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

IRB INFRASTRUCTURE DEVELOPERS LTD
HIGHWAY TO GROWTH

Date: September 22, 2026

To,

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

Dear Sir / Ma'am,

Ref: Scrip Code: 532947, Symbol: IRB

Sub: Monetization of non-core assets

We wish to inform you that Board of Directors of the Company at its meeting held today, has given in – principle approval and authorized the Company to monetize non-core assets, including but not limited to, by way of -

1) phased development of land parcels of ~ 350 acres out of total ~ 1,100 acres owned by Aryan Infrastructure Investments Private Limited ("**AIIPL**") at Villages Taje and Pimpaloli, Taluka Maval, District Pune and;

2) redevelopment and rehabilitation of part of land parcels of ~ 3,500 sq. mts. owned by Ideal Road Builders Private Limited ("**IRBPL**") at Village Chandivali, Mumbai – 400 072.

Please note AIIPL & IRBPL are Wholly owned subsidiary Companies of the Company.

The approval is subject to definitive documentation / necessary regulatory and statutory approvals.

Please find attached press release issued by the Company in this regard.

You are requested to kindly take note of the same.

For IRB Infrastructure Developers Limited

Mehulkumar Natwarlal Patel
Digitally signed by Mehulkumar Natwarlal Patel
Date: 2026.09.22 18:04:54 +05'30'

Mehul Patel
Company Secretary

REGISTERED ISOQAR
UKAS MANAGEMENT SYSTEMS 0026
Certifcate Number 23725

ISO 9001, ISO 14001, ISO 45001, ISO 27001

IRB INFRASTRUCTURE DEVELOPERS LTD
HIGHWAY TO GROWTH

REGISTERED ISOQAR | UKAS MANAGEMENT SYSTEMS 0026

ISO 9001, ISO 14001,
ISO 45001, ISO 27001

Certificate Number 23725

Press Release

IRB Infra to monetize its non-core assets

Mumbai, September 22, 2026: The Board of Directors of the Company at its meeting held today has given in-principle approval and authorized the Company to monetize its non-core assets, by way of:

1) phased development of land parcels of ~ 350 acres out of total ~ 1,100 acres owned by Aryan Infrastructure Investments Private Limited **("AIIPL")** at Villages Taje and Pimpaloli, Taluka Maval, District Pune and;

2) redevelopment and rehabilitation of part of land parcels of ~ 3,500 sq. mts. owned by Ideal Road Builders Private Limited **("IRBPL")** at Village Chandivali, Mumbai – 400 072.

The approval is subject to definitive documentation / necessary regulatory and statutory approvals.

Commenting on the proposal, Mr. Satinder S. Rana, CEO – Corporate, informed that this initiative will contribute substantially to the cash flows without any incremental cost to the company.

About IRB Group:

IRB Group is India's leading and largest integrated infrastructure assets platform in the roads and highways sector, with a current portfolio of 27 revenue-generating highway assets aggregating to approx. ₹940 billion across 13 Indian states. With approximately 1.5 million vehicle crossings daily across its assets, the Group accounts for nearly one-tenth of India's total toll revenue.

Having successfully completed its asset creation phase, the Group has entered a cash-harvesting phase, supported by its InvIT monetization strategy and sponsor-led operating leverage. With a weighted average residual concession life of approximately 21 years, the portfolio provides strong visibility of long-term cashflows through predictable toll revenues, recurring O&M income and growing InvIT distributions.

The Group has a clear roadmap to expand its asset base to approximately ₹1,400 billion by FY2029 with asset churn strategy and reinvesting proceeds into new opportunities to drive sustainable growth and long-term value creation.

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

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.

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.