



(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 Announces **Q4FY26 Distribution of Rs. 1.60 Per Unit; Up 7%**

- **Distribution of Rs. 1.60 Per Unit Amounting to Rs. 205.06 Crores for Q4FY26; Q-o-Q Increase of 7%**
- **Cumulative Distribution since listing is Rs. 5,021.65 Crs (Rs.80.95 per unit)**
- **Addition of 3 BOT and a HAM Asset take Assets Portfolio to 8 BOT and 2 HAM Assets with Enterprise Value of approx. Rs.18,200 Crs**
- **Received Non-Binding Offer from IRB Infrastructure Trust for two BOT Assets with Enterprise Value of Rs.4,663Crs**

Mumbai, May 15, 2026 : IRB InvIT Fund, India's first listed Infrastructure Investment Trust, will distribute Rs. 205.06 Crs translating into the Payout of Rs. 1.60 per unit for Q4FY26, which includes Rs. 1.44 per unit as an Interest component, Re. 0.04 per unit as a Dividend component and Re. 0.12 per unit as a return of capital.

The full year Distribution of FY26 is Rs. 705.64 Crs, which comes to Rs. 6.60 per unit and includes Rs. 4.86 per unit as an Interest component, Rs. 1.19 per unit as Return on Capital and Rs. 0.55 per unit as Dividend.

Till date, since the Trust's IPO in FY18, its cumulative distribution has reached Rs.5,021.65 Crs.

The Board of IRB Infrastructure Pvt. Ltd., an Investment Manager to the IRB InvIT Fund, today announced the financial results of IRB InvIT Fund for the Q4FY26 and entire FY26.

While commenting on the occasion, Mr. Rushabh Gandhi, Executive Director and Chief Financial Officer of the Investment Manager, IRB Infrastructure Private Limited said, ***"The toll revenue growth for the recently added asset is approx. 14% higher than the growth envisaged. The performance of the assets has been exemplary, and the recent addition of assets, especially HAM projects, has led to a 7% increase in the payout. We have received an NBO for two assets, and our endeavour is to maximize value for the unitholders while improving the current yield to the unitholders."***

The Trust has set May 20, 2026, as a record date for distribution and the same will be paid to the unit holders on or before May 27, 2026.

Business Highlights & Updates:

1. During the year 3 BOT Assets with enterprise value of Rs.8,436Crs, Viz. Kaithal Rajasthan NH152/65 in Haryana, Hapur Moradabad NH9 in Uttar Pradesh and Kishangarh Gulabpura NH79A, were acquired from IRB Infrastructure Trust for an equity consideration of Rs.4,905Crs.



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2. Also acquired one Hybrid Annuity Asset with enterprise value of around Rs.1,217Cr, Viz. Gandeva Ena, which is part of prestigious Delhi Mumbai Greenfield Expressway, from Sponsors for equity consideration of Rs. 513Cr
3. Received non-binding offer from IRB Infrastructure Trust to acquire its two BOT assets, one each in Maharashtra and Rajasthan, aggregating 1,144 Lane Kms length with an Enterprise Value of Rs.4,663Cr
4. FY26 witnessed the Y-O-Y Toll Revenue growth of 34% of FY25 due to addition of 3 BOT assets; during the year toll revenue is Rs. 1,270 Crs where as in FY25 the Toll Revenue was Rs. 945 Crs. The same is 13% on Asset-to-Asset Y-O-Y basis comparison.
5. During the fourth quarter, the Kaithal–Rajasthan BOT asset received an arbitral award granting monetary claims of Rs 375.20 crore, inclusive of interest computed up to the date of the award, along with further interest until realisation, and an extension of the concession period by 582.77 days.
6. During the year, IRB InvIT Fund successfully completed Fund Raising of Rs.3,248.43 Crs through the Institutional Placement of Units and Rs.1,005.28Cr through the Preferential issue.

Highlights of the Trust’s Performance:

Period	Q4FY26 (Rs. in Crs)	Q4 FY25 (Rs. in Crs)	FY26 (Rs. in Crs)	FY25 (Rs. in Crs)
Revenue	560	282	1,582	1,110
EBITDA	420	233	1,270	916
Distribution	206	116	706	464

About IRB InvIT Fund:

IRB InvIT Fund is the first Infrastructure Investment Trust sponsored by IRB Infrastructure Developers Ltd and is registered under the SEBI’s Infrastructure Investment Trust Regulations 2014. Public InvIT, in pursuant to the Concessions granted by the respective Nodal Agencies, operates and manages 10 highways assets, including 8 BOT and 2 HAM projects with 4,445 Lane Kms and Enterprise Value of approx. Rs.18,200 Crs in the States of Maharashtra, Gujarat, Rajasthan, Karnataka, Tamil Nadu, Punjab, Haryana and Uttar Pradesh. The Weighted Average Life of these Assets is 17 years plus. Public InvIT is listed on NSE & BSE since 2017 under ticker “IRBN” AND “IRBINVIT” respectively. For more information on Public InvIT, please visit www.irbinvit.co.in

For further details, please write to: info@irbinvit.co.in or tejal@conceptpr.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.



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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.