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 29, 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 / Ma'am,

Ref: Scrip Code: 532947, Symbol: IRB

Subject: Update - Company sponsored IRB InvIT Fund completes Fund-Raise through Institutional Placement and Preferential Allotment of Units

We refer to the earlier disclosure dated July 2, 2026, regarding IRB InvIT Fund (**"Public InvIT"**), Sponsored by the Company.

Please find enclosed a copy of an update provided by Public InvIT regarding the successful completion of fund raising of Rs. 2,351 Crs through Institutional Placement and Preferential Allotment of Units. Please find enclosed a press release issued by the Company in this regard.

You are requested to kindly take note of the same.

Thank you,

For IRB Infrastructure Developers Limited

Mehulkumar Natwarlal Patel
Digitally signed by Mehulkumar Natwarlal Patel
Date: 2026.09.29 08:56:20 +05'30'

Mehul Patel
Company Secretary

Encl. as above

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

ISO 9001, ISO 14001,
ISO 45001, ISO 27001

Certificate Number 23725

Press Release

IRB Infra sponsored IRB InvIT Fund successfully completes Fund-Raise of Rs.2,351Crs through Institutional Placement and Preferential Allotment of Units

Mumbai, September 29, 2026: IRB Infrastructure Developers Limited, India's premier and largest highway infrastructure assets development and management platform, has announced that its sponsored Public InvIT, IRB InvIT Fund, has successfully raised Rs.2,351Crs through an Institutional Placement ("IP") and Preferential Allotment of Units.

The total fund-raise of Rs.2,351Crs comprises the following:

Particulars	**Amount (In Crs Rs)**
Qualified Institutional Placement (QIP)	2,000
Preferential Allotment	351
Total Fund-Raise	**2,351**

Commenting on the development, Mr. Virendra D. Mhaiskar, Chairman & Managing Director of the Company said, ***"It is another testament to the robust trust and credibility that IRB Group has established over the past three decade, alongside the enduring goodwill earned among global and domestic investors. It highlights strong investor confidence in India's infrastructure growth story and validates the InvIT platform as a credible, scalable and transparent vehicle for long-term infrastructure investment."*** He further said, ***"This transfer is an integral part of our B.E.S.T. strategy focussing on portfolio growth through strategic asset monetization. The capital unlocked through this transaction will empower IRB Infrastructure Trust (Private InvIT) to pursue new growth opportunities efficiently to fund projects in the next phase of expansion."***

This is the second fund-raise activity by the Company Sponsored IRB InvIT Fund since its launch and listing way back in year 2017; the first one was last year, when IRB InvIT raised Rs.4,253Crs for acquiring three highway assets of Rs.8,643Crs enterprise value from IRB Infrastructure Trust.

Further, to maintain its (approx.) 16% stake in IRB InvIT Fund, the Company has invested Rs.351Crs through preferential allotment of units of IRB InvIT Fund.

The fund-raise witnessed strong and broad-based participation from both domestic and international investors, reflecting the confidence of a diverse set of marquee long-term institutional investors, including pension funds, insurance companies, mutual funds, and several family offices.

Highlights of the IP:

- **Total Funds Raised through IP:** Rs.2,351Crs
- **Use of proceeds:** Partly fund the acquisition of two BOT highway assets, Viz., Solapur Yedeshi NH211 and Chittorgarh Gulabpura NH79 from the IRB Infrastructure Trust

In addition, the Company sponsored IRB Infrastructure Trust (Private InvIT) is expected to receive approximately Rs.2,744Crs as equity consideration as the Seller of the highway assets, upon completion of the transaction. This infusion will enable the Private InvIT to pursue new highway projects , further strengthening the Group's development pipeline and growth prospects.

To reiterate, the Company is a Sponsor and Project Manager of the IRB InvIT Fund.

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 Rs.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 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.

Date: September 29, 2026

To,

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

Ref.: Scrip Code: 540526, Symbol: IRBINVIT

Sub: Institutional placement of units (the "Units" and such institutional placement, " Issue") of IRB InvIT Fund ("Trust") under the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended ("SEBI InvIT Regulations") and the master circular issued by the Securities and Exchange Board of India bearing number SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025, as amended ("Master Circular")

In continuation of our earlier letter dated September 24, 2026 read with the letter dated September 28, 2026 in relation to the Issue, we wish to inform you that, in respect of the Issue which opened on September 24, 2026 and closed on September 28, 2026, the committee of the board of directors of IRB Infrastructure Private Limited ("**Committee**") at its meeting held today, i.e., September 29, 2026, approved the issue and allotment of 317,460,316 Units to eligible institutional investors at the Issue Price of ₹ ₹63/- per Unit (which includes a discount of ₹ ₹1.26/- per Unit (1.96% of the Floor Price, as determined in terms of the SEBI InvIT Regulations and Master Circular) to the Floor Price), aggregating to ₹ 20,000 million (Twenty Thousands Million), pursuant to the Issue.

Set out below are the details of the allotment:

Type of securities issued	317,460,316 Units
Type of Issuance	Institutional Placement
Total no. of securities issued	317,460,316 Units at a Issue Price of ₹ 63/- per Unit
Total amount for which securities issued	₹ 20,000 million

Pursuant to the allotment of Units in the Issue, the unitholding capital of the Trust comprises 1,653,060,316 Units. The unitholding pattern of the Trust, before and after the Issue, will be submitted along with the listing application.

Further, find attached herewith the list of allottees who have been allotted more than 5% of the Units offered in the Issue, marked as **Annexure 1.**

Please find enclosed a press release by IRB InvIT Fund in this regard.

You are requested to take note of the same.

Thanking you,

Yours faithfully,
For IRB Infrastructure Private Limited
(Investment Manager to IRB InvIT Fund)

Swapna Nikhil Arya
Digitally signed by Swapna Nikhil Arya
Date: 2026.09.29 08:50:55 +05'30'

Swapna Arya
Company Secretary and Compliance Officer
Membership Number – A32376

CC:
IDBI Trusteeship Services Limited
Ground Floor, Universal Insurance Building,
Sir Phirozshah Mehta Road, Fort
Mumbai 400 001

Annexure 1

List of allottees who have been allotted more than 5% of the Units issued in the qualified institutions placement

Sr. No.	Name of the Allottees	Category	No. of Units Allotted in the Issue (Clubbed PAN wise)	% of Total Issue size	% of Unitholding of the Trust (Post- Issue)
1.	Anahera Investment PTE LTD*	FPI	55,555,555	17.50	15.96*
2.	Arvesta Financial Services Private Limited	NBFC	39,682,540	12.50	2.40
3.	Prazim Trading And Investment Company Private Limited	DII	39,682,539	12.50	2.40
4.	NPS TR A/C ICICI Pension Fund Scheme C TIER I NPS TR AC ICICI PENSION FUND SCHEME C - TIER II	Pension Fund	1,98,41,269	6.25	1.26*
5.	NEO Alternatives Investment Trust- Neo Treasury Plus Fund	AIF	19,047,619	6.00	1.15*
6.	HSBC MUTUAL FUND - REDHEX HYBRID LONG - SHORT FUND HSBC MUTUAL FUND - HSBC AGGRESSIVE HYBRID FUND HSBC MUTUAL FUND - HSBC CREDIT RISK FUND	Mutual Fund	1,73,80,952	5.47	1.05

**Includes existing units held prior to the Issue*

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 successfully completes Fund Raise of Rs.2,351Crs through Institutional Placement and Preferential Allotment of Units

Mumbai, September 29, 2026: IRB InvIT Fund, India's first listed Infrastructure Investment Trust, has successfully completed a fund-raise of Rs.2,351Crs through an Institutional Placement ("IP") and Preferential Allotment of Units.

The total fund-raise of Rs.2,351Crs comprises the following:

Particulars	Amount (In Rs. Crs)
Qualified Institutional Placement (QIP)	2,000
Preferential Allotment	351
Total Fund-Raise	**2,351**

The Committee of Directors of the Investment Manager of IRB InvIT Fund, IRB Infrastructure Private Limited, has today approved the allotment of Units aggregating to Rs.2,000Crs pursuant to institutional placement. Further, on Friday, September 25, 2026, the Investment Manager of IRB InvIT Fund has made the preferential allotment of Units worth Rs.351 crore to IRB Infrastructure Developers Ltd.

The fund-raise witnessed strong and broad-based participation from both domestic and international investors, reflecting the confidence of a diverse set of marquee long-term institutional investors, including pension funds, insurance companies, mutual funds, and several family offices.

The Sponsors IRB Infrastructure Developers Ltd has also invested Rs.351Crs in IRB InvIT Fund through preferential issue of units, to maintain its (approx.) 16% stake in IRB InvIT Fund.

Commenting on the occasion, Mr. Rushabh Gandhi, Wholetime Director & CFO, IRB Infrastructure Private Limited, the Investment Manager of IRB InvIT Fund, said, ***"This is another important milestone in our journey since the IPO and the previous fund raise. The proceeds will support the proposed acquisition of two highway assets from IRB Infrastructure Trust, which will further strengthen the InvIT's portfolio, enhance its asset life and support future distributions."***

Mr. Virendra D. Mhaiskar, Chairman & Managing Director of the Sponsor, IRB Infrastructure Developers Ltd. said, ***"We continue to add quality assets to the Public InvIT. With the addition of two new assets, its portfolio size has reached Rs.23,000Crs, and we remain on track to scale the portfolio over the next 2–3 years. This is a testament to the trust and***

credibility IRB has built over three decades and the growing confidence in the InvIT platform as a credible and scalable vehicle for long-term infrastructure investment. We are grateful to our investors for their overwhelming response and continued trust in IRB InvIT Fund's growth strategy and vision."

Highlights of the fund-raise:

- **Total Funds Raised through Institutional Placement and Preferential Allotment:** Rs.2,351Crs
- **Use of proceeds:** To partly fund the acquisition of two BOT highway assets — Solapur Yedeshi NH211 in Maharashtra and Chittorgarh *Gulabpura NH79 in Rajasthan* — from the IRB Infrastructure Trust and General purposes
- **Post-acquisition scenario of IRB InvIT Fund's portfolio:** 11 operational highway assets (9 BOT + 2 HAM) with 5,314 Lane Kms and Enterprise Value of over Rs.20,000Crs with Weighted Average Concession Life of around 17 years

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 9 highways assets, including 7 BOT and 2 HAM projects with 4,170 Lane Kms and Enterprise Value of approx. Rs.17,900 Crs in the States of Maharashtra, Gujarat, Rajasthan, Karnataka, Tamil Nadu, Punjab, Haryana and Uttar Pradesh. The Weighted Average Life of these Assets is 16 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.

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.

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