

Altius Telecom Infrastructure Trust

August 31, 2026

Facilities/Instruments	Name of the Regulator ¹	Amount (₹ crore)	Rating ²	Rating Action
Issuer rating	-	-	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	SEBI	7,900	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	SEBI	2,000	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	SEBI	1,500	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	SEBI	1,550	CARE AAA; Stable	Reaffirmed

Details of instruments/facilities in Annexure-1.

Issuer Ratings: There is no instrument being rated and hence, Regulator of the Instrument is not applicable. The rating scale and definitions are being followed as stipulated in SEBI Master Circular for CRAs.

Rationale and key rating drivers

Issuer rating and rating assigned to instruments of Altius Telecom Infrastructure Trust (ATIT; an infrastructure investment trust [InvIT]) continues to draw comfort from its key special purpose vehicle (SPV), Summit Digitel Infrastructure Limited (SDIL; rated 'CARE AAA; Stable'), which has a strong credit profile due to a non-cancellable master service agreement (MSA) for a long period of 30 years with Reliance Jio Infocomm Limited (RJIL; rated 'CARE AAA; Stable/CARE A1+') as an anchor tenant, which provides stable annuity-like cash flows. Ratings are further underpinned by strong business linkages, strategic importance of SDIL's operations for RJIL, and expected growth in SDIL's tenancy ratio considering favourable long-term growth potential for telecom infrastructure business in India.

Ratings also factor in ATIT's strong market position in the Indian telecom tower market post-acquisition of Elevar Digital Infrastructure Private Limited (EDIPL; rated 'CARE AA+; Stable'; erstwhile ATC Telecom Infrastructure Private Limited) from American Tower Corporation in September 2024, resulting in a total portfolio of 250,378 towers across India at present.

ATIT's ratings continue to draw comfort from its comfortable consolidated net debt/enterprise value of 46% as on March 31, 2026, comfortable debt coverage indicators marked by debt service coverage ratio (DSCR) and strong liquidity.

Rating strengths largely offset risk associated with capital-intensive telecom tower business due to significant capital expenditure incurred for setting up tower network resulting in moderate leverage, and susceptibility to cash flow volatility due to increased exposure to relatively weak tenants, post-acquisition of EDIPL.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Not applicable.

Negative factors

- Deterioration in credit risk profile of RJIL.
- Any change in strategic importance of SDIL to RJIL and/or any material changes in MSA with RJIL, adversely impacting SDIL's cash flows.
- Consolidated debt/PBILDT remaining above 7x on a sustained basis.
- Net consolidated debt/enterprise value of assets exceeding 60% on a sustained basis.
- Liquidity stretch due to deterioration in collection efficiency for tenants.

Analytical approach: Consolidated

For arriving at credit rating of ATIT, CARE Ratings Limited (CareEdge Ratings) has considered a consolidated analytical view of ATIT and its underlying SPVs, SDIL, EDIPL, and Crest Digital Private Limited (CDPL). Strong operational linkages of SDIL with RJIL have been considered. Entities consolidated in ATIT are listed under Annexure-5.

Outlook: Stable

CareEdge Ratings believes ATIT's strong market position in Indian telecom tower market shall result in strong cash flows, leading to a sustained strong credit profile.

¹SEBI: Securities and Exchange Board of India; RBI: Reserve Bank of India; MCA: Ministry of Corporate Affairs; IRDAI: Insurance Regulatory and Development Authority of India; PFRDA: Pension Fund Regulatory and Development Authority

²Complete definitions of ratings assigned are available at www.careratings.com and in other CARE Ratings Limited's publications.

Detailed description of key rating drivers

Key strengths

Strong market position in Indian telecom tower business

SDIL has a diversified tower portfolio of 174,451 towers as on June 30, 2026, across all 22 telecommunication circles in India, making it second-largest tower platform in India. SDIL has a fairly young tower portfolio, which is strategically located with minimal coverage overlap with competitors and has sizable space to accommodate multiple tenancies where ~89% tower portfolio has a tenancy potential of 2-4 tenants.

With the acquisition of EDIPL, having 75,927 towers as on June 30, 2026, ATIT has become a strong market player in Indian telecom tower market with 250,378 geographically well-diversified towers. This large and widespread portfolio of quality towers provides ATIT a strong market position and competitive advantage.

SDIL's long-term MSA with RJIL as an anchor tenant, assuring stable and annuity-like cash flows

SDIL signed a non-cancellable MSA with its anchor tenant, RJIL, for a long tenure of 30 years from September 01, 2020, for leasing its telecom towers to RJIL, which protects it from lease renewal risk, and thus, provides strong revenue visibility. Per the MSA, RJIL will have to pay tariff to SDIL for tower usage. Rent for tower sites and power expenses will be treated as pass-through, fully compensated by RJIL. Long-term agreement provides annuity-like cash flows to SDIL from RJIL, which has a strong credit risk profile. Until March 31, 2021, RJIL was sole tenant of SDIL. Later, SDIL executed 10 years MSAs with other telecom service providers (TSPs) in India, namely, Bharti Airtel Limited, Bharat Sanchar Nigam Limited, and Vodafone Idea Limited. As on June 30, 2026, SDIL onboarded other TSPs for 12,145 towers. On a consolidated basis, ATIT's tenancy ratio stood at 1.22x as on June 30, 2026, with RJIL's share in overall tenancy at 65%.

Strong business linkages and strategic importance of SDIL for RJIL

RJIL (a 66.43% subsidiary of Reliance Industries Limited [RIL] through Jio Platforms Limited) requires tower infrastructure for its operations and is anchor tenant for SDIL. RJIL is RIL's (rated 'CARE AAA; Stable/CARE A1+') telecom arm and is the largest player (in terms of subscriber base) in the Indian telecom industry.

SDIL has a strategically located telecom towers portfolio, with ~70% towers with a fiberised back-haul, leads to a significant competitive advantage for RJIL, resulting in strong business linkages and strategic importance of tower assets of SDIL to RJIL for its seamless operations.

Project execution risks related to setting up new towers are borne by engineering, procurement, and construction (EPC) contractor, which is a RIL group company, and towers are transferred to SDIL post-completion at a fixed price. Operation and maintenance (O&M) of SDIL's towers is also handled by RIL, underlining high importance of SDIL's tower portfolio for RJIL's seamless operations.

Comfortable financial risk profile

ATIT had unit capital of ₹29,664 crore and external debt (excluding lease liability) of ~₹45,540 crore as on March 31, 2026, primarily to fund 174,451 towers of SDIL, 76,018 towers of EDIPL, and 7,642 sites of CDPL. ATIT's consolidated net debt/enterprise value of assets stood comfortable at 46% as on March 31, 2026.

SDIL has anchor tenancy of RJIL for all 174,451 towers and shared tenancy for 12,145 towers resulting in tenancy ratio of 1.07x as on June 30, 2026. Thus, SDIL's strong anchor tenancy, healthy tenancy of EDIPL's towers marked by tenancy ratio of 1.58x, and expected improvement in SDIL's shared tenancies, are expected to result in strong cash flows, which are expected to be adequate for servicing of ATIT's consolidated debt.

Long-term growth potential for telecom tower business

India is the second-largest telecommunications market in the world, with consistent growth in subscriber base, which stood at 1,300 million as on June 30, 2026. In FY23, the government's auction of 5G spectrum led to rapid deployment of pan-India 5G services by the industry's leading players, where strong growth in 5G subscriber base is expected in the medium term. Expected growth in 5G penetration shall lead to higher demand and densification of fiberised towers, which support 5G technology. Going forward, with a sizeable and widespread portfolio of towers, ATIT is expected to garner more tenancies from telcos in the near-to-medium term. Overall, healthy growth prospects for domestic telecom industry and strong prospects for shared tenancies amid rapid 5G rollout augur well for ATIT's growth prospects. With rapid deployment of 5G technology, requirement of small cell sites is expected to increase to improve network coverage in institutional, commercial, and residential buildings, translating to healthy demand prospects for players such as CDPL.

Liquidity: Strong

ATIT, through SDIL, has stable annuity-like cash flows from RJIL due to long-term MSA for 30 years. SDIL's tenancies from other telecom service providers and EDIPL's tenancies from all telecom service providers with a MSA of 10 years provides additional cash flow cushion. These cash flows are expected to be adequate for servicing ATIT's consolidated debt, where tariff payments from TSPs are received monthly and servicing its debt is on a monthly/quarterly/yearly basis. Healthy consolidated net debt/enterprise value and SDIL's 30-year MSA with RJIL, which is longer than external debt tenor imparts strong financial flexibility to ATIT and aid in refinancing of debt at favourable terms, if required. Parentage of a strong group, Brookfield, ensures financial flexibility to fund capex requirements as well.

Key weaknesses

Capital intensive business, leading to moderate leverage

Telecom tower infrastructure business is capital-intensive, as companies need to incur a significant amount of capital expenditure for setting up tower network, which results in moderate leverage for ATIT marked by consolidated debt (incl. lease liability)/PBILDT of 5.24x on March 31, 2026. However, CareEdge Ratings expect ATIT's consolidated debt/PBILDT to gradually improve considering expected growth in tenancies in the medium term.

Susceptible to cash flows volatility due to increased exposure to weak tenants

Domestic telecom industry is highly regulated and competitive, which can affect cash accruals and leverage profile of telecom companies. Until FY21, RJIL, which has a strong credit profile, was primary the tenant of SDIL. However, as SDIL has started onboarding other tenants, exposing SDIL to counterparty risks in terms of delay in payments by some of these other tenants. EDIPL has almost one-third of its tenancies from a TSP with moderate financial risk profile. ATIT's ability to maintain healthy collection efficiency from tenants, will be a key rating monitorable.

Applicable criteria

[Definition of Default](#)

[Rating Outlook and Rating Watch](#)

[Issuer Rating](#)

[Consolidation](#)

[Infrastructure Investment Trusts \(InvITs\)](#)

[Infrastructure Sector Ratings](#)

[Financial Ratios – Non financial Sector](#)

[Liquidity Analysis of Non-financial Sector Entities](#)

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Telecommunication	Telecommunication	Telecom - services	Telecom - infrastructure

ATIT, formerly known as Data Infrastructure Trust, was originally incorporated by Reliance Industrial Investments and Holdings Limited (RIIHL; a wholly owned subsidiary of RIL) on January 31, 2019, as a trust under provisions of Indian Trusts Act, 1882. Trust was registered as an InvIT with SEBI on March 19, 2019. In August 2020, on receipt of approval from Department of Telecommunications (DoT), Brookfield group became sponsor to InvIT by subscribing to 89.79% units of InvIT (54.36% holding as on June 30, 2026). Post this, InvIT acquired a 100% equity stake in SDIL. InvIT's units were listed on Bombay Stock Exchange (BSE) in September 2020. Axis Trustee Services Limited is trustee and Data Link Investment Manager Private Limited is investment manager of ATIT. ATIT's first investment, SDIL is engaged in operating telecom tower assets, which have been transferred to it from RJIL. In March 2022, ATIT acquired CDPL, a leading indoor coverage solutions provider in India. In September 2024, ATIT acquired EDIPL, which is also engaged in operating telecom tower assets.

Brief Financials - ATIT (Consolidated)	FY25 (A) #	FY26 (A)	Q1FY27 (UA)
Total operating income (TOI)	19,454	24,165	6,025
PBILDT	7,987	10,059	2,555
PAT	840	1,107	375
Overall gearing (times)	3.36	4.59	NA
Interest coverage (times)	2.20	2.34	2.36

A: Audited; UA: Unaudited; Classified per CareEdge Ratings' standards; Note: these are latest available financial results

#ATIT's FY25 financials include EDIPL's performance from the date of acquisition from September 12, 2024 to March 31, 2025. Hence, ATIT's FY25 financials are not exactly comparable with FY26/Q1FY27 financials.

Status of non-cooperation with previous CRA: Not applicable

Any other information: Not applicable

Rating history for last three years: Annexure-2

Detailed explanation of covenants of rated instrument/facility: Annexure-3

For complexity level of instruments rated refer to Annexure-1

Lender details: Annexure-4

Disclosure on facilities/instruments and name of regulators:

A list of facilities / instruments falling under the purview of financial sector regulators (FSRs) along with the names of respective FSRs has been duly disclosed by CareEdge Ratings on its website. A link to the same has been provided below for ready reference:

https://www.careratings.com/activities_and_regulators

Note: For facilities or instruments falling under the purview of FSRs other than Securities and Exchange Board of India (SEBI), the grievance / dispute redressal mechanisms and investor protection mechanisms provided by SEBI shall not be available.

Annexure-1: Details of instruments/facilities

Name of the Instrument	Name of the Regulator	Complexity Level	ISIN	Date of Issuance (DD-MM-YYYY)	Coupon Rate (%)	Maturity Date (DD-MM-YYYY)	Size of the Issue (₹ crore)	Rating Assigned and Rating Outlook
Debentures-Non-convertible debentures	SEBI	Simple	INE0BWS07011	30-Aug-2024	8.00	30-Aug-2034	1,850	CARE AAA; Stable
Debentures-Non-convertible debentures	SEBI	Simple	INE0BWS07037	09-Sep-2024	9.99	10-Sep-2029	1,660	CARE AAA; Stable
Debentures-Non-convertible debentures	SEBI	Simple	INE0BWS07029	09-Sep-2024	9.99	09-Sep-2029	6,240	CARE AAA; Stable
Debentures-Non convertible debentures	SEBI	Simple	INE0BWS07045	21-April-2025	7.45	20-April-2035	1,200	CARE AAA; Stable
Debentures-Non convertible debentures	SEBI	Simple	INE0BWS08050	09-March-2026	7.50	09-March-2033	1,450	CARE AAA; Stable
Debentures-Non convertible debentures	SEBI	Simple	Proposed	NA	NA	NA	550	CARE AAA; Stable
Issuer Rating	-	-	-	-	-	-	-	CARE AAA; Stable

Annexure-2: Rating history for last three years

Sr. No.	Name of the Instrument/ Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2026-2027	Date(s) and Rating(s) assigned in 2025-2026	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024
1	Issuer Rating-Issuer Ratings	LT	-	CARE AAA; Stable	-	1)CARE AAA; Stable (29-Dec-25) 2)CARE AAA; Stable (08-Oct-25)	1)CARE AAA; Stable (21-Feb-25) 2)CARE AAA; Stable (14-Aug-24)	1)CARE AAA (RWD) (15-Jan-24) 2)CARE AAA; Stable (14-Dec-23)

Sr. No.	Name of the Instrument/ Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2026-2027	Date(s) and Rating(s) assigned in 2025-2026	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024
2	Debentures-Non Convertible Debentures	LT	7,900	CARE AAA; Stable	-	1)CARE AAA; Stable (29-Dec-25) 2)CARE AAA; Stable (08-Oct-25)	1)CARE AAA; Stable (21-Feb-25) 2)CARE AAA; Stable (14-Aug-24)	-
3	Debentures-Non Convertible Debentures	LT	2,000	CARE AAA; Stable	-	1)CARE AAA; Stable (29-Dec-25) 2)CARE AAA; Stable (08-Oct-25)	1)CARE AAA; Stable (21-Feb-25) 2)CARE AAA; Stable (14-Aug-24)	-
4	Debentures-Non Convertible Debentures	LT	1,500	CARE AAA; Stable	-	1)CARE AAA; Stable (29-Dec-25) 2)CARE AAA; Stable (08-Oct-25)	1)CARE AAA; Stable (21-Feb-25)	-
5	Debentures-Non Convertible Debentures	LT	1,550	CARE AAA; Stable	-	1)CARE AAA; Stable (29-Dec-25)	-	-

LT: Long term

Annexure-3: Detailed explanation of covenants of rated instruments/facilities: Not applicable

Annexure-4: Lender details: Not applicable

Annexure-5: List of entities consolidated

Sr No	Name of the entity	Extent of consolidation	Rationale for consolidation
1	Summit Digital Infrastructure Limited	Full	Subsidiary
2	Crest Digital Private Limited	Full	Subsidiary
3	Elevor Digital Infrastructure Private Limited	Full	Subsidiary
4	Roam Digital Infrastructure Private Limited (RDIPL)#	Full	Subsidiary
5	Crest Virtual Network Private Limited (CVNPL)#	Full	Subsidiary

#RDIPL and CVNPL are currently non-operational.

Note on complexity levels of rated instruments: CareEdge Ratings has classified instruments rated by it based on complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for clarifications.

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