

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	INE0AD514313
Proposed Date of Issue	25/11/2025
Amount (Rs. in crs)	100
Tenor and Date of Maturity	118 days and 23/03/2026
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	INDIA RATINGS	CARE
Rating	A1+	A1+
Date of Rating	05/11/2025	06/11/2025
Validity for Issuance	60 days	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	IND AA+/Stable	CARE AA+/Positive
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	05/02/2025
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. 0 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)
INE0AD514032	03/09/2024	100	02/12/2024	0	ICICI Bank Ltd	CARE/CRISIL	A1+	500
INE0AD514040	03/09/2024	100	03/12/2024	0	ICICI Bank Ltd	CARE/CRISIL	A1+	500
INE0AD514024	05/09/2024	100	05/12/2024	0	ICICI Bank Ltd	CARE/CRISIL	A1+	500
INE0AD514057	14/11/2024	200	14/05/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	1,000
INE0AD514065	14/11/2024	200	13/02/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	1,000
INE0AD514073	22/11/2024	100	21/02/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	1,000
INE0AD514099	05/12/2024	150	06/03/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	1,000
INE0AD514081	09/12/2024	150	10/03/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	1,000
INE0AD514107	06/02/2025	200	08/05/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	1,000
INE0AD514115	24/02/2025	250	26/05/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514131	06/03/2025	250	05/06/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514123	10/03/2025	150	09/06/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000

INE0AD514149	11/03/2025	200	10/06/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514156	17/04/2025	100	16/07/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514164	16/05/2025	100	14/08/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514172	22/05/2025	100	21/08/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514180	27/05/2025	100	26/08/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514198	03/06/2025	150	02/09/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514206	05/06/2025	100	04/09/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514206	06/06/2025	250	04/09/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514214	10/06/2025	150	09/09/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514230	09/07/2025	100	25/09/2025	0	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514222	10/07/2025	300	29/06/2026	300	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
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	225	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514263	29/08/2025	200	28/11/2025	200	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514271	04/09/2025	325	04/12/2025	325	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514289	07/11/2025	150	06/02/2026	150	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514297	11/11/2025	100	10/02/2026	100	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000
INE0AD514305	18/11/2025	100	18/03/2026	100	ICICI Bank Ltd	CARE/INDIA RATINGS	A1+	2,000

* 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	50	Standard
Federal Bank	Term Loan	80.66	Standard
IIFCL	Term Loan	500	Standard
State Bank of India	Term Loan	875	Standard
IIFCL	Term Loan	1,000	Standard
IIFCL	Term Loan	250	Standard
IIFCL	Term Loan	250	Standard
Karnataka Bank	Term Loan	87.50	Standard
IDBI Bank	Term Loan	109.17	Standard

PNB	Term Loan	145.83	Standard
Indian Bank	Term Loan	100.01	Standard
Bank of Baroda	Term Loan	531.25	Standard
Axis Bank	Term Loan	250	Standard
IDBI Bank	Term Loan	475	Standard
HSBC	Term Loan	250	Standard
State Bank of India	CC/WCDL	40	Standard
Union Bank	Term Loan	229.17	Standard
Indian Bank	Term Loan	216.67	Standard
Bank of Baroda	Term Loan	766.66	Standard
PNB	Term Loan	718.75	Standard
State Bank of India	Term Loan	690	Standard
NABFID	Term Loan	170	Standard
Canara Bank	Term Loan	240.38	Standard
IDBI Bank	WCDL	150	Standard
DBS	WCDL	100	Standard
DBS	WCDL	200	Standard
DBS - ECB	ECB	214	Standard
Canara Bank	Term Loan	500	Standard
Indian Bank	WCDL	100	Standard
Indian Bank	Term Loan	100	Standard
Bank of India	Term Loan	500	Standard
IIFCL	Term Loan	150	Standard
IIFCL	Term Loan	150	Standard
IIFCL	Term Loan	150	Standard
IIFCL	Term Loan	150	Standard
IIFCL	Term Loan	150	Standard
IIFCL	Term Loan	250	Standard
Bank of India	Term Loan	250	Standard
PSB	Term Loan	50	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 (Gol) Category : Government of India	736889692	736889692	31.00
3	Sumitomo Mitsui Banking Corporation (SMBC) Category : Foreign Institutional Investor	238058625	238058625	10.00



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Aseem Infrastructure Finance Limited

Corporate office : 907, 9th Floor, Godrej BKC, Avenue 3, G Block, BKC, Bandra (East), Mumbai- 400051.

Registered office: Hindustan Times House, 3rd Floor, 18-20, Kasturba Gandhi Marg, Connaught Place, New Delhi – 110001.

CIN: U65990DL2019PLC437821

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
(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	0	2,380.59	2,380.59	2,380.59
Net worth	0	3,267.04	3,005.26	2,799.87
Investment in Subsidiaries / Affiliates	0	864.12	864.12	864.12
Total debt Outstanding	0	13,342.97	11,556.06	10,042.44
Short Term	0	3,644.72	2,546.34	1,390.54
Other Debt	0	9,698.27	9,009.72	8,651.91
Gross Income	0	1,465.93	1,195.70	789.12
Operating Profit (PBITD)	0	1,404.67	1,133.29	729.83
Gross Profit (PBSD)	0	353.77	273.28	190.13
Net Profit (Post Tax)	0	261.85	205.33	145.90
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
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(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
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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	12748473000	12988000	4422284000	5323066000	10987104000	26542253000	15745341000	74014214000	149795723000
Investments	2844810000	1590340000	0	0	0	0	0	8641186000	13076336000
Borrowings	1434681000	8782741000	6950059000	5885107000	13394503000	58971943999	29474234000	8536474000	133429743000
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

Date: 24/11/2025

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