

Corporate Office :
3rd Floor, IRB Complex, Chandivali Farm, Chandivali Village, Andheri (E), Mumbai - 400 072.
Tel: 91 - 22 - 6640 4220 / 4880 4200 ▪ Fax: 91 - 22 - 2857 3441
e-mail: info@irb.co.in ▪ www.irb.co.in
CIN : L65910MH1998PLC115967



Date: November 6, 2025

To,

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

Dear Sir / Ma'am,

Ref: Scrip Code: 532947, Symbol: IRB

Subject: Update on Transfer of three Projects from IRB Infrastructure Trust to IRB InvIT Fund

We refer to the earlier disclosures dated October 2, 2025. Please find enclosed a copy of an update provided by IRB Infrastructure Trust (“**Private InvIT**”) with respect to completion of the transfer of 100% equity share capital of IRB Hapur Moradabad Tollway Limited, Kaithal Tollway Limited and Kishangarh Gulabpura Tollway Limited by Private InvIT to IRB InvIT Fund (“**Public InvIT**”).

Please find enclosed a press release by the Company in this regard.

You are requested to kindly take note of the same.

For IRB Infrastructure Developers Limited

Mehul Patel
Company Secretary

Encl. as above

Registered Office:
1101, Hiranandani Knowledge Park, 11th Floor, Technology Street, Hill Side Avenue,
Opp. Hiranandani Hospital, Powai, Mumbai - 400 076
Tel: 91-22-6733 6400 / 4053 6400 Fax: 91-22-4053 6699
e-mail: info@irb.co.in www.irb.co.in



Certificate Number 23725

ISO 9001, ISO 14001,
ISO 45001, ISO 27001

Date: November 06, 2025

To,
National Stock Exchange of India Limited
Exchange Plaza
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra (East)
Mumbai 400051

Dear Sir/Ma'am,

NSE Symbol: IRBIT / Series: IV

Sub.: Update on Transfer of three Projects to IRB InvIT Fund

We refer to our disclosure dated October 2, 2025, and earlier disclosures with reference to transfer of 100% of the equity share capital of IRB Hapur Moradabad Tollway Limited, Kaithal Tollway Limited and Kishangarh Gulabpura Tollway Limited (collectively hereinafter referred as to “**Project SPVs**”) to IRB InvIT Fund, a publicly offered and listed infrastructure investment trust (“**Public InvIT**”).

This is to inform that IRB Infrastructure Trust has transferred 100% of the equity share capital of each of the Project SPVs to Public InvIT.

You are requested to kindly take note of the same.

For MMK Toll Road Private Limited
(in its capacity as Investment Manager to IRB Infrastructure Trust)

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PURUSHOTT KAUSTUBH
AM SHEVADE PURUSHOTTAM SHEVADE
Date: 2025.11.06 17:58:57
+05'30'

Kaustubh Shevade
Company Secretary and Compliance Officer

Investment Manager To

IRB Infrastructure Trust

SEBI Regd. No.: IN/INVIT/19-20/0012

E-mail: info@irb.co.in ■ irbinfrastructuretrust@irb.co.in

Website: www.irb.co.in ■ www.irbinfratrust.co.in

Registered Office: 1101, Hiranandani Knowledge Park, 11th Floor, Technology Street,

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Press Release

IRB Infra sponsored IRB InvIT Fund (Public InvIT) completes Acquisition of Three Highway Assets with an Enterprise Value of Rs.8,436Crs

- Assets transferred to the IRB InvIT Fund from IRB Infrastructure Trust's Project Portfolio
- Marquee Global and Domestic Investors supported the acquisition by infusing Rs.4,250Crs 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
- Company Sponsored IRB InvIT Fund's Project Portfolio will have now 9 Revenue Generating Highway Projects with an Enterprise Value of approx. Rs.16,000Crs
- Weighted Average Life of Concession enhanced from 14 Years to 17 Years

Mumbai, November 6, 2025: IRB Infrastructure Developers Limited, India's leading and the largest multi-national transport infrastructure developer in the highways sector glad to report that its Sponsored IRB InvIT Fund has successfully completed the acquisition of three highway assets from the IRB Infrastructure Trust (Private InvIT sponsored by the Company).

Commenting on this milestone achievement, Mr. Virendra D. Mhaikar, Chairman & Managing Director of the Company said, ***"The successful conclusion of this acquisition deal between the two InvITs marks a significant value enhancement to all the Stakeholders of the IRB Group. The unlocked Capital of Rs.4,905Crs through this acquisition deal will enable us to pursue upcoming opportunities in the sector worth over ₹15,000 Crores, further strengthening the Group's development pipeline and growth prospects to achieve Rs.1,40,000 Crs mark in next three years"*** He further said, ***"The 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, our InvIT platform has proven its worth as a transparent and scalable 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 sustainable value for its 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.

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



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Press Release

To facilitate this landmark acquisition, the Company Sponsored IRB InvIT Fund had undertaken the fund raise exercise, the first one since its launch and listing 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 Infrastructure Developers Ltd:

IRB Infrastructure Developers Ltd (IRB) is India's first Integrated Multi-National Transport Infrastructure Developer in Roads & Highways segment. The Company has acquired ISO Certification in Quality (ISO 9001); Environment Management (ISO 14001), Occupational Health and Safety (ISO 45001) and IT Security (ISO 27001) from the ISOQAR, United Kingdom.

As the largest integrated private toll roads and highways infrastructure developer in India, IRB has an asset base of approx. Rs.80,000 Crs. in 12 States across the parent company and two InvITs.

The Company has strong track record of constructing, tolling, operating, and maintaining around 19,000 Lane Kms pan India in its existence of more than 25 years in India; of which 15,500 Lane Kms are under operations at present. The group commands a market share of around 33% in the TOT space and around 14% in the prestigious Golden Quadrilateral Project. It also comprises 12% share in India's North South highway connectivity.

After successfully completing 13 Concessions and handing over them to the nodal agencies, at present, IRB Group's project portfolio (including Private and Public InvIT) has now 26 road projects that include 18 BOT, 4 TOT, and 4 HAM projects.

For further details, please contact:

- **Tejal Divte**, Concept PR, 99305 51440, tejal@conceptpr.com
- **Vivek Devasthali**, Head, Corporate Communications, 99300 80099, vivek.devasthali@irb.co.in

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 the IRB Infrastructure Developers Limited and/ or its Associates' 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 Developers Limited does not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date thereof.



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Press Release

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 the Indian Companies Act, 2013 together with the rules and regulations made thereunder, the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009, as amended, or any other applicable law in India.