



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

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|---|--|
| Name and Address of Issuer | NXTRA DATA LIMITED , Bharti Crescent, 1, Nelson Mandela Road, Vasant Kunj, Phase - II, New Delhi 110 070, India. |
| Business Segment / Activity | data center, managed services and sale of hardware |
| Chief Executive (Managing Director / President / CEO / CFO / Top Most Executive) | Ashish Arora |
| Group Affiliation (If Any) | Bharti Group |

PART II: Issue Details

| | |
|--|----------------------------------|
| ISIN | INE0BTN14147 |
| Proposed Date of Issue | 27/10/2025 |
| Amount (Rs. in crs) | 250 |
| Tenor and Date of Maturity | 87 days and 22/01/2026 |
| Proposed to be listed/Unlisted | Proposed to be listed |
| End Use of CP / NCD proposed (specific details) | For Working Capital Requirements |
| Market Conventions | FIMMDA Conventions |

| Credit Rating Details for the Proposed Issue | Credit Rating - 1 |
|---|--------------------------|
| Credit Rating Issuer | CRISIL |
| Rating | A1+ |
| Date of Rating | 17/10/2025 |
| Validity for Issuance | 60 days |
| Validity period for rating | 1 year |
| For Amount (Rs.) | Rs. 1,000 Crores |

Corporate Office: Nextra Data Limited, Airtel Center, Plot No. 16, Udyog Vihar, Phase - IV, Gurugram - 122015

Registered Office: Nextra Data Limited, Bharti Crescent 1, Nelson Mandela Road, Vasant Kunj Phase - II, New Delhi 110070

CIN: U72200DL2013PLC254747 | **Toll Free:** 1800 102 6161 | **Email:** business@nextra.in | **Website:** www.nextra.in



| | | |
|--|--|--|
| Conditions (If Any) | nil | |
| Long term credit rating obtained by the Issuer | Crisil AAA | NA |
| Unaccepted Credit Rating assigned to the Issuer | NA | NA |
| Issuing and Paying Agent Details (Name and Address) | ICICI Bank Limited , Unit No. 1, Solitaire Plaza, DLF Phase III, M.G. Road, Gurgaon, Haryana - 122001 | ICICI Bank Limited , Unit No. 1, Solitaire Plaza, DLF Phase III, M.G. Road, Gurgaon, Haryana - 122001 |

| | |
|--|---------------|
| 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

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|---------------------------------|------------------|
| CP/NCD Borrowing Limit | Rs. 1,000 Crores |
| Date of Board Resolution | 20/09/2021 |



| | |
|---|-----------------|
| 1. Limit approved by Board | Rs. 1000 Crores |
| 2. Limit as per CRA | Rs. 1000 Crores |
| 3. Limit approved by Regulator concerned (if applicable) | Rs. 1000 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) |
|--------------|------------|--------------------|---------------|------------------------|----------------|--------|--------|--------------------------|
| INE0BTN14097 | 05/06/2025 | 110 | 02/09/2025 | 0 | ICICI Bank Ltd | CRISIL | A1+ | 1,000 |
| INE0BTN14105 | 05/06/2025 | 50 | 01/08/2025 | 0 | ICICI Bank Ltd | CRISIL | A1+ | 1,000 |
| INE0BTN14113 | 23/06/2025 | 60 | 19/09/2025 | 0 | ICICI Bank Ltd | CRISIL | A1+ | 1,000 |
| INE0BTN14121 | 01/08/2025 | 35 | 28/10/2025 | 35 | ICICI Bank Ltd | CRISIL | A1+ | 1,000 |
| INE0BTN14121 | 13/08/2025 | 140 | 28/10/2025 | 140 | ICICI Bank Ltd | CRISIL | A1+ | 1,000 |
| INE0BTN14121 | 29/08/2025 | 140 | 28/10/2025 | 140 | ICICI Bank Ltd | CRISIL | A1+ | 1,000 |
| INE0BTN14139 | 18/09/2025 | 120 | 03/12/2025 | 120 | ICICI Bank Ltd | CRISIL | A1+ | 1,000 |

* 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 | 920 | STANDARD |
| HDFC Bank | Term Loan | 110 | Standard |
| Mizuho Bank | Term Loan | 356 | 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 | Airtel Limited Category : Promoter | 9017857 | 9017857 | 75.96 |

B. Details Of Shares Pledged

Nil

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

| Particulars | Current Year (FY-26) (in Rs. crs) | Year 1 (FY-25) (in Rs. crs) | Year 2 (FY-24) (in Rs. crs) | Year 3 (FY-23) (in Rs. crs) |
|---|--------------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Equity | 11.90 | 11.90 | 11.90 | 11.90 |
| Net worth | 3,067.90 | 2,997 | 2,768.60 | 2,532.30 |
| Investment in Subsidiaries / Affiliates | 14.80 | 14.80 | 14.80 | 7.30 |
| Total debt Outstanding | 1,638.10 | 1,382.50 | 810.10 | 350 |
| Short Term | 352.10 | 139.10 | 133.40 | 0 |
| Other Debt | 1,286 | 1,243.40 | 676.70 | 350 |
| Gross Income | 579.40 | 2,112.20 | 1,861.50 | 1,641 |
| Operating Profit (PBITD) | 248.40 | 820 | 730.20 | 658.40 |
| Gross Profit (PBSD) | 225.30 | 766.40 | 695.30 | 632.50 |
| Net Profit (Post Tax) | 69.30 | 224.30 | 231.80 | 220.10 |
| Audit Qualification (If Any) | Nil | Nil | Nil | Nil |

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 |
|--|---------------------|---------|
| Deloitte Haskins & Sells LLP Address : Chartered Accountants 7th Floor, Building 10, Tower B, DLF Cyber City Complex, DLF City, Phase- II, Gurugram - 122002 | 22/09/2022 | NA |

B. Details Of Changes in the Last Three Financial Years



Nil

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)

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|-------------------------------|-----|
| Material Litigation, if any : | Nil |
|-------------------------------|-----|

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

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|---------------------------------|-----|
| 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:

Nil

Authorised Signatory

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| Date: 24/10/2025 |
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Original / authenticated copy of any document related to above information will be made available to the investors on request.