Singhi & Co CA FRN 302049E as the Stat Aud of the Co to fill the CV caused due to resignation of KKC wef 8 Aug 25 till the conclusion of 6th AGM of the Company
M/s. V.C. Shah & Co., Chartered Accountants **Address :** Address: 205-206, Regent Chambers, 2nd Floor, Jamnalal Bajaj Road, 208, Nariman Point, Mumbai - 400 021	17/09/2025	Members of the Co at their 6th AGM for the FY 25-26 held on Sep 17 25 appd V C Shah & Co CAS FRN 109818W as Jt Stat Auditors of the Co for a cont period of 3 yrs frm the concl of the 6th AGM until the concl of the 9th AGM of the Co

B. Details Of Changes in the Last Three Financial Years

Name and Address	Date of Appointment / Resignation	Date of Cessation (In case of resignation)	Remarks (viz. reasons fro change etc)
B. K. Khare & Co. **Address :** September 28, 2021	28/09/2021	27/09/2024	The term of M/s. B. K. Khare & Co.,concluded at the end of 5th (Fifth) AGM of the Company held on September 27, 2024
M/s. Singhi & Co., Chartered **Address :** B2 402B, Marathon Innova, 4th Floor Ganpatrao Kadam Marg, Lower Parel Mumbai- 400013	08/08/2025	N.A.	Members at 1st EGM for FY 25 26 held on 10 Jun 25 appointed Singhi & Co CA FRN 302049E as the Stat Aud of the Co to fill the CV caused due to resignation of KKC wef 8 Aug 25 till the conclusion of 6th AGM of the Company
KKC & Associates LLP **Address :** Level 19, Sunshine Tower, Senapati Bapat Marg, Elphinstone Road, Mumbai – 400013	27/09/2024	08/08/2025	Members at 1st EGM for FY 25 26 held on 10 Jun 25 appointed Singhi & Co CA FRN 302049E as the Stat Aud of the Co to fill the CV caused due to resignation of KKC wef 8 Aug 25 till the conclusion of 6th AGM of the Company

Details of default in repayment of CP, NCD or any other debt instrument and other financial indebtedness including corporate guarantee issued in the past five financial years including in the current financial year.

-NIL

Details of any other material event / development having implications for the financials / credit quality resulting in material liability, corporate restructuring event or such other matters affecting the issue or investor's decision

(All ongoing and outstanding material litigation irrespective of age to be reported)

Material Litigation, if any :	NA

(Regulatory strictures issued during the past five Financial Years to reported. Also, any regulatory structure which continue to be applicable is to be disclosed)

Regulatory Strictures, if any :	NIL

An Issuer which is either an NBFC or an HFC shall disclose the residual maturity profile of its assets and liabilities in the following format:

Category	Up to 30/31 Days	1 month – 2 months	2 months – 3 months	3 months – 6 months	6 months – 1 year	1 year – 3 years	3 years – 5 years	5 years	Total
Deposit	0	0	0	0	0	0	0	0	0
Advances	7494639000	12196000	2026252000	14370122000	21825583000	34145228000	22244808000	76857231000	178976059000
Investments	1000304000	0	0	0	2036946000	678982000	0	8641186000	12357418000
Borrowings	1430491000	3418883999	7324803999	9866695000	43580048000	65184780000	27215830000	6393492000	164415024000

Foreign Currency Assets (FCA)	0	0	0	0	0	0	0	0	0
Foreign Currency Liabilities (FCL)	0	0	0	0	0	0	0	0	0

Authorised Signatory SOURAV CHANDRA Digitally signed by SOURAV CHANDRA Date: 2026.11.12 14:21:27 +05'30'

Date: 12/11/2026

Original / authenticated copy of any document related to above information will be made available to the investors on request.

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CIN: U65990DL2019PLC437821