

IRB

IRB InvIT Fund

(An irrevocable trust set up under the Indian Trusts Act, 1882, and registered as an infrastructure investment trust with the Securities and Exchange Board of India)

Registered Office: IRB Complex, Chandivali Farm, Chandivali Village, Andheri (E), Mumbai – 400 072, Maharashtra, India.

SEBI Registration Number: IN/InvIT/15-16/0001; Tel: 022 6640 4299; Fax: 022 6640 4274; E-mail: info@irbinvit.co.in; Website: www.irbinvit.co.in

Press Release:

IRB InvIT Fund to distribute Rs. 116CrS at the rate of **Rs. 2.00 per unit for Q1FY26**

- Trust is set to add three revenue generating assets worth of Rs.8,400CrS
- Approx. 8% Y-o-Y Toll Revenue growth for the quarter ended June 2025
- Cumulative Distribution since IPO crosses 75% to Rs. 4,432CrS

Mumbai, July 21, 2025: IRB InvIT Fund, India's first listed Infrastructure Investment Trust has announced distribution of Rs. 116.10CrS for the first quarter of FY26, translating into a payout of Rs. 2.00 per unit.

This will include Rs. 1.57 per unit as an Interest component, Re. 0.28 per unit as a Dividend component and Re. 0.15 per unit as Return of Capital.

The Board of IRB Infrastructure Pvt. Ltd., an Investment Manager to the IRB InvIT Fund, today announced the financial results of IRB InvIT Fund for the Q1FY26.

The Trust's Cumulative Distribution, since its launch and listing in the FY2018, has reached Rs. 4,432CrS, i.e., approx. 75% of the aggregate fund raised.

While commenting on the occasion, the Spokesperson, for the IRB Infrastructure Private Limited, an Investment Manager of the IRB InvIT Fund said, ***"The first quarter was a vibrant one, marked by a robust year-on-year toll revenue growth of approximately 8%, despite a relatively soft June due to the early onset of the monsoon. The quarter also witnessed continued progress in the acquisition of three revenue-generating assets worth ₹8,400CrS from the IRB Infrastructure Trust, which are expected to soon become part of the IRB InvIT Fund's project portfolio."***

The Trust has set 24th July 2025 as a record date for distribution and the same will be paid to the unit holders on or before 31st July 2025.

Highlights of the Business Performance:

1. Toll Revenue for Q1FY26 is Rs.278CrS, against Toll Revenue of Rs.259CrS in Q1FY25; thus approx. 8% rise over last year
2. The Trust is set to acquire three Revenue Generating Highway Assets, Viz. Kaithal Rajasthan BOT Project (Haryana), Hapur Moradabad BOT Project (Uttar Pradesh) and Kishangarh Gulabpura BOT Project (Rajasthan) from IRB Infrastructure Trust with an Enterprise Value of Rs.8,436CrS for an equity consideration of Rs.4,905CrS.

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- The acquisition would result in expansion of Trust's footprints to two more Indian States; enhancement of Assets Value to more than Rs.16,000Cr; portfolio size to 9 projects and Weighted Average Concession Life from 14 years to 17 years

Highlights of the Financial Performance:

Period	Q1 FY26 (Rs. in Crs)	Q1 FY25 (Rs. in Crs)
Gross Income	292	275
EBITDA	246	228
Distribution	116.1	116.1

About IRB InvIT Fund:

IRB InvIT Fund is the Trust settled by its Sponsor, IRB Infrastructure Developers Ltd and is registered under the SEBI's Infrastructure Investment Trust Regulations 2014.

The Trust, set up to own, operate and maintain portfolio of highway concessions, is managing 6 operational highway assets at present, which include five BOT assets and one HAM asset, with an aggregate value (net assets) of Rs.7,827Cr spread across the states of Maharashtra, Gujarat, Rajasthan, Karnataka, Tamil Nadu, and Punjab. The Weighted Average life of Assets under InvIT Portfolio is around 14 years.

For further details, please write to: info@irbfi.co.in OR parikshit.s@conceptpr.com

Disclaimer:

Except for the historical information contained herein, statements in this communication and any subsequent discussions, which include words or phrases such as 'will', 'aim', 'will likely result', 'would', 'believe', 'may', 'expect', 'will continue', 'anticipate', estimate, 'intend', 'plan', 'contemplate', 'seek to', 'future', 'objective', 'goal', 'likely', 'project', 'on-course', 'should', 'potential', 'pipeline', 'guidance', 'will pursue' 'trend line' and similar expressions or variations of such expressions may constitute 'forward-looking statements'.

The forward-looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements.

These risks and uncertainties include but are not limited to IRB Infrastructure Private Limited on behalf of IRB InvIT Fund and its SPVs ability to successfully implement its strategy, its growth and expansion plans, obtain regulatory approvals, provisioning policies, technological changes, investment and business income, cash flow projections, exposure to market risks as well as other risks. In addition, the consummation of the transactions described herein is subject to various conditions precedent.

IRB Infrastructure Private Limited on behalf of IRB InvIT Fund and its SPVs does not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date thereof.

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