

January 27, 2025

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
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Dear Sir / Madam,

Re.: Scrip Code: 540526; Symbol: IRBINVIT

Sub.: Outcome of the Meeting of the Board of Directors of Investment Manager held on January 27, 2025

Please note that the Board of Directors of the Investment Manager of IRB InvIT Fund (“the Trust”) at its meeting held on Monday, January 27, 2025, has:

1. Approved Un-audited Consolidated & Standalone Financial information of the Trust for the quarter and nine months ended December 31, 2024. A copy of the financial information along with the Limited Review report is enclosed herewith.

Please refer website www.irbinvit.co.in for a copy of the Corporate Presentation under the Investor Relation Section of the website of the Trust.

2. Declared 3rd Distribution of Rs. 2.00/- per Unit, for the financial year 2024-25. The distribution will be paid as Re. 0.74/- per Unit as Interest, Rs. 1.02/- per unit as return of capital subject to applicable taxes, if any and Re. 0.24 /- per unit as dividend.

Please note that January 30, 2025, has been fixed as the Record Date for the purpose of Payment of this Distribution and it will be paid / dispatched to the eligible Unitholders on or before February 6, 2025.

The meeting commenced at 11:25 a.m. and concluded at 12.40 p.m.

You are requested to take note of the same.

**For IRB Infrastructure Private Limited
(Investment Manager to IRB InvIT Fund)**

**Swapna Arya
Company Secretary & Compliance Officer**

Encl.: As above

Suresh Surana & Associates LLP

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Mumbai – 400 021, India

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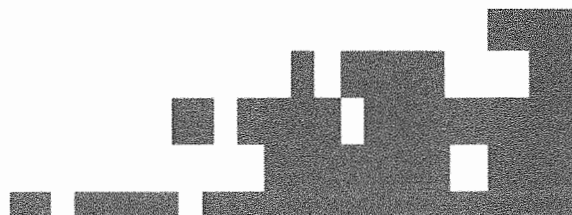
emails@ss-associates.com www.ss-associates.com

LLP Identity No. AAB-7509

Independent Auditors' Review report on the Quarterly and Year to Date Unaudited Consolidated Interim Financial Information

Review Report to
The Board of Directors
IRB Infrastructure Private Limited
(Investment Manager to IRB InvIT Fund)

1. We have reviewed the accompanying unaudited Consolidated Interim Financial Information of IRB InvIT Fund comprising of IRB InvIT Fund ("Fund") and its subsidiaries (together referred to as "the Group") for the quarter ended 31 December 2024 and year to date Unaudited Consolidated Interim Financial Information for the period from 01 April 2024 to 31 December 2024 ("Interim Financial Information"). The Interim Financial Information is prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) read with Rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 as amended and read with SEBI Circular and other accounting principles generally accepted in India.
2. The preparation and presentation of the Interim Financial Information is the responsibility of the Investment Manager to IRB InvIT Fund ("Management") and has been approved by the Board of Directors of the Investment Manager. Our responsibility is to issue a report on the Interim Financial Information based on our review.
3. We conducted our review 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Interim Financial Information is free of material misstatement. A review is limited primarily to inquiries of Investment Manager's personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. This Interim Financial Information includes the results of the following entities which are subsidiaries of the Fund:
 - i. IRB Surat Dahisar Tollway Limited
 - ii. IDAA Infrastructure Limited
 - iii. IRB Talegaon Amravati Tollway Limited
 - iv. IRB Jaipur Deoli Tollway Limited
 - v. M.V.R. Infrastructure and Tollways Limited
 - vi. IRB Tumkur Chitradurga Tollway Limited
 - vii. IRB Pathankot Amritsar Toll Road Limited
 - viii. VK1 Expressway Limited



Suresh Surana & Associates LLP

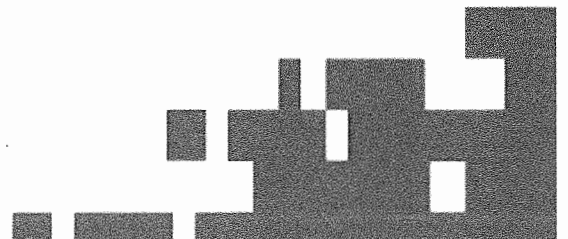
Chartered Accountants

5. We did not review the Interim financial results of eight subsidiary companies included in the Interim Financial Information, whose Interim financial results reflect total revenues (before eliminating intra-group transactions) of Rs. 2,926.29 million and Rs. 8,595.96 million for the quarter and nine months ended 31 December 2024 respectively. These interim financial results have been reviewed by the other auditors and whose limited review reports have been furnished to us and our report in respect thereof is based solely on the review reports of such auditors. Our review report is not modified in respect of this matter.
6. Based on our review conducted as above and upon consideration of review reports of other auditors, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information has not been prepared in accordance with the basis of preparation as set out in Note 2 to the Interim Financial Information.
7. The Interim Financial Information has been prepared by the Management solely as additional information for the unit holders of the Fund and to submit to the stock exchanges. Accordingly, this report has been prepared only for the said purpose and is not to be used for any other purpose, or referred to in any other document, or distributed to any other person without our prior consent.

For Suresh Surana & Associates LLP
Chartered Accountants
Firm's Reg. No.121750W / W-100010



Ramesh Gupta
Partner
Membership No.: 102306
UDIN: 25102306BMHKKY1590
Place: Mumbai
Dated: January 27, 2025



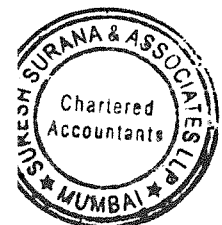
**Unaudited Consolidated Interim Financial Information for the quarter and nine months ended
December 31, 2024** (Rs. in Millions)

Sr. No.	Particulars	Quarter ended December 31, 2024	Quarter ended December 31, 2023	Nine Months ended December 31, 2024	Nine months ended December 31, 2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
I.	Incomes and gains				
	Revenue from operations	2,752.21	2,678.13	8,075.67	7,862.05
	Interest	22.08	128.98	56.73	151.49
	Profit on sale of investments/assets	40.12	16.70	120.16	66.73
	Other income *	6.70	9.36	25.00	17.49
	Total Income and gains	2,821.11	2,833.17	8,277.56	8,097.76
II.	Expenses and losses				
	Operation expenses	166.55	156.69	423.26	463.13
	Project management fees **	233.90	182.38	701.69	547.14
	Valuation expenses	0.63	0.46	1.69	1.37
	Annual Listing Fees	2.07	2.07	6.19	6.18
	Trustee Fees	0.74	0.74	2.21	2.21
	Audit fees	1.22	1.50	3.75	3.63
	Insurance & security expenses	3.41	3.58	10.27	10.83
	Employee benefits expenses	43.59	39.87	130.04	123.27
	Investment management fees (refer note c)	29.50	29.50	88.50	88.50
	Depreciation on property, plant and equipment	0.01	0.01	0.02	0.03
	Amortisation of intangible assets	611.66	576.60	1,882.45	1,702.85
	Finance costs (Interest)	689.99	655.00	2,037.39	1,956.86
	Finance costs (Others)	63.88	30.23	199.95	87.87
	Legal and professional fees	26.65	60.88	63.22	78.17
	Other expenses ***	6.32	253.66	15.37	256.83
	Total Expenses and losses	1,880.12	1,993.17	5,566.00	5,328.87
III.	Profit for the period before income tax (I) - (II)	940.99	840.00	2,711.56	2,768.89
IV.	Tax expenses (current tax and deferred tax)/reversal	31.48	30.92	91.01	68.89
V.	Profit for the period after income tax (III) - (IV)	909.51	809.08	2,620.55	2,700.00
VI.	Items of Other Comprehensive Income	(0.02)	0.12	2.45	0.37
VII.	Total Comprehensive Income (V) + (VI)	910.49	809.20	2,623.00	2,700.37

* Other income includes change in fair value and other non-operating income.

** Project management fees do not include major maintenance of Rs. 172.13 millions, Rs. 26.92 millions, Rs. 516.38 millions and Rs.80.76 millions incurred during the quarter ended December 2024, quarter ended December 2023, nine month ended December 2024 and nine month ended December 2023 respectively for which the provision for major maintenance was made in earlier years.

*** Other expenses include printing and stationery, rent, rates and taxes, Corporate Social Responsibility, membership & subscription fees and other miscellaneous expenses.




Notes to consolidated financial information:

1. Investors can view the results of the IRB InvIT Fund ('Fund' or 'Trust') on the Trust's website (www.irbinvit.co.in) or on the websites of BSE (www.bseindia.com) or NSE (www.nseindia.com).
2. The unaudited Consolidated Interim Financial Information comprises of the Statement of profit and loss and notes thereon of IRB InvIT Fund comprising IRB InvIT Fund ('Fund') and its subsidiaries (together, the 'Group') for the quarter and nine months ended December 31, 2024 ("Interim Financial Information"). The Interim Financial Information has been prepared in accordance with recognition and measurement principles prescribed under Indian Accounting Standard - 34 (Ind AS 34) notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended prescribed under Section 133 of the Companies Act, 2013 ("Ind AS") read with SEBI (Infrastructure Investment Trusts) Regulations, 2014 and the circulars issued thereunder ("InvIT Regulations"). It is not a complete or condensed set of financial statements under Ind AS 34 since it omits the Consolidated Balance Sheet, Statement of Consolidated changes in equity, Consolidated Statement of Cash Flows and the various disclosures required by Ind AS 34 or the InvIT Regulations. Consolidated Interim Financial Information has been prepared only as additional information for the unitholders of the Fund and may not be suitable for any other purpose.
3. The unaudited Consolidated Interim Financial information for the quarter and nine months ended December 31, 2024 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of the Investment Manager at their respective meetings held on January 27, 2025. The Statutory Auditor of the Fund have carried out Limited Review of the above unaudited Consolidated Interim Financial information.
4. The Board of Directors of the Investment Manager have declared 3rd Distribution of Rs. 2.00 per unit which comprises of Re. 0.74 per unit as interest, Rs. 1.02 per unit as return of capital and Re. 0.24 per unit as dividend in their meeting held on January 27, 2025.

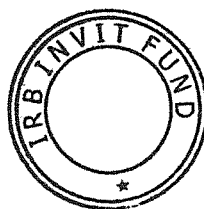
Total distribution made by the Fund is Rs. 6.00 per unit (including 1st Distribution of Rs. 2.00 per unit & 2nd Distribution of Rs. 2.00 per unit) for the nine months ended December 31, 2024.

5. IRB InvIT Fund was registered as an irrevocable trust under the Indian Trusts Act, 1882 on October 16, 2015 and as an infrastructure investment trust under the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 on March 14, 2016. Units of IRB InvIT Fund have been listed on both the stock exchanges on May 18, 2017.
6. During the quarter, Investment Manager to the IRB InvIT Fund ("Trust"), has received preliminary and non-binding offer dated November 14, 2024 (the "NBO") from IRB Infrastructure Trust, acting through its investment manager MMK Toll Road Private Limited ("Private InvIT") relating to a potential acquisition opportunity with respect to the five assets: IRB Hapur Moradabad Tollway Limited, IRB Westcoast Tollway Limited, Kaithal Tollway Limited, AE Tollway Limited and Kishangarh Gulabpura Tollway Limited (collectively, the "Potential Assets"). The Investment Manager is evaluating the NBO as per applicable law which shall be subject to diligence and receipt of requisite approvals.
7. Previous period figures have been regrouped/ reclassified to make them comparable with those of current period.

**For IRB Infrastructure Private Limited
(Investment Manager to IRB InvIT Fund)**


Rushabh Gandhi
Director & CFO

Place: Mumbai
Date: January 27, 2025



Suresh Surana & Associates LLP

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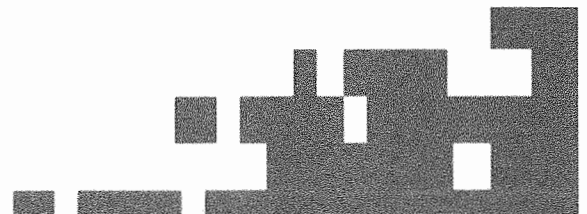
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LLP Identity No. AAB-7509

Independent Auditors' Review report on the Quarterly and Year to Date Unaudited Standalone Interim Financial Information

Review Report to
The Board of Directors
IRB Infrastructure Private Limited
(Investment Manager to IRB InvIT Fund)

1. We have reviewed the accompanying unaudited Standalone Interim Financial Information of IRB InvIT Fund ("Fund") for the quarter ended 31 December 2024 and year to date Interim Financial Information for the period from 01 April 2024 to 31 December 2024 ("Interim Financial Information"). The Interim Financial Information is prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) read with Rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 as amended and read with SEBI Circular and other accounting principles generally accepted in India.
2. The preparation and presentation of the Interim Financial Information is the responsibility of the Investment Manager to IRB InvIT Fund ("Management") and has been approved by the Board of Directors of the Investment Manager. Our responsibility is to issue a report on the Interim Financial Information based on our review.
3. We conducted our review of the Interim Financial Information 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of Investment Manager's personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information has not been prepared in accordance with the basis of preparation as set out in Note 2 to the Interim Financial Information.



Suresh Surana & Associates LLP

Chartered Accountants

5. The Interim Financial Information has been prepared by the Management solely as additional information for the unit holders of the Fund and to submit to the stock exchanges. Accordingly, this report has been prepared only for the said purpose and is not be used for any other purpose, or referred to in any other document, or distributed to any other person without our prior consent.

For Suresh Surana & Associates LLP
Chartered Accountants
Firm's Reg. No.121750W / W-100010



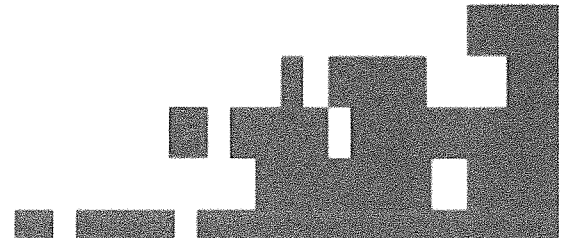
Ramesh Gupta
Partner

Membership No.: 102306

UDIN No.: 2510 2306BMHKKX7986

Place: Mumbai

Dated: 27 January 2025



Registered Office: IRB Complex, Chandivali Farm, Chandivali Village, Andheri (E), Mumbai – 400 072, Maharashtra, India.
Tel: 022 6640 4299; **Fax:** 022 6640 4274;
E-mail: info@irbinvit.co.in; **Website:** www.irbinvit.co.in
SEBI Registration Number: IN/InvIT/15-16/0001;

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)

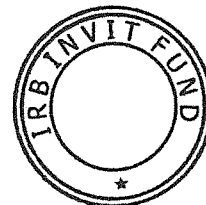
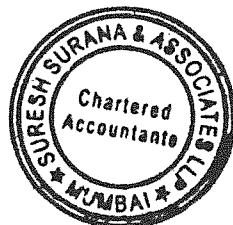
Unaudited Standalone Interim Financial Information for the quarter and nine months ended December 31, 2024

(Rs. in millions)

Sr. No.	Particulars	Quarter ended December 31, 2024 (Unaudited)	Quarter ended December 31, 2023 (Unaudited)	Nine months ended December 31, 2024 (Unaudited)	Nine months ended December 31, 2023 (Unaudited)
I	Incomes and gains				
	Interest on loan	1,570.05	1,514.59	4,655.33	4,377.84
	Dividend income	138.89	-	308.88	-
	Profit on sale of investments	5.35	6.32	27.17	30.80
	Interest on income tax refund	-	0.00	-	0.00
	Interest on bank deposits	11.27	0.76	25.31	2.20
	Day one gain on fair valuation of loan from a subsidiary	-	-	10.26	838.04
	Other income (changes in fair value gain / (loss))	9.11	9.12	20.28	21.74
	Other non-operating income	0.06	-	0.06	-
	Total income and gains	1,734.73	1,530.79	5,047.29	5,270.62
II	Expenditure				
	Valuation expenses	0.63	0.46	1.69	1.37
	Annual listing fees	2.07	2.07	6.19	6.18
	Audit fees	0.63	0.92	1.93	1.93
	Investment management fees	29.50	29.50	88.50	88.50
	Trustee fees	0.74	0.74	2.21	2.21
	Finance cost (interest)	527.09	468.27	1,557.47	1,314.00
	Legal and professional expenses	1.78	1.84	6.13	4.78
	Impairment of investment in subsidiaries (net of Reversal)	14.82	645.98	1,116.82	2,436.06
	Other expenses*	2.64	0.03	3.29	0.10
	Total Expenses	579.90	1,149.81	2,784.23	3,855.13
III	Profit from ordinary activities before tax (I) - (II)	1,154.83	380.98	2,263.06	1,415.49
IV	Tax expense (current tax and deferred tax) / reversal	0.13	-	0.13	-
V	Profit for the period after income tax (III) - (IV)	1,154.70	380.98	2,262.93	1,415.49
VI	Items of Other Comprehensive Income	-	-	-	-
VII	Total Comprehensive Income (after tax) (V) + (VI)	1,154.70	380.98	2,262.93	1,415.49

All values are rounded to the nearest millions, except when otherwise indicated. Wherever the amount represented '0' (zero) construes value less than Rupees five thousand.

* Other expenses include bank charges, rates & taxes, communication cost, printing & stationary, membership & subscription fees and other miscellaneous expenses.



Notes:

1. Investors can view the Financial Results of the IRB InvIT Fund ('Fund' or 'Trust') on the Trust's website (www.irbinvit.co.in) or on the websites of BSE (www.bseindia.com) or NSE (www.nseindia.com).
2. The unaudited Standalone Interim Financial Information comprises of the Statement of profit and loss and notes thereon of IRB InvIT Fund ('Fund') for the quarter and nine months ended December 31, 2024 ("Interim Financial Information"). The Interim Financial Information has been prepared in accordance with recognition and measurement principles prescribed under Indian Accounting Standard - 34 (Ind AS 34) notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended thereafter, prescribed under Section 133 of the Companies Act, 2013 ("Ind AS") read with SEBI (Infrastructure Investment Trusts) Regulations, 2014 and the circulars issued thereunder ("InvIT Regulations"). It is not a complete or condensed set of financial statements under Ind AS 34 since it omits the Balance sheet, Statement of changes in equity, Statement of cash flows and the various disclosures required by Ind AS 34 or the InvIT Regulations. Standalone Interim Financial Information has been prepared only as an additional information for the unitholders of the Fund and may not be suitable for any other purpose.
3. The unaudited Standalone Interim Financial Information for the quarter ended and nine months ended December 31, 2024 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors of the Investment Manager at their respective meetings held on January 27, 2025. The Statutory Auditor of the Fund have carried out Limited Review of the above Interim Financial Information.
4. The provision for impairment of investments in subsidiaries is made based on the difference between the carrying amounts and the recoverable amounts. For ongoing projects, the recoverable amount of the investments in subsidiaries has been computed by the Management assuming revenue as per most likely scenario on value in use calculation for the underlying projects (based on discounted cash flow model). On a periodic basis, according to the recoverable amounts of individual portfolio assets computed, the Trust tests impairment on the amounts invested in the respective subsidiary companies. The valuation exercise so carried out considers various factors including cash flow projections, discount rates, risk premiums for market conditions etc. For the surrendered projects, the said recoverable amounts has been computed by the Management based on a review of the financial position of the said subsidiaries.
5. The Board of Directors of the Investment Manager have declared 3rd Distribution of Rs. 2.00 per unit which comprises of Re. 0.74 per unit as interest, Rs. 1.02 per unit as return of capital and Re. 0.24 per unit as dividend in their meeting held on January 27, 2025.

Total distribution made by the Fund is Rs.6.00 per unit (including 1st Distribution of Rs. 2.00 per unit & 2nd Distribution of Rs. 2.00 per unit) for the nine month ended December 31, 2024.

6. IRB InvIT Fund was registered as an irrevocable trust under the Indian Trusts Act, 1882 on October 16, 2015 and as an infrastructure investment trust under the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 on March 14, 2016. Units of IRB InvIT Fund have been listed on both the stock exchanges on May 18, 2017.



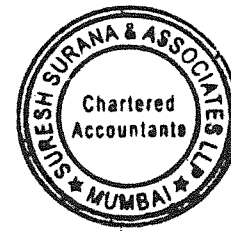
7. During the quarter, Investment Manager to the IRB InvIT Fund (“Trust”), has received preliminary and non-binding offer dated November 14, 2024 (the “NBO”) from IRB Infrastructure Trust, acting through its investment manager MMK Toll Road Private Limited (“Private InvIT”) relating to a potential acquisition opportunity with respect to the five assets: IRB Hapur Moradabad Tollway Limited, IRB Westcoast Tollway Limited, Kaithal Tollway Limited, AE Tollway Limited and Kishangarh Gulabpura Tollway Limited (collectively, the “Potential Assets”). The Investment Manager is evaluating the NBO as per applicable law which shall be subject to diligence and receipt of requisite approvals.

**For IRB Infrastructure Private Limited
(Investment Manager to IRB InvIT Fund)**



**Rushabh Gandhi
Director & CFO**

**Place: Mumbai
Date: January 27, 2025**



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 to distribute Rs. 2.00 per unit for Q3FY25; Cumulative Distribution for 9MFY25 reaches Rs. 6.00 per unit

- Aggregate distribution since listing is Rs. 4,200 Crs, i.e., more than 71% of the fund raised at IPO in year 2017
- Robust traffic growth during the quarter.
- India Rating affirms AAA Rating with Stable Outlook for the IRB InvIT Fund
- Investment Manager evaluating Sponsor's offer of five well established highways assets of around Rs.15,000 Crs

Mumbai, January 27, 2025 : IRB InvIT Fund, India's first listed Infrastructure Investment Trust has announced distribution of Rs. 2.00 per unit among its unitholders towards distribution for Q3FY25. This has taken the cumulative distribution up to the 9MFY25 to Rs. 6.00 per unit. The decision was taken in the Board Meeting of the Investment Manager held today.

The Board of IRB Infrastructure Pvt. Ltd., the Investment Manager to the IRB InvIT Fund, today announced the financial results for third quarter and nine months of FY25 and declared distribution of Rs. 116 Crores to the Unit Holders translating into payout of Rs. 2.00 per unit for the third quarter. With this, the distribution since the listing has reached Rs. 72.35 per unit, which is Rs. 4,200 Crs, i.e., around 71% of the fund raised at the time of an IPO in the year 2017.

While commenting on the occasion, the Spokesperson, IRB Infrastructure Pvt. Ltd., an Investment Manager of the Trust said, ***"We have consistently delivered distribution payouts since our IPO, achieving an impressive payout ratio of over 71% till date."*** He further said, ***"we have received a non-binding preliminary offer from IRB Infra Trust to acquire five of their well-established assets, valued at approximately Rs. 15,000 crores. We are currently evaluating this proposal. If the acquisition proceeds, it will not only maximize value for our unitholders but also ensure sustained long-term benefits."***

The Trust has fixed 30th January 2025 as the record date for distribution and the same will be paid to the unit holders on or before 06th February 2025.

Financial Highlights:

Period	Q3 FY 25 (Rs. in Crs)	Q3 FY 24 (Rs. in Crs)	% Change
Revenue*	282	283	-
EBIDTA	231	210	10%
Distribution	116	116	-
Per Unit	2.00	2.00	-

Note: *Farmer agitation

IRB

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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

Business Highlights:

1. During the quarter, the toll revenue registered steady growth from Rs.262 Crs in Q3FY24 to Rs.256 Crs in Q3FY25, despite traffic disruptions on Pathankot Amritsar project.
2. India Rating & Research (Ind - Ra) Credit Rating Agency has affirmed Credit Rating of IND AAA with Stable Outlook.
3. During the quarter, the Investment Manager, acting on behalf of the Trust, received a preliminary and non-binding offer from IRB Infrastructure Trust for a potential acquisition of five completed and revenue-generating BOT projects. These infrastructure assets have a remaining average life of 21 years. As of September 2024, the five assets have an enterprise value of approximately Rs. 15,000 crores, as per the independent valuer's report of IRB Infrastructure Trust. The Investment Manager is currently evaluating this potential acquisition opportunity on behalf of the Trust.

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 6 operational road assets at present including 5 BOT assets and 1 HAM asset, with the gross enterprise value of Rs.7,978 Crs, spread across the states of Maharashtra, Gujarat, Rajasthan, Karnataka, Tamil Nadu, and Punjab.

The Weighted Average life of Assets under InvIT Portfolio is around 14 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.