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

July 30, 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, Mumbai 400 001.	Bandra Kurla Complex, Bandra (E), Mumbai 400 051

Dear Sir / Madam,

Ref.: Scrip Code: 532947, Symbol: IRB

Subject: Outcome of the Meeting of the Board of Directors held on July 30, 2026

Please note that the Board of Directors of the Company (the "Board") at its meeting held today i.e. July 30, 2026, has *inter-alia*, approved the following:

1. Consolidated & Standalone Unaudited Financial Results for the quarter ended June 30, 2026. A copy of the results along with the Limited Review Report is enclosed herewith.

2. Declared Interim dividend of Re.0.05/- per equity share of face value of Re.1/- each (@ 5% of face value of share) for financial year 2026-27. The record date for the purpose of payment of dividend is August 5, 2026. The Interim dividend shall be paid / dispatched to the eligible shareholders on or before August 28, 2026.

The Board Meeting commenced at 12:15 pm and concluded at 1:15 pm.

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: 2026.07.30 13:26:57 +05'30'

Mehul Patel
Company Secretary

Registered Office:
1101, Hiranandani Knowledge Park, 11th Floor, Technolgy 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

MSKA & Associates LLP
(Formerly known as M S K A & Associates)
Chartered Accountants

HO
602, Floor 6, Raheja Titanium
Western Express Highway, Geetanjali
Railway Colony, Ram Nagar, Goregaon (E)
Mumbai 400063, INDIA
Tel: +91 22 6974 0200

Independent Auditor's Review Report on consolidated unaudited financial results of IRB Infrastructure Developers Limited for the quarter pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of IRB Infrastructure Developers Limited

1. We have reviewed the accompanying Statement of consolidated unaudited financial results of IRB Infrastructure Developers Limited (hereinafter referred to as 'the Holding Company') and and its subsidiaries (the Holding Company and its subsidiaries together referred to as the 'Group') for the quarter ended June 30, 2026 ('the Statement') attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').

2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is in compliance with the Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33 (8) of the Regulations, to the extent applicable.

4. This Statement includes the results of the Holding Company and the entities stated in Annexure 1.

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

MSKA & ASSOCIATES LLP * Chartered Accountants *

6. We did not review the interim financial information of nineteen subsidiaries included in the Statement, whose interim financial information, before giving effect to the consolidation adjustments, reflects total revenues of Rs. 18,155 million, total net profit after tax of Rs. 330 million and total comprehensive income of Rs. 341 million for the quarter ended June 30, 2026, as considered in the Statement. These interim financial information have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the report of the other auditors and the procedures performed by us as stated in paragraph 3 above.

   Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and report of the other auditors.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)
Chartered Accountants
ICAI Firm Registration No.105047W/W101187

NTiwari

MSKA & ASSOCIATES LLP * Chartered Accountants *

Nitin Tiwari
Partner
Membership No.: 118894
UDIN: 26118894UTXRRB2767

Place: Mumbai
Date: July 30, 2026

Annexure 1

List of subsidiaries included in the consolidated unaudited financial results of the Group:

Sr. No	Name Of Entity	Relationship with Holding Company
1	IRB Ahmedabad Vadodara Super Express Tollway Private Limited	Subsidiary
2	Modern Road Makers Private Limited	Subsidiary
3	Mhaiskar Infrastructure Private Limited	Subsidiary
4	Ideal Road Builders Private Limited	Subsidiary
5	IRB Infra Industries Private Limited (Formerly known as IRB Kolhapur Integrated Road Development Company Private Limited)	Subsidiary
6	IRB Goa Tollway Private Limited	Subsidiary
7	ATR Infrastructure Private Limited	Subsidiary
8	IRB Sindhudurg Airport Private Limited	Subsidiary
9	Aryan Toll Road Private Limited	Subsidiary
10	Aryan Infrastructure Investments Private Limited	Subsidiary
11	Thane Ghodbunder Toll Road Private Limited	Subsidiary
12	IRB MP Expressway Private Limited	Subsidiary
13	Aryan Hospitality Private Limited	Subsidiary
14	IRB Infrastructure Private Limited	Subsidiary
15	MRM Mining Private Limited	Subsidiary
16	GE1 Expressway Private Limited	Subsidiary
17	IRB PS Highway Private Limited	Subsidiary
18	Pathankot Mandi Highway Private Limited	Subsidiary
19	Chittoor Thachur Highway Private Limited	Subsidiary
20	VM7 Expressway Private Limited (up to November 30, 2025)	Subsidiary

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Annexure 1 (continued)

The consolidated unaudited financial results of the Group include investments in joint ventures (listed below) which are measured at fair value through profit and loss account ("FVTPL") as per Ind AS 28, 'Investments in Associates and Joint ventures'.

Sr No	Name Of Entity	Relationship with Holding Company
1	MMK Toll Road Private Limited	Joint Venture
2	IRB Infrastructure Trust	Joint Venture
Subsidiaries of IRB Infrastructure Trust		
1	AE Tollway Limited	
2	Yedeshi Aurangabad Tollway Limited	
3	IRB Westcoast Tollway Limited	
4	Solapur Yedeshi Tollway Limited	
5	CG Tollway Limited	
6	Udaipur Tollway Limited	
7	Palsit Dankuni Tollway Private Limited	
8	IRB Golconda Expressway Private Limited	
9	Samakhiyali Tollway Private Limited	
10	IRB Lalitpur Tollway Private Limited	
11	IRB Kota Tollway Private Limited	
12	IRB Gwalior Tollway Private Limited	
13	Meerut Budaun Expressway Limited	
14	IRB Harihara Corridors Private Limited (Newly incorporated w.e.f. December 3, 2025)	
15	IRB Chandibhadra Tollway Private Limited (Newly incorporated w.e.f. January 14, 2026)	
16	Kaithal Tollway Limited (up to October 31, 2025)	
17	Kishangarh Gulabpura Tollway Limited (up to October 31, 2025)	
18	IRB Hapur Moradabad Tollway Limited (up to October 31, 2025)	

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CIN : L65910MH1998PLC115967

IRB INFRASTRUCTURE DEVELOPERS LTD
HIGHWAY TO GROWTH

Part I: Statement of Consolidated Unaudited Financial Results for the quarter ended June 30, 2026

(Rs. in million except earnings per share data)

Sr. No.	Particulars	Quarter ended			Year ended
		30.06.2026 (Unaudited)	31.03.2026 (Audited) (refer note 6)	30.06.2025 (Unaudited)	31.03.2026 (Audited)
1	**Revenue from operations**				
	a) Revenue from services	17,005.44	15,264.44	18,659.04	63,298.34
	b) Gain on InvITs & Related Assets as per fair value measurement	3,036.25	3,523.26	1,555.56	11,280.48
	c) Dividend / Interest income from InvITs & Related Assets	1,331.03	482.30	775.06	1,902.68
	Total Revenue from operations ((1a) to (1c))	**21,372.72**	**19,270.00**	**20,989.66**	**76,481.50**
2	Other income	353.93	498.90	656.10	2,058.32
3	**Total Income (1) + (2)**	**21,726.65**	**19,768.90**	**21,645.76**	**78,539.82**
4	**Expenses**				
	a) Cost of material consumed	2,291.60	1,131.86	2,995.59	6,726.55
	b) Road work and site expenses	5,158.32	5,336.14	6,495.20	21,269.17
	c) Employee benefits expense	1,092.77	944.93	1,042.78	4,234.72
	d) Finance costs	4,380.19	4,057.71	4,620.01	17,551.48
	e) Depreciation and amortisation expense	3,333.79	3,213.05	2,692.09	11,420.36
	f) Other expenses	1,304.47	1,029.12	936.24	4,432.85
	Total Expenses ((4a) to (4f))	**17,561.14**	**15,712.81**	**18,781.91**	**65,635.13**
5	**Profit before exceptional item and tax (3) - (4)**	**4,165.51**	**4,056.09**	**2,863.85**	**12,904.69**
6	Exceptional items (refer note 7)	-	-	-	(426.54)
7	**Profit before tax (5) + (6)**	**4,165.51**	**4,056.09**	**2,863.85**	**12,478.15**
8	**Tax expenses**				
	Current tax	185.90	53.08	246.93	723.20
	Deferred tax	916.91	1,040.42	592.10	3,251.35
	Total tax expenses	**1,102.81**	**1,093.50**	**839.03**	**3,974.55**
9	**Net Profit after tax (7) – (8)**	**3,062.70**	**2,962.59**	**2,024.82**	**8,503.60**
10	**Other comprehensive income / (loss) :**				
	A. Items that will not be reclassified to statement of profit and loss in subsequent period / year				
	Mark to market gain / (loss) on fair value measurement of investments (net of tax)	67.97	(310.11)	1,074.45	849.49
	Re-measurement of gain on defined benefit plans (net of tax)	11.85	80.29	5.14	71.40
	B. Items that will be reclassified to statement of profit and loss in subsequent period / year				
	Effective portion of gain/(loss) on cash flow hedge (net of tax)	(1,501.27)	1,728.59	477.60	3,065.67
	Other comprehensive income / (loss) for the period / year, net of tax (A+B)	**(1,421.45)**	**1,498.77**	**1,557.19**	**3,986.56**
11	**Total comprehensive income for the period / year (9) + (10)**	**1,641.25**	**4,461.36**	**3,582.01**	**12,490.16**
	Attributable to:				
	Equity holders	**1,641.25**	**4,461.36**	**3,582.01**	**12,490.16**
	Non-controlling interest	-	-	-	-
12	Paid-up equity share capital (face value - Re.1 per share)	12,078.00	6,039.00	6,039.00	6,039.00
13	Other equity				2,03,448.76
14	Earnings per share (of Re.1 each) basic and diluted (Rs.) * (refer note 4)	0.25	0.25	0.17	0.70

*not annualised except for the year ended March 31, 2026

See accompanying notes to the Statement of Consolidated Unaudited Financial Results

IRB INFRASTRUCTURE DEVELOPERS LTD.

MSKA & ASSOCIATES LLP Chartered Accountants

REGISTERED ISOQAR · UKAS MANAGEMENT SYSTEMS 0026

Certifcate Number 23725

ISO 9001, ISO 14001, ISO 45001, ISO 27001

Registered Office:
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Opp. Hiranandani Hospital, Powai, Mumbai - 400 076
Tel: 91-22-6733 6400 / 4053 6400 Fax: 91-22-4053 6699
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IRB INFRASTRUCTURE DEVELOPERS LTD
HIGHWAY TO GROWTH

REGISTERED ISOQAR | UKAS MANAGEMENT SYSTEMS 0026

ISO 9001, ISO 14001,
ISO 45001, ISO 27001

Certifcate Number 23725

Part II: Report on Consolidated Unaudited Segment Revenue, Segment Results and Capital Employed for the quarter ended June 30, 2026

(Rs. in million)

Particulars	Quarter ended			Year ended
	30.06.2026 (Unaudited)	31.03.2026 (Audited) (refer note 6)	30.06.2025 (Unaudited)	31.03.2026 (Audited)
1. Segment Revenue				
a. BOT/ TOT Projects	7,333.14	7,118.22	6,460.24	26,918.61
b. InvITs & Related Assets #	4,367.28	4,005.57	2,330.62	13,183.17
c. Construction	9,637.41	8,119.77	12,142.42	36,223.67
d. Unallocated corporate	34.89	26.44	56.38	156.05
Total	**21,372.72**	**19,270.00**	**20,989.66**	**76,481.50**
Less : Inter segment revenue	-	-	-	-
Revenue from Operations	**21,372.72**	**19,270.00**	**20,989.66**	**76,481.50**
2. Segment Results				
a. BOT/ TOT Projects	3,471.91	3,325.55	3,172.21	13,172.30
b. InvITs & Related Assets #	4,096.97	3,817.91	2,110.13	12,201.16
c. Construction	1,320.68	1,079.32	2,042.49	5,686.35
d. Unallocated corporate	(67.65)	(69.77)	(46.96)	(283.03)
Total	**8,821.91**	**8,153.01**	**7,277.87**	**30,776.78**
Less: Interest	(4,380.19)	(4,057.71)	(4,620.01)	(17,551.48)
Other un-allocable income net off un-allocable expenditure	(276.21)	(39.21)	205.99	(320.61)
Exceptional items (refer note 7)	-	-	-	(426.54)
3. Profit before tax	**4,165.51**	**4,056.09**	**2,863.85**	**12,478.15**
Segment Assets				
a. BOT/ TOT Projects	2,27,774.02	2,30,646.32	2,36,042.81	2,30,646.32
b. InvITs & Related Assets	2,35,610.66	2,32,780.13	2,15,981.57	2,32,780.13
c. Construction	34,153.46	33,748.91	45,849.08	33,748.91
d. Unallocated corporate	40,763.82	43,360.77	45,992.31	43,360.77
Total (A)	**5,38,301.96**	**5,40,536.13**	**5,43,865.77**	**5,40,536.13**
Segment Liabilities				
a. BOT/ TOT Projects	95,095.30	96,722.26	1,00,341.44	96,722.26
b. InvITs & Related Assets	-	-	-	-
c. Construction	7,654.42	9,037.19	10,532.16	9,037.19
d. Unallocated corporate	2,25,053.73	2,25,288.92	2,31,144.37	2,25,288.92
Total (B)	**3,27,803.45**	**3,31,048.37**	**3,42,017.97**	**3,31,048.37**
Total (A) – (B)	**2,10,498.51**	**2,09,487.76**	**2,01,847.80**	**2,09,487.76**

 # Segment revenue and results do not include fair value gain (loss) in IRB InvIT Fund as it continues to be measured at fair value through other comprehensive income ("FVTOCI").

Notes:

a. Pursuant to Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, the Company has opted to publish only the consolidated segments. Segment reporting of IRB Infrastructure Developers Limited and its subsidiaries (together, 'the Group') has been prepared in accordance with Indian Accounting Standard 108 "Operating Segment" (Ind AS 108).

b. Ind AS 108 requires operating segments to be determined based on information that is regularly reviewed by the Chief Operating Decision Maker ("CODM") for the purpose of allocating resources to the segment and to assess its performance. Accordingly, the Group has identified below operating segments:

i. Built, Operate and Transfer ('BOT')/ Toll, Operate and Transfer ('TOT') segment consist of operation and maintenance of roads.

ii. InvITs & Related Assets segment consists of investments in units of IRB Infrastructure Trust, IRB InvIT Fund and other related assets.

iii. Construction segment consists of development and maintenance of roads

c. Construction segment includes other operating revenue on annuity related to Hybrid Annuity Model (HAM) projects.

IRB INFRASTRUCTURE DEVELOPERS LTD. ★

MSKA & ASSOCIATES LLP ★ Chartered Accountants

IRB INFRASTRUCTURE DEVELOPERS LTD
HIGHWAY TO GROWTH

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ISO 9001, ISO 14001,
ISO 45001, ISO 27001

Certifcate Number 23725

Notes to the Statement of Consolidated Unaudited Financial Results for the quarter ended June 30,2026

1. The Statement of Consolidated Unaudited Financial Results for the quarter ended June 30, 2026 have been reviewed by Audit Committee and approved by Board of Directors at its meeting held on July 30, 2026. The Statutory Auditors of the Company have carried out limited review on the above results in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 ('the Regulation'), as amended and expressed an unmodified conclusion.

2. The Statement of Consolidated Unaudited Financial Results of the Group have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India.

3. Key numbers of standalone financial results of the Company for the quarter ended June 30, 2026 are as under:-

(Rs. in million)

Particulars	Quarter ended			Year ended
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Revenue from operations	12,302.56	11,717.57	12,939.82	46,272.16
Profit for the period /year before tax	3,599.75	4,864.29	1,864.04	13,239.85
Net Profit for the period/year after tax	2,695.26	3,898.96	1,397.72	9,966.04

4. The Board of Directors approved the issuance of bonus equity shares at its meeting held on February 13, 2026, which was subsequently approved by the shareholders through postal ballot on March 23, 2026.

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Management Administration and Share Transfer Committee of the Board of Directors on April 2, 2026, approved the allotment of 603,90,00,000 bonus equity shares of Re.1/- each as fully paid up, in the ratio of 1 (one) new fully paid up share of Re.1/- each for every existing 1 (one) equity share of Re.1/- each, to the eligible shareholders as on April 1, 2026, being the record date fixed for this purpose.

Pursuant to Ind AS 33 – Earnings per Share, the basic and diluted earnings per share for all prior and comparative periods presented have been retrospectively adjusted to reflect the impact of the bonus issue, as if the issue had occurred at the beginning of the earliest period presented.

During the quarter ended June 30, 2026, the paid-up share capital of the Company stands increased to Rs.1,207,80,00,000/- consisting of 1,207,80,00,000 equity shares of Re.1/- each, by capitalizing the securities premium of the Company.

5. The Board of Directors at its meeting held on July 30, 2026 has declared interim dividend of Re. 0.05 per equity share of face value of Re.1/- each.

6. The figures of the quarter ended March 31, 2026 as reported in this financial results are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures upto the end of the third quarter ended December 31, 2025. Also, the figures upto the third quarter had only been reviewed and not subjected to audit.

7. The consolidated financial results for the year ended March 31, 2026 included the impact of exceptional items amounting to 426.54 million pertaining to impact of New Labour Codes.

8. The above statement of Consolidated Unaudited financial results of the Company are available on the Company's website (www.irb.co.in) and stock exchanges websites, BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.

For and on behalf of the Board of Directors of
IRB Infrastructure Developers Limited

Virendra D. Mhaiskar
Chairman and Managing Director

Place: Mumbai
Date: July 30, 2026

IRB INFRASTRUCTURE DEVELOPERS LTD. *

MSKA & ASSOCIATES LLP * Chartered Accountants

MSKA & Associates LLP
(Formerly known as M S K A & Associates)
Chartered Accountants

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Mumbai 400063, INDIA
Tel: +91 22 6974 0200

Independent Auditor's Review Report on Standalone unaudited financial results of IRB Infrastructure Developers Limited for the quarter pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To The Board of Directors of IRB Infrastructure Developers Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results of IRB Infrastructure Developers Limited (hereinafter referred to as 'the Company') for the quarter ended June 30, 2026 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').

2. This Statement, which is the responsibility of the Company's Management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is in compliance with the Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M S K A & Associates LLP (Formerly known as M S K A & Associates)
Chartered Accountants
ICAI Firm Registration No.105047W/W101187

Tiwari

Nitin Tiwari
Partner
Membership No.: 118894
UDIN: 26118894ZQNGXL6042

MSKA & ASSOCIATES LLP Chartered Accountants

Place: Mumbai
Date: July 30, 2026

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CIN : L65910MH1998PLC115967

IRB INFRASTRUCTURE DEVELOPERS LTD
HIGHWAY TO GROWTH

Part I: Statement of Standalone Unaudited Financial Results for the quarter ended June 30, 2026

(Rs. in million except earnings per share data)

Sr. No.	Particulars	Quarter ended			Year ended
		30.06.2026 (Unaudited)	31.03.2026 Audited (Refer Note 7)	30.06.2025 (Unaudited)	31.03.2026 (Audited)
1	**Revenue from operations**				
	a) Revenue from services	7,935.28	7,712.01	11,059.96	33,539.77
	b) Gain on InvITs & Related Assets as per fair value measurement	3,036.25	3,523.26	1,555.56	11,280.48
	c) Dividend / Interest income from InvITs & Related Assets	1,331.03	482.30	324.30	1,451.91
	Total Revenue from operations ((1a) to (1c))	**12,302.56**	**11,717.57**	**12,939.82**	**46,272.16**
2	Other income	555.46	1,996.31	761.95	4,828.96
3	**Total Income (1)+(2)**	**12,858.02**	**13,713.88**	**13,701.77**	**51,101.12**
4	**Expenses**				
	a) Contract and site expense	7,065.85	6,668.22	9,580.79	28,793.28
	b) Employee benefits expense	179.99	112.90	143.58	605.51
	c) Finance costs	1,475.12	1,521.05	1,572.01	6,135.70
	d) Other expenses	537.31	547.42	541.35	2,219.90
	Total Expenses ((4a) to (4d))	**9,258.27**	**8,849.59**	**11,837.73**	**37,754.39**
5	**Profit before exceptional item and tax (3) - (4)**	**3,599.75**	**4,864.29**	**1,864.04**	**13,346.73**
6	Exceptional items (refer note 8)	-	-	-	(106.88)
7	**Profit before tax (5) + (6)**	**3,599.75**	**4,864.29**	**1,864.04**	**13,239.85**
8	**Tax expenses**				
	Current tax	146.80	43.32	81.20	43.32
	Deferred tax	757.69	922.01	385.12	3,230.49
	Total tax expenses	**904.49**	**965.33**	**466.32**	**3,273.81**
9	**Net Profit after tax (7) - (8)**	**2,695.26**	**3,898.96**	**1,397.72**	**9,966.04**
10	**Other comprehensive income / (loss) :**				
	A. Items that will not be reclassified to statement of profit and loss in subsequent period / year				
	Mark to market gain / (loss) on fair value measurement of investments (net of tax)	67.97	(310.11)	1,074.45	849.49
	Re-measurement of gain on defined benefit plans (net of tax)	1.74	15.22	0.32	19.58
	B. Items that will be reclassified to statement of profit and loss in subsequent period / year				
	Effective portion of gain/(loss) on cash flow hedge (net of tax)	(1,501.27)	1,728.59	477.60	3,065.67
	Other comprehensive income / (loss) for the period / year, net of tax (A+B)	**(1,431.56)**	**1,433.70**	**1,552.37**	**3,934.74**
11	**Total comprehensive income for the period / year (9) + (10)**	**1,263.70**	**5,332.66**	**2,950.09**	**13,900.78**
12	Paid-up equity share capital (face value - Re.1 per share)	12,078.00	6,039.00	6,039.00	6,039.00
13	Other equity				153,571.81
14	Earnings per share (of Re.1 each) basic and diluted - (Rs.) * (refer note 5)	0.22	0.33	0.12	0.82

* not annualised except for the year ended March 31, 2026

See accompanying notes to the Statement of Standalone Unaudited Financial Results.

Registered Office:
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IRB INFRASTRUCTURE DEVELOPERS LTD.

REGISTERED ISOQAR

UKAS MANAGEMENT SYSTEMS 0026

Certifcate Number 23725

ISO 9001, ISO 14001, ISO 45001, ISO 27001

MSKA & ASSOCIATES LLP

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HIGHWAY TO GROWTH

REGISTERED ISOQAR | UKAS MANAGEMENT SYSTEMS 0026

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Notes to Statement of Standalone Unaudited Financial Results for the quarter ended June 30, 2026

1. The Statement of Standalone Unaudited Financial Results for the quarter ended June 30, 2026 have been reviewed by Audit Committee and approved by Board of Directors at its meeting held on July 30, 2026. The Statutory Auditors of the Company have carried out limited review on the above results in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 ('the Regulation'), as amended and expressed an unmodified conclusion.
2. The Statement of Standalone Unaudited Financial Results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) as prescribed under section 133 of the Companies Act, 2013 read with the relevant rules Issued thereunder and the other accounting principles generally accepted in India.
3. The Company is engaged in the business of road infrastructure development and investments in InvITs & Related Assets. The Company secures contracts by submitting bids in response to tenders, in terms of which it is required to form Special Purpose Vehicle ("SPV") companies ("subsidiary companies") to execute the awarded projects. In so conducting its business, its revenues include income from road infrastructure projects, income from Investments in InvITs & Related Assets and other income.
4. As permitted by paragraph 4 of Indian Accounting Standard (Ind AS) 108 "Operating Segments", notified under Section 133 of the Companies Act, 2013, read together with the relevant rules issued thereunder, if a single financial report contains both consolidated financial statements and the separate financial statements of the parent, segment information need to be presented only on the basis of the consolidated financial statements. Thus, disclosure required by Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 on segment wise revenue results and capital employed are given in consolidated financial results.
5. The Board of Directors approved the issuance of bonus equity shares at its meeting held on February 13, 2026, which was subsequently approved by the shareholders through postal ballot on March 23, 2026.

   Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Management Administration and Share Transfer Committee of the Board of Directors on April 2, 2026, approved the allotment of 603,90,00,000 bonus equity shares of Re.1/- each as fully paid up, in the ratio of 1 (one) new fully paid up share of Re.1/- each for every existing 1 (one) equity share of Re.1/- each, to the eligible shareholders as on April 1, 2026, being the record date fixed for this purpose.

   Pursuant to Ind AS 33 – Earnings per Share, the basic and diluted earnings per share for all prior and comparative periods presented have been retrospectively adjusted to reflect the impact of the bonus issue, as if the issue had occurred at the beginning of the earliest period presented.

   During the quarter ended June 30, 2026, the paid-up share capital of the Company stands increased to Rs.1,207,80,00,000/- consisting of 1,207,80,00,000 equity shares of Re.1/- each, by capitalizing the securities premium of the Company.
6. The Board of Directors at its meeting held on July 30, 2026 has declared interim dividend of Rs. 0.05 per equity share of face value of Re.1/- each.
7. The figures of the quarter ended March 31, 2026 as reported in the financial results are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures upto the end of the third quarter ended December 31, 2025. Also, the figures upto the third quarter had only been reviewed and not subjected to audit.
8. The standalone financial results for the year ended March 31, 2026 included the impact of exceptional items amounting to Rs.106.88 million pertaining to impact of New Labour Codes.
9. The above Statement of Standalone Unaudited Financial Results of the Company are available on the Company's website (www.irb.co.in) and stock exchanges websites, BSE (www.bseindia.com) and NSE (www.nseindia.com), where the shares of the Company are listed.

For and on behalf of the Board of Directors of
IRB Infrastructure Developers Limited

Virendra D. Mhaiskar
Chairman and Managing Director

Place: Mumbai
Date: July 30, 2026

IRB INFRASTRUCTURE DEVELOPERS LTD.

MSKA & ASSOCIATES LLP Chartered Accountants

INFRASTRUCTURE DEVELOPERS LTD
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ISO 9001, ISO 14001,
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Certificate Number 23725

Press Release

IRB Infra reports YoY rise of Approx. 51% in Net Profit in Q1FY27

Mumbai, July 30, 2026: IRB Infrastructure Developers Limited, India's leading and the largest highway infrastructure assets platform, today announced its financial results for Q1FY27.

The Company reported robust 51% growth in the Net Profits in Q1FY27 over the corresponding quarter of FY26.

Financial Highlights:

- **Net Profit:** Rs.306Crs, against Rs.202Crs in Q1FY26; YoY increase of 51%.
- **Total Income:** Rs.2,173Crs, against Rs.2,165Crs in Q1FY26.
- **Toll Revenue:** Rs.733Crs, against Rs.646Crs in Q1FY26; YoY increase of 14%.
- **Interim Dividend:** Declared Interim Dividend of Rs.60Crs

Business Highlights:

- Commissioned Ganga Expressway (Meerut to Budaun Group 1 BOT) and commenced tolling
- Commenced tolling on TOT18 (Chandikhole Bhadrak NH-16) from 1st April 2026
- Company's Private InvIT Joint Venture, IRB Infrastructure Trust has offered its two highway BOT assets worth Rs.4,605Crs to IRB InvIT Fund, Public InvIT sponsored by the Company.

Management Commentary:

Commenting on the performance, **Shri Virendra D. Mhaiskar, Chairman & Managing Director** of the Company, said: ***"We are successfully navigating the current global economic challenges, driven by the strength of our Rs. 94,000 Crores asset portfolio. Our toll revenue is growing and our B.E.S.T strategy is firmly on track."***

He further said: ***"The road ahead is highly promising, India's growing economy and the government's continued push for public-private partnership creates an ideal synergy for expansion. By seamlessly pursuing upcoming market opportunities and by building on our established asset base, IRB is confidently moving toward its goal of a Rs. 1,40,000 crore asset base by 2030, ensuring accelerated and long-term value for all our stakeholders."***

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 28 revenue-generating highway assets aggregating to approx. Rs.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 cash-flows 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:

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