

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: May 8, 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,

Ref: Scrip Code: 532947, Symbol: IRB

Subject: Preliminary and non-binding offer from IRB Infrastructure Trust to IRB InvIT Fund

We refer to the earlier disclosure dated November 14, 2024, in this regard.

Please find attached a copy of an update provided by IRB Infrastructure Trust (an associate of the Company) regarding issuance of modified preliminary and non-binding offer (the “NBO”) by the Board of Directors of MMK Toll Road Private Limited, the Investment Manager to IRB Infrastructure Trust (the “Private InvIT”) to IRB InvIT Fund on May 8, 2025, a publicly offered and listed infrastructure investment trust.

Please find enclosed copy of the disclosure filed with Stock Exchanges by the Private InvIT 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
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Certificate Number 23725

ISO 9001, ISO 14001,
ISO 45001, ISO 27001

May 8, 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/Madam,

NSE Symbol: IRBIT / Series: IV

Sub: Update on Non-binding offer to the IRB InvIT Fund

We refer our earlier intimation dated November 14, 2024 in this regard. Please note that the Board of Directors of MMK Toll Road Private Limited (the “**Company**” or “**Investment Manager**”), the Investment Manager to IRB Infrastructure Trust (the “**Trust**”) on May 8, 2025, has *inter alia* approved modifications to the preliminary and non-binding offer dated November 14, 2024, (the “**NBO**”) issued to the IRB InvIT Fund (“**Public InvIT**”), a publicly offered and listed infrastructure investment trust.

The updated NBO relates to the transfer of the 3 (three) assets held by the Trust to the Public InvIT, as detailed below:

Sr. No	Project SPV	Project Description	Length (in kms)
1.	IRB Hapur Moradabad Tollway Limited	Six Laning of Hapur bypass to Moradabad Section including Hapur bypass from Km 50.000 (Design Chainage 50.000) to Km 148.277 (Design Chainage 149.867) of NH 24 (New NH-9) in the State of Uttar Pradesh under NHDP Phase V (Bharatmala Pariyojna) on DBFOT (Toll) mode	99.87
2.	Kaithal Tollway Limited	Four Laning of Kaithal to Rajasthan Border section of NH-152/65 from km 33+250 (Design Km-0.500) to km 241+580 (Design Km 165.759) in the State of Haryana under NHDP Phase IV on Design, Build, Finance, Operate and Transfer (DBFOT) Toll basis	166.26
3.	Kishangarh Gulabpura Tollway Limited	Six Laning of Kishangarh to Gulabpura Section of NH 79A and NH 79 in the state of Rajasthan (length 90.000 km) under NHDP Phase V package - I on DBFOT (Toll) mode	90.00

(collectively, the updated bundle of “**Potential Assets**”).

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,

Hill Side Avenue, Opp. Hiranandani Hospital, Powai, Mumbai - 400 076

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We reiterate that the updated NBO is preliminary, non-binding, and subject to various risks and uncertainties, including entry into definitive agreements and obtaining approvals, including from third parties, regulatory authorities, shareholders and unitholders, as applicable. There can be no assurance that any transaction will be entered pursuant to the NBO into or the terms and timing of any such transaction.

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

KAUSTUBH
PURUSHOTTAM
SHEVADE

Digitally signed by
KAUSTUBH PURUSHOTTAM
SHEVADE
Date: 2025.05.08 19:02:10
+05'30'

Kaustubh Shevade
Company Secretary & Compliance Officer