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

August 26, 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 August 26, 2026

Please note that the Board of Directors of the Company (the "Board") at its meeting held today i.e. August 26, 2026, has *inter-alia*, accorded approval for investment in the units of IRB InvIT Fund, a SEBI registered Infrastructure Investment Trust, for which the Company acts as the Sponsor, through subscription to a preferential issue proposed to be undertaken by IRB InvIT Fund, subject to approval of the unitholders IRB InvIT Fund and any other approvals as may be required, for an amount of up to Rs. 351,00,00,000 (Indian rupees Three Hundred Fifty-One Crore Only).

The Board Meeting commenced at 3:00 pm and concluded at 4:10 pm.

The details of the transaction are annexed herewith as **"Annexure – I"**.

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: 2026.08.26 16:23:54 +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

REGISTERED ISOQAR
UKAS MANAGEMENT SYSTEMS
ISO 9001, ISO 14001, ISO 45001, ISO 27001
Certifcate Number 23725

Annexure – I

Details under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements Regulations), 2015, as amended

Sr. No.	Particulars	Details
1.	Name of the target entity, details in brief such as size, turnover etc.;	IRB InvIT Fund is a Trust registered under the SEBI (Infrastructure Investment Trusts) Regulations, 2014 ("the **Trust**"). Turnover for FY 25-26: Rs. 1,484.55 crore (consolidated) PAT for FY 25-26: Rs. 338.61 crore (consolidated) Net worth for FY 25-26: Rs. 7,737.30 crore (consolidated)
2.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length";	No. The proposed acquisition does not constitute a related party transaction under the applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3.	Industry to which the entity being acquired belongs;	Infrastructure – Road and Highways
4.	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);	The proposed acquisition of units will enable the Trust to raise funds for acquisition of two project SPVs from IRB Infrastructure Trust, a privately placed listed infrastructure investment trust registered with the SEBI.
5.	Brief details of any governmental or regulatory approvals required for the acquisition;	The proposed transaction is subject to the receipt of unitholder approval and necessary regulatory approvals.
6.	Indicative time period for completion of the acquisition;	The units will be acquired by the Company within the time period prescribed for preferential allotment under applicable law.
7.	Consideration - whether cash consideration or share swap or any other form and details of the same;	Cash consideration for subscription to units in preferential issue of the Trust

Sr. No.	Particulars	Details
8.	Cost of acquisition and/or the price at which the shares are acquired;	The units are proposed to be acquired at a price of Rs. 65 per unit, aggregating to Rs. 351,00,00,000.
9.	Percentage of shareholding / control acquired and / or number of shares acquired;	The Company proposes to acquire up to 5,40,00,000 additional units.
10.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief).	IRB InvIT Fund is settled by the Company (the "Sponsor") pursuant to the Indenture of Trust dated October 16, 2015, as amended in Mumbai, India, as an irrevocable trust in accordance with the Indian Trusts Act, 1882. The Trust has been registered with SEBI as an Infrastructure Investment Trust under Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 ("**InvIT Regulations**"). The object and purpose of the Trust is to carry on the activity of an infrastructure investment trust under the InvIT Regulations, to raise resources and make investments in accordance with the InvIT Regulations. The Trust is set up to own, operate and maintain a portfolio of ten revenue generating highway assets that includes eight BOT assets and two HAM assets, in the state(s) of Maharashtra, Gujarat, Rajasthan, Karnataka, Tamil Nadu, Punjab, Haryana and Uttar Pradesh. Consolidated turnover of the Trust for the last 3 years: a) FY 2025-26 – Rs. 1,484.55 crore b) FY 2024-25 – Rs.1,110.24 crore c) FY 2023-24 – Rs.1,085.90 crore