



November 6, 2025

Corporate Relationship Department, BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai 400 001	Listing Department, National Stock Exchange of India Limited Exchange Plaza, C-1 Block G Bandra Kurla Complex, Bandra (E), Mumbai 400 051
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Dear Sir / Madam,

Ref.: Scrip Code: 540526, Symbol: IRBINVIT

Sub.: Update on Acquisition of assets from IRB Infrastructure Trust

We refer to our earlier disclosure dated October 29, 2025 and other prior communication regarding the proposed acquisition by IRB InvIT Fund of the 100% equity share capital of IRB Hapur Moradabad Tollway Limited (IHMTL), Kaithal Tollway Limited (KTL) and Kishangarh Gulabpura Tollway Limited (KGTL) (collectively referred as “Project SPVs”) from IRB Infrastructure Trust (“Private InvIT”).

We are pleased to inform you that IRB InvIT Fund has now completed acquisition 100% of the equity share capital of each of the Project SPVs from Private InvIT.

You are requested to kindly take a note of the same.

Thanking you.

Yours faithfully,

For IRB Infrastructure Private Limited
(Investment Manager to IRB InvIT Fund)

Swapna Arya
Company Secretary and Compliance Officer

CC:
IDBI Trusteeship Services Limited
Ground Floor, Universal Insurance Bldg,
Sir Phirozshah Mehta Rd., Fort
Mumbai 400 001



(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 (Public InvIT) completes Acquisition of Three Highway Assets with an Enterprise Value of Rs.8,436Cr

- Assets acquired from IRB Infrastructure Trust's Project Portfolio
- Marquee Global and Domestic Investors supported the acquisition by infusing approx. Rs. 4,250Cr in IRB InvIT Fund
- With transfer of the Assets, IRB InvIT Fund extends its Footprints to two more States, i.e., Uttar Pradesh and Haryana
- IRB InvIT Fund's Project Portfolio will have now 9 Revenue Generating Highway Projects with an Enterprise Value of approx. Rs.16,000Cr
- Weighted Average Life of Concession enhanced from 14 Years to 17 Years

Mumbai, November 6, 2025: IRB InvIT Fund, India's first listed Infrastructure Investment Trust, has announced that it has successfully completed the acquisition of three highway assets from the IRB Infrastructure Trust.

Commenting on the occasion, Mr. Rushabh Gandhi, Director and CFO, IRB Infrastructure Private Limited, the Investment Manager of IRB InvIT Fund, said, ***"We are deeply grateful to all our investors for their overwhelming response and continued trust in IRB InvIT's strategy and growth vision. The success of the acquisition marks a significant milestone in our journey."***

Commenting on the development, Mr. Virendra D. Mhaskar, Chairman & Managing Director of the Sponsor said, ***"The successful conclusion of the acquisition deal between the two InvITs will be a very good value enhancement to the Stakeholders of all three entities, i.e., IRB Infra as well as both the InvITs."*** He further said, ***"This strong response from the marquee global and domestic investors in support of the deal is a testament to the trust and credibility that the IRB Group has built over last three decades. With conclusion of this deal, the InvIT platform has demonstrated its trustworthy character as a credible, scalable, and transparent vehicle for long-term infrastructure investment. With the win-win situation achieved out of this deal, now both InvITs are well positioned to enhance their respective project portfolios, strengthen distributions, and create sustained value for the Unitholders."***

With this, three highway assets of the IRB Infrastructure Trust, Viz. Hapur Moradabad NH-9 (Uttar Pradesh), Kaithal Rajasthan Border NH-152/65 (Haryana) and Kishangarh Gulabpura NH-79A (Rajasthan) have now become part of the Assets Portfolio of the IRB InvIT Fund.

IRB InvIT Fund will be having a Project Portfolio of 9 Revenue Generating Highway Assets, including 8 BOT assets and 1 HAM asset of more than 4,200 Operational Lane Kilometres and an enterprise value

IRB InvIT Fund

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of more than Rs.16,000Cr. The weighted average concession life of the Assets under IRB InvIT Fund will now be around 17 years from the existing 14 years.

To re-iterate, IRB InvIT Fund had undertaken the fund raise exercise, the first one since its launch and listing in 2017 for acquisition of three assets of IRB Infrastructure Trust, with an enterprise value of Rs.8,436Cr. The exercise had witnessed strong and broad-based participation, reflecting the confidence of a diverse set of marquee long-term institutional investors, both foreign and domestic, along with several reputed family offices.

About IRB InvIT Fund:

IRB InvIT Fund is India's first listed Infrastructure Investment Trust, sponsored by IRB Infrastructure Developers Ltd. The Trust, registered under SEBI's Infrastructure Investment Trust Regulations, 2014, owns, operates, and maintains a portfolio of revenue-generating highway assets across key Indian states. Since its listing in 2017, IRB InvIT has established a strong track record of governance, transparency, and predictable distributions, and continues to play a pivotal role in deepening India's infrastructure capital markets by attracting long-term global and domestic investors.

For further details, please write to: info@irbfl.co.in OR tejal@concept.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.

These materials are not a prospectus, a statement in lieu of a prospectus, an offering circular, an invitation or an advertisement or an offer document under SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended, or any other applicable law in India.

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