

IRB

IRB InvIT Fund

(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 Q2FY26 Distribution of Rs. 1.50 per unit; adds three assets to double its Assets Base to over Rs.16,000Cr

Mumbai, November 13, 2025: The Board of IRB Infrastructure Pvt. Ltd., the Investment Manager to the IRB InvIT Fund, India's first listed Infrastructure Investment Trust, today declared its financial results and announced distribution of Rs.1.50 per unit for its Unitholders for Q2FY26.

The Trust successfully completed acquisition of three revenue generating highway assets to take its Assets Base to over Rs.16,000Cr and project portfolio to 9 projects (8 BOT and 1 HAM) with operating lane kilometers 4,225 and footprints to two more States of India, i.e., Uttar Pradesh and Haryana.

Commenting on the occasion, Mr. Rushabh Gandhi, Director and Chief Financial Officer said, ***“The acquisition of three revenue-generating road assets, with a combined enterprise value of about Rs.8,400Cr and a weighted average life of 20 years, has more than doubled the Trust's scale to over Rs.16,000Cr. This addition has enhanced the portfolio's average residual life from around 14 to 17 years and expanded our footprint to high-growth states like Uttar Pradesh and Haryana”.*** He further said, ***“The impact of this strategic expansion will be reflected from Q3 onwards. Despite extended monsoons, our performance demonstrates resilience, disciplined capital management, and sustainable growth. We remain grateful to our stakeholders for their continued trust and confidence in the Trust's long-term vision”.***

Financial Highlights:

- Announced Distribution of Rs. 192.24 Crs at Rs. 1.50 per unit
- Cumulative distribution since listing is Rs.4,624.36 Crs at Rs 77.85 per unit, i.e.,76% of the fund raised at the time of an IPO in year 2017
- Record date for distribution is 18 November 2025, which will be paid by 25 November 2025.

Period	Q2 FY 26 (Rs. in Crs)	Q2 FY 25 (Rs. in Crs)	% Change
Revenue	278	271	3%
EBIDTA	233	224	4%
Distribution	192	116	-
Per Unit	1.50	2.00	-

Business Highlights:

1. The Trust continues to maintain a robust credit profile, with its 'AAA' rating reaffirmed by two leading credit rating agencies.
2. 6% Y-o-Y Toll Revenue growth in Q2FY26 (Rs.266Cr Vs. Rs.251Cr)

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About IRB InvIT Fund:

IRB InvIT Fund is the Trust settled by its Sponsor, IRB Infrastructure Developers Ltd and is registered under the SEBI's Infrastructure Investment Trust Regulations 2014.

The Trust, set up to own, operate and maintain portfolio of toll road concessions, is managing 9 operational road assets at present including 8 BOT assets and 1 HAM asset, with 4,225 operational lane kilometers and the gross enterprise value of approx. Rs.16,400Cr, spread across the states of Maharashtra, Gujarat, Rajasthan, Karnataka, Tamil Nadu, Punjab, Haryana and Uttar Pradesh.

The Weighted Average life of Assets under InvIT Portfolio is around 17 years.

For further details, please write to: info@irbinvit.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 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.