

May 8, 2023

Corporate Relationship Department, BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai- 400001.	Listing Department, National Stock Exchange of India Limited Exchange Plaza, C-1 Block G Bandra Kurla Complex, Bandra (E), Mumbai.
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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 May 8, 2023.**

Please note that the Board of Directors of the Investment Manager of IRB InvIT Fund (“the Trust”) at its meeting held on Monday, May 8, 2023 has:

- 1) Approved Audited Consolidated & Standalone Financial Results of the Trust for the half year and financial year ended March 31, 2023. A copy of the results alongwith the Audit Report is enclosed herewith.

Please refer website [www.irbinvit.co.in](http://www.irbinvit.co.in) for a copy of Corporate Presentation under Investor Relation Section of the website of the Trust.

- 2) Declared 4<sup>th</sup> distribution of Rs. 2.00/- per Unit, for the financial year 2022-23. The distribution will be paid as Rs. 1.70/- per unit as Interest and Rs. 0.30/- per unit as Return of Capital, subject to applicable taxes, if any.

Please note that May 12, 2023 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 May 22, 2023.

- 3) Pursuant to Regulation 10 of SEBI (Infrastructure Investment Trusts) Regulation, 2014, the Net Asset Value are disclosed in the financials of the Trust.

The meeting commenced at 11.45 am and concluded at 2.25 pm.

You are requested to take note of the same.

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

**Vinodkumar Menon  
Whole time Director & Chief Executive Officer**

Encl.: As above

Suresh Surana & Associates LLP

5th Floor, Bakhtawar  
229, Nariman Point  
Mumbai - 400 021, India

T +91 (22) 2287 5770

emails: [ss-associates.com](mailto:ss-associates.com) [www.ss-associates.com](http://www.ss-associates.com)

LLP Identity No. AAB-7509

## Independent Auditors' Report on the Half yearly and Year to Date Consolidated Financial Results of the Fund Pursuant to Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended

To,  
The Board of Directors  
IRB Infrastructure Private Limited  
(Investment Manager to IRB InvIT Fund)  
IRB Complex, Chandivali Farm,  
Chandivali Village,  
Andheri (East),  
Mumbai 400 072, India.

### Report on the audit of the Consolidated Financial Results

#### Opinion

We have audited the accompanying Statement of consolidated financial results of IRB InvIT Fund (hereinafter referred to as "the Fund") comprising its subsidiaries (the Fund and its subsidiaries together referred to as "the Group"), consisting of the Consolidated Statement of Profit and Loss including Other Comprehensive Income, explanatory notes thereto and the additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular No. CIR/IMD/DF/127/2016 dated November 29, 2016 ("SEBI Circular") for the half year and for the year ended March 31, 2023 ("the Statement"), attached herewith, being submitted by the Fund pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time read with SEBI Circular.

In our opinion and to the best of our information and according to the explanations given to us, the Statement:



- a. includes the results of the following entities:

**Holding Entity:**

IRB InvIT Fund

**Subsidiary Entities:**

- 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 (Formerly known as VK1 Expressway Private Limited) (w.e.f October 13, 2022)
- b. is presented in accordance with the requirements of Regulation 23 of SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended, read with SEBI Circular No. CIR/IMD/DF/127/2016 dated November 29, 2016, in this regard; and
- c. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net profit and total comprehensive income and other financial information of the Group for the half year and for the year ended March 31, 2023.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs), issued by Institute of chartered Accountants of India. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Consolidated Financial Results' section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the consolidated financial results under the provisions of the InvIT Regulations, and we have fulfilled our other ethical responsibilities in accordance these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Management's Responsibilities for the Consolidated Financial Results**

The Statement has been prepared on the basis of the consolidated annual financial statements. Management of the Investment Manager ('the Management') is responsible for the preparation and presentation of the Statement that gives a true and fair view of the consolidated net profit and total comprehensive income and other financial information of the Group in accordance with the requirements of the InvIT regulations; Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting



principles generally accepted in India, to the extent not inconsistent with InvIT Regulations. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Management, as aforesaid.

In preparing the Statement, the management and the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Management and the respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

### **Auditor's Responsibilities for the Audit of the Consolidated Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.



- Conclude on the appropriateness of the management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. For companies included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the InvIT and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### Other Matter

1. We did not audit the financial statements and other financial information of 8 subsidiaries (mentioned in the paragraph (3)(a)(ii) to (viii) above), whose financial statements reflect the total revenues (before eliminating intra-group transactions) of Rs. 55,177.82 Lakhs and Rs. 148,839.92 Lakhs for the half year ended March 31, 2023 and for the year ended March 31, 2023, respectively. These financial statements and other financial information have been audited by the other auditors and whose reports have been furnished to us by the management and our opinion on the consolidated financial results in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and our reports in terms of



InvIT regulations, in so far it as relates to the aforesaid subsidiaries is based solely on the reports of the other auditors.

Our opinion above on the consolidated financial results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

2. The Statement includes the consolidated financial results for the half year ended March 31, 2023 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2023 and the published unaudited year-to-date figures up to September 30, 2022, being the date of the end of the first half of the current financial year, which were subject to limited review as required under Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time read with SEBI Circular No. CIR/IMD/DF/127/2016 dated November 29, 2016.

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

  
Ramesh Gupta  
Partner

Membership No.: 102306

Place: Mumbai

UDIN: 23102306 B61W KSY 2858

Dated: 08 May 2023



(Rs. in lakhs, unless otherwise stated)						
Audited Consolidated Financial results for the half year and year ended March 31, 2023						
Sr. No.	Particulars	Six Month ended March 31, 2023	Six Month ended September 30, 2022	Six Month ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
		(Audited - Refer note 3(i))	(Unaudited)	(Audited - Refer note 3(ii))	(Audited)	(Audited)
<b>I.</b>	<b>Incomes and gains</b>					
	Revenue from operations	52,795.73	91,376.76	73,165.31	1,44,172.49	1,39,156.62
	Interest	59.19	23.37	150.60	82.56	391.32
	Profit on sale of investments/assets	607.72	289.64	129.12	897.36	233.58
	Other income *	630.14	400.35	135.41	1,030.49	252.83
	<b>Total Income and gains</b>	<b>54,092.78</b>	<b>92,090.12</b>	<b>73,580.44</b>	<b>1,46,182.90</b>	<b>1,40,034.35</b>
<b>II.</b>	<b>Expenses and losses</b>					
	Operation expenses	7,470.63	45,028.59	2,425.50	52,499.22	5,898.96
	Project management fees ** (refer note c)	3,594.12	3,218.00	6,731.50	6,812.12	13,069.00
	Valuation expenses	9.12	12.03	10.94	21.15	22.06
	Annual Listing Fees	39.54	39.75	30.32	79.29	60.81
	Trustee Fees	14.75	14.75	14.75	29.50	29.50
	Audit fees	16.36	18.17	20.58	34.53	45.29
	Insurance & security expenses	74.14	22.28	37.40	96.42	75.68
	Employee benefits expenses	767.22	895.38	1,280.80	1,662.60	2,594.14
	Investment management fees (refer note b)	590.00	590.00	688.15	1,180.00	1,278.15
	Depreciation on property, plant and equipment	0.29	0.36	0.51	0.65	1.04
	Amortisation of intangible assets	9,526.29	16,605.66	39,603.75	26,131.95	68,071.71
	Finance costs (Interest)	11,766.25	6,868.48	6,745.74	18,634.73	13,608.08
	Finance costs (Others)	324.49	298.82	374.62	623.31	576.29
	Repairs and maintenance	-	-	0.82	-	0.82
	Legal and professional fees	386.45	488.53	632.73	874.98	711.51
	Other expenses ***	58.11	50.48	283.01	108.59	392.21
	<b>Total Expenses and losses</b>	<b>34,637.76</b>	<b>74,151.28</b>	<b>58,881.12</b>	<b>1,08,789.04</b>	<b>1,06,435.25</b>
<b>III.</b>	<b>Profit for the period before income tax (I) - (II)</b>	<b>19,455.02</b>	<b>17,938.84</b>	<b>14,699.32</b>	<b>37,393.86</b>	<b>33,599.10</b>
<b>IV.</b>	<b>Tax expenses (current tax and deferred tax)/reversal</b>	<b>132.67</b>	<b>303.17</b>	<b>2,509.04</b>	<b>435.84</b>	<b>3,333.11</b>
<b>V.</b>	<b>Profit for the period after income tax (III) - (IV)</b>	<b>19,322.35</b>	<b>17,635.67</b>	<b>12,190.28</b>	<b>36,958.02</b>	<b>30,265.99</b>
<b>VI.</b>	<b>Items of Other Comprehensive Income</b>	<b>(25.11)</b>	<b>(4.28)</b>	<b>10.01</b>	<b>(29.39)</b>	<b>10.01</b>
<b>VII.</b>	<b>Total Comprehensive Income (V) + (VI)</b>	<b>19,297.24</b>	<b>17,631.39</b>	<b>12,200.29</b>	<b>36,928.63</b>	<b>30,276.00</b>

\* Other income includes fair value gain and other non-operating income.

\*\* Project management fees do not include major maintenance of Rs. 280.67 lakhs, Rs. 1,403.33 lakhs, Rs. 7,679.50 lakhs, Rs.1,684.00 lakhs and Rs. 14,070.00 lakhs incurred during the six month ended March 2023, six month ended September 2022, six month ended March 2022, year ended March 2023 and year ended March 2022, respectively for which the provision for major maintenance was made in earlier years.

\*\*\* Other expenses include printing and stationery, rent, rates and taxes and other miscellaneous expenses.



**Notes to consolidated financial results:**

1. Investors can view the results of the IRB InvIT Fund ('Fund' or 'Trust') on the Trust's website ([www.irbinvit.co.in](http://www.irbinvit.co.in)) or on the websites of BSE ([www.bseindia.com](http://www.bseindia.com)) or NSE ([www.nseindia.com](http://www.nseindia.com)).
2. The Audited Consolidated Financial Results comprises of the Consolidated Statement of profit and loss (including other comprehensive income), explanatory notes thereto and additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular no. CIR/IMD/DF/127/2016 dated November 29, 2016 ('SEBI Circular') of IRB InvIT Fund ('Fund') for the half year and year ended March 31, 2023 ("Consolidated Financial Results") being submitted by the Fund pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time read with SEBI Circular.
3. (i) The half yearly Consolidated Financial Results for the half year ended March 31, 2023 are the derived figures between the audited figures in respect of the year ended March 31, 2023 and the published year-to-date figures up to September 30, 2022, being the date of the end of the first half of the current financial year, which were subject to limited review. The consolidated financial results for the half year ended March 31, 2023 and year ended March 31, 2023 have been prepared on the basis of the consolidated financial results for the half year ended September 30, 2022, the audited annual consolidated financial statements as at and for the year ended March 31, 2023, and the relevant requirements of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time read with SEBI Circular.  
  
(ii) The half yearly consolidated financial results for the half year ended March 31, 2022 are the derived figures between the audited figures in respect of the year ended March 31, 2022 and the published year-to-date figures up to September 30, 2021, being the date of the end of the first half of the previous financial year, which were subject to limited review.
4. The Audited Consolidated Financial Results for the year ended March 31, 2023 have been reviewed by the Audit Committee of the Investment Manager at their meeting held on May 8, 2023 and thereafter approved by the Board of Directors of the Investment Manager at their meeting held on May 8, 2023.
5. The Board of Directors of the Investment Manager have declared 4<sup>th</sup> Distribution of Rs. 2.00 per unit which comprises of Rs. 1.70 per unit as interest and Re. 0.30 per unit as return of capital in their meeting held on May 8, 2023.  
  
Total distribution made by the Fund is Rs. 8.05 per unit (including 1<sup>st</sup> Distribution of Rs. 2.05 per unit, 2<sup>nd</sup> Distribution of Rs. 2.00 per unit and 3<sup>rd</sup> Distribution of Rs. 2.00 per unit) for the year ended March 31, 2023.
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. Pursuant to the Share Purchase Agreement dated October 13, 2022, the Fund has acquired the subsidiary company viz. VK1 Expressway Limited ('Project SPV'). Accordingly, the revenue and corresponding expenses in Project SPV has been included from October 13, 2022 to March 31, 2023 in the Consolidated Financial Results.
8. IRB Pathankot Amritsar Toll Road Limited (IPATRL) has recognised revenue of Rs. 42,319.58 lakhs receivable from National Highways Authority of India against arbitration award for delay in completion of construction of the project based on the additional cost incurred by EPC contractor which shall be appropriated to the EPC contractor amounting to Rs. 41,784.26 lakhs included in the operation expenses for the year ended March 31, 2023. The extension in concession period of 518 days shall accrue to the





benefit of IPATRL and the Trust. The actual operation expenses for the year ended March 31, 2023 is Rs. 10,714.96 lakhs.

9. ISDTL and IDAATL has successfully completed Concession Period on May 25, 2022 and March 31, 2022, respectively and handed over the Project Highway including Project Assets to National Highways Authority of India (NHAI) in terms of the Concession Agreement.

**Additional Disclosures as required by Paragraph 6 to SEBI Circular No. CIR/IMD/DF/127/2016:**

**a. Net Distributable Cash Flows for the half year ended March 31, 2023**

**(i) IRB InvIT Fund (Fund)**

(Rs. in Lakhs)

Sr. No.	Particulars	Six months ended March 31, 2023	Six months ended September 30, 2022	Six months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Cash flows received from Project SPVs in the form of Interest (Refer note 1)	28,091.24	19,892.08	20,109.50	47,983.32	41,284.74
2	Cash flows received from Project SPVs in the form of Dividend	-	-	-	-	-
3	Any other income accruing at the Trust level and not captured above, including but not limited to interest/return on surplus cash invested by the Trust	466.49	329.14	160.59	795.63	312.22
4	Cash flows received from the project SPVs towards the repayment (Net) of the debt issued to the Project SPVs by the Trust (Refer note 3)	4,482.00	14,411.37	18,463.58	18,893.37	31,022.75
5	<b>Total cash inflow at the Trust level (A)</b>	<b>33,039.73</b>	<b>34,632.59</b>	<b>38,733.67</b>	<b>67,672.32</b>	<b>72,619.71</b>
	Less:					
6	Any payment of fees, interest and expense incurred at the Trust level, including but not limited to the fees of the Investment Manager	(6,995.01)	(5,885.48)	(6,301.04)	(12,880.49)	(12,547.93)
7	Income tax (if applicable) at the Standalone Trust Level	-	-	-	-	-
8	Repayment of external debt	(2,712.50)	(2,712.50)	(2,712.50)	(5,425.00)	(5,425.00)
9	<b>Total cash outflows / retention at the Trust level (B)</b>	<b>(9,707.51)</b>	<b>(8,597.98)</b>	<b>(9,013.54)</b>	<b>(18,305.49)</b>	<b>(17,972.93)</b>
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>23,332.22</b>	<b>26,034.61</b>	<b>29,720.13</b>	<b>49,366.83</b>	<b>54,646.78</b>

**Notes:**

- 1) The embargo on the Escrow bank account for ITCTL was uplifted as per the Interim order of the Hon'ble Arbitral Tribunal. However, the withdrawals pertaining to past periods towards debt servicing of Rs. 11,193.00 lakhs (net of Rs. 4,402.39 lakhs considered in earlier period) has not been considered in the above Net Distributable Cash Flow. The said accruals are utilized towards acquisition of VKI project.
- 2) Excludes interest due but not received of Rs. Nil, Rs. 5,678.53 lakhs, Rs. 6,567.50 lakhs, Rs. 3,539.11 lakhs and Rs. 13,171.08 lakhs for the six months ended March 31, 2023, six months ended September 30, 2022, six months ended March 31, 2022, year ended March 31, 2023 and year ended March 31, 2022.
- 3) Netted - off with disbursement of long-term unsecured loan to project SPVs (Refer RPT disclosures of standalone financial results).



(ii) **IDAA Infrastructure Limited (IDAATL)**

(Rs. in Lakhs)

Sr. No.	Description	Six Months ended March 31, 2023	Six months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	(2,618.06)	42.40	(1,635.94)	(2,575.66)	(463.50)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	-	-	14,272.94	-	23,237.41
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-	-	-	-
4	Add: Interest paid to the Fund	-	-	134.66	-	365.85
5	Add: Provision for Resurfacing Expenses (Net)	-	-	(2,427.26)	-	(4,703.47)
6	Add: Non-cash expenses	2,623.86	-	-	2,623.86	-
7	Less: NHAI Premium	-	-	-	-	-
8	Less: Principal repayment	-	-	-	-	-
9	Total Adjustments (B)	2,623.86	-	11,980.34	2,623.86	18,899.79
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>5.80</b>	<b>42.40</b>	<b>10,344.40</b>	<b>48.20</b>	<b>18,436.29</b>



**(iii) IRB Surat Dahisar Tollway Limited (ISDTL)**

(Rs. in Lakhs)

Sr. No.	Description	Six Months ended March 31, 2023	Six months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	(988.73)	1,279.04	(3,586.69)	290.31	(2,980.19)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	-	6,269.78	17,199.85	6,269.78	31,170.02
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-	-	-	-
4	Add: Interest paid to the Fund	-	-	413.98	-	2,039.73
5	Add: Provision for Resurfacing Expenses (Net)	-	-	(1,437.43)	-	(1,916.55)
6	Add: Non-cash expenses	1,192.21	(797.16)	7,796.41	395.05	8,381.22
7	Less: NHAI Premium	-	-	-	-	-
8	Less: Principal repayment	-	-	-	-	-
9	Total Adjustments (B)	1,192.21	5,472.62	23,972.81	6,664.83	39,674.42
10	Net Distributable Cash Flows (C) = (A+B)	203.48	6,751.66	20,386.12	6,955.14	36,694.23



**(iv) IRB Talegaon Amravati Tollway Limited (ITATL)**

(Rs. in Lakhs)

Sr. No.	Description	Six Months ended March 31, 2023	Six months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	(693.14)	(651.82)	(907.99)	(1,344.96)	(2,056.27)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	724.71	742.06	763.93	1,466.77	1,294.14
3	Add/less: Any other item of non-cash expense / non-cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-	-	-	-
4	Add: Interest paid to the Fund	3,081.88	2,987.76	2,889.59	6,069.64	5,891.65
5	Add: Provision for Resurfacing Expenses (Net)	(95.78)	(1,177.06)	(803.83)	(1,272.84)	(1,163.67)
6	Add: Non-cash expenses	1.11	(1.05)	-	0.06	-
7	Less: NHAI Premium	-	-	-	-	-
8	Less: Principal repayment	-	-	-	-	-
9	Total Adjustments (B)	3,711.92	2,551.71	2,849.69	6,263.63	6,022.12
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>3,018.78</b>	<b>1,899.89</b>	<b>1,941.70</b>	<b>4,918.67</b>	<b>3,965.85</b>



**(v) M.V.R Infrastructure and Tollways Limited (MITL)**

(Rs. in Lakhs)

Sr. No.	Description	Six Months ended March 31, 2023	Six months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	1,357.14	470.04	317.45	1,827.18	101.98
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	1,713.85	1,725.67	1,755.43	3,439.52	3,122.11
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-	-	-	-
4	Add: Interest paid to the Fund	2,111.00	2,749.09	2,572.33	4,860.09	4,823.94
5	Add: Provision for Resurfacing Expenses (Net)	611.25	219.27	195.02	830.52	390.05
6	Add: Non-cash expenses	2.20	(39.70)	-	(37.50)	-
7	Less: NHAI Premium	-	-	-	-	-
8	Less: Principal repayment	-	-	-	-	-
9	Total Adjustments (B)	4,438.30	4,654.33	4,522.78	9,092.63	8,336.10
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>5,795.44</b>	<b>5,124.37</b>	<b>4,840.23</b>	<b>10,919.81</b>	<b>8,438.08</b>



(vi) IRB Jaipur Deoli Tollway Limited (IJDTL)

(Rs. in Lakhs)

Sr. No.	Description	Six Months ended March 31, 2023	Six months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	(2,359.42)	(2,253.68)	(2,170.27)	(4,613.10)	(7,177.12)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	1,190.42	1,180.23	1,176.83	2,370.65	2,092.72
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-	-	-	-
4	Add: Interest paid to the Fund	6,247.26	6,293.19	7,102.73	12,540.45	14,119.76
5	Add: Provision for Resurfacing Expenses (Net)	1,501.80	1,501.80	(1,132.08)	3,003.60	(1,419.08)
6	Add: Non-cash expenses	464.28	158.36	(1,610.44)	622.64	(1,610.44)
7	Less: NHAI Premium	-	-	-	-	-
8	Less: Principal repayment	-	-	-	-	-
9	Total Adjustments (B)	9,403.76	9,133.58	5,537.04	18,537.34	13,182.96
10	Net Distributable Cash Flows (C) = (A+B)	7,044.34	6,879.90	3,366.77	13,924.24	6,005.84



**(vii) IRB Pathankot Amritsar Toll Road Limited (IPATL)****(Rs. in Lakhs)**

Sr. No.	Description	Six Months ended March 31, 2023	Six months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	(4,617.52)	(3,667.94)	(2,371.42)	(8,285.46)	(3,282.77)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	910.50	1,818.57	938.54	2,729.07	938.64
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-	-	-	-
4	Add: Interest paid to the Fund	6,989.09	6,953.21	7,011.60	13,942.30	14,073.71
5	Add: Provision for Resurfacing Expenses (Net)	710.37	710.37	(473.75)	1,420.74	(947.54)
6	Add: Non-cash expenses	924.99	635.94	(3,512.96)	1,560.93	(11,533.96)
7	Less: NHAI Premium	-	-	-	-	-
8	Less: Principal repayment	-	-	-	-	-
9	Total Adjustments (B)	9,534.95	10,118.09	3,963.43	19,653.04	2,530.85
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>4,917.43</b>	<b>6,450.15</b>	<b>1,592.01</b>	<b>11,367.58</b>	<b>(751.92)</b>



**(viii) IRB Tumkur Chitradurga Tollway Limited (ITCTL)**

(Rs. in Lakhs)

Sr. No.	Description	Six Months ended March 31, 2023	Six months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	2,384.86	2,882.78	1,097.66	5,267.64	2,366.31
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	4,351.37	4,374.08	4,392.28	8,725.45	7,725.26
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-	-	-	-
4	Add: Interest paid to the Fund	6,637.01	6,603.58	6,567.50	13,240.59	13,171.08
5	Add: Provision for Resurfacing Expenses (Net)	1,000.03	313.20	267.69	1,313.23	535.38
6	Add: Non-cash expenses	2.46	(189.88)	18.29	(187.42)	1,388.02
7	Less: NHAI Premium	(11,192.00)	(11,192.00)	(10,288.00)	(22,384.00)	(20,576.00)
8	Less: Principal repayment	-	-	-	-	-
9	Total Adjustments (B)	798.87	(91.02)	957.76	707.85	2,243.74
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>3,183.73</b>	<b>2,791.76</b>	<b>2,055.42</b>	<b>5,975.49</b>	<b>4,610.05</b>

As per interim order of the Division Bench of Hon'ble High Court, withdrawals from Escrow account of ITCTL were not permitted till final order in the matter. During the year, the embargo on the Escrow bank account was uplifted as per the Interim order of the Hon'ble Arbitral Tribunal.





(ix) VKI Expressway Limited (VKI)

(Rs. in Lakhs)

Sr. No.	Description	October 13, 2022 to March 31, 2023
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	2,833.48
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	-
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager *	2,824.73
4	Add: Interest paid to the Fund	902.28
5	Add: Provision for Resurfacing Expenses (Net)	-
6	Add: Non-cash expenses	(964.04)
7	Less: NHAI Premium	-
8	Less: Principal repayment	-
9	Total Adjustments (B)	2,762.97
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>5,596.45</b>

Acquired from IRBIDL vide Share Purchase agreement dated October 13, 2022.

VKI is obligated to create DSRA as per terms of agreement with the lenders and accordingly, funds are retained for the said purpose.

\* Includes Annuity received from the Authority

- b. Pursuant to the Investment Management Agreement, the Investment Manager is entitled to an Investment Management fees to be calculated @ 1% per annum, exclusive of GST, of the consolidated toll revenue (net of premium paid / revenue shared with NHAI) of the Fund at the end of the reporting period subject to a floor of Rs. 100 million and a cap of Rs. 250 million.
- c. In accordance with the Project Implementation Agreements, the fees and remuneration payable by the Project SPVs to the Project Manager has been worked out and agreed upon for the duration of current financial year, between the Project Manager, Investment Manager and the respective Project SPV, on an arm's length basis, after taking into account the extent of work to be done in respect of maintenance and other services to be provided by the Project Manager to such Project SPV.



**d. Statement of Earnings per unit**

(Rs. In lakhs except for unit data)

Particulars	Six Months ended March 31, 2023	Six Months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Profit for the period /year	19,322.35	17,635.67	12,190.28	36,958.02	30,265.99
Number of units outstanding for computation of basic and diluted earnings per unit	58,05,00,000	58,05,00,000	58,05,00,000	58,05,00,000	58,05,00,000
Earnings per unit (basic and diluted)	3.33	3.04	2.10	6.37	5.21

**e. Statement of contingent liabilities and commitments****Contingent liabilities not provided for**

(Rs in lakhs)

Particulars	As at March 31, 2023	As at September 30, 2022	As at March 31, 2022
Contingent liability	-	-	-

**Commitments**

(Rs. in lakhs)

Particulars	As at March 31, 2023	As at September 30, 2022	As at March 31, 2022
Estimated value of contracts in capital account remaining to be executed	-	-	-
Commitment for acquisition of toll equipment & machineries	-	-	1.24
Other commitments	-	-	-
<b>Total</b>	-	-	<b>1.24</b>



### f. Statement of Related party transactions

#### I. List of Related Parties

i. Parties to the Fund	IRB Infrastructure Developers Limited (IRBIDL) (Sponsor & Project Manager)
	IRB Infrastructure Private Limited (IRBFL) (Investment Manager)
	IDBI Trusteeship Services Limited (ITSL) (Trustee)

Particulars	IRB Infrastructure Developers Limited (Sponsor & Project manager)	IRB Infrastructure Private Limited (Investment manager)	IDBI Trusteeship Services Limited (Trustee of the IRB InvIT Fund)
Promoters	Mr. Virendra D. Mhaikar Mrs. Deepali V. Mhaikar Virendra D. Mhaikar HUF	IRB Infrastructure Developers Limited	IDBI Bank Limited Life Insurance Corporation of India General Insurance Corporation of India
Directors	Mr. Virendra D. Mhaikar Mrs. Deepali V. Mhaikar Mr. Chandrashekhar S. Kaptan Mr. Sunil H. Talati Mr. Sandeep J. Shah Ms. Priti Savla ( w.e.f. 10.02.2022 ) Mr. Jose Angel Tamariz Martel Goncer (w.e.f. 29.12.2021) Mr. Ravindra Dhariwal (w.e.f. 05.08.2022) Mr. Carlos Ricardo Ugarte Cruz Coke (till 05.08.2022) Mr. Mukeshlal Gupta (till 29.12.2021) Mr. Sudhir Rao Hoshing (till 29.12.2021) Mrs. Heena Raja (till 10.02.2022 )	Mr. Vinod Kumar Menon Mr. Rajinder Pal Singh Mr. Sunil Tandon (w.e.f. 05.06.2020) Mr. Nikesh Jain (w.e.f. 16.03.2022) Mr. Rushabh Gandhi (w.e.f. 31.03.2023) Mrs. Anusha Date (w.e.f. 31.03.2023)	Mr. J. Samuel Joseph Mrs. Jayshree Ranade (w.e.f. 20.09.2021) Mr. Pradeep Kumar Jain (w.e.f. 24.03.2022) Mr. Pradeep Kumar Malhotra (w.e.f. 17.01.2023) Mrs. Baljinder Kaur Mandal (w.e.f. 17.01.2023) Mr. Satyajit Tripathy (till 17.09.2021) Mr. Ravishankar G. Shinde (till 15.03.2022) Mrs. Madhuri J. Kulkarni (till 06.12.2022) Mrs. Padma Betai (till 31.12.2022)

iii. Directors of Subsidiaries	Mr. Vinodkumar Menon Mr. Bajrang Lal Gupta Mr. Sumit Banerjee Mr. Omprakash Singh Mr. Rushabh Gandhi Mr. Darshan Sangurdekar (w.e.f. 12.12.2021) Mrs. Kshama Vengsarkar (w.e.f. 12.12.2021) Mrs. Heena Raja (till 11.12.2021)
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iv. Relatives of Directors	Mrs. Surabhi Banerjee Mrs. Nayana Rakesh Gandhi
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II. Transactions with related parties during the period

(Rs in lakhs)

Sr. No.	Particulars	Relation	Six Months ended March 31, 2023	Six Months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
	<b>Project Manager Fees</b>		<b>3,796.55</b>	<b>4,716.65</b>	<b>14,411.00</b>	<b>8,513.21</b>	<b>27,139.00</b>
	IRBIDL	Project Manager	3,796.55	4,716.65	14,411.00	8,513.21	27,139.00
	<b>Contract expenses</b>		<b>-</b>	<b>41,784.26</b>	<b>-</b>	<b>41,784.26</b>	<b>-</b>
	IRBIDL	Project Manager	-	41,784.26	-	41,784.26	-
	<b>Investment Management fees paid (including indirect taxes)</b>		<b>590.00</b>	<b>590.00</b>	<b>688.15</b>	<b>1,180.00</b>	<b>1,278.15</b>
	IRBFL	Investment Manager	590.00	590.00	688.15	1,180.00	1,278.15
4	<b>Secured advance Given</b>		<b>-</b>	<b>-</b>	<b>10,309.50</b>	<b>-</b>	<b>25,729.79</b>
	IRBIDL	Project Manager	-	-	10,309.50	-	25,729.79
5	<b>Secured advance recovered</b>		<b>-</b>	<b>-</b>	<b>10,916.71</b>	<b>-</b>	<b>25,729.79</b>
	IRBIDL	Project Manager	-	-	10,916.71	-	25,729.79
6	<b>Interest Income</b>		<b>-</b>	<b>-</b>	<b>105.04</b>	<b>-</b>	<b>335.08</b>
	IRBIDL	Project Manager	-	-	105.04	-	335.08
7	<b>Director sitting fees</b>	Director	<b>9.03</b>	<b>9.11</b>	<b>5.78</b>	<b>18.14</b>	<b>15.44</b>
	Mr. Vinodkumar Menon		1.50	1.75	1.32	3.25	3.07
	Mr. Rushabh Gandhi		0.81	0.71	0.66	1.52	1.37
	Mr. Sumit Banarjee		0.80	1.20	1.00	2.00	3.30
	Mr. Omprakash Singh		1.93	0.80	0.20	2.73	0.70
	Mrs. Heena Raja		-	-	-	-	3.10



(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)

**IRB**  
IRB INVIT Fund

II. Transactions with related parties during the period

(Rs in lakhs)

Sr. No.	Particulars	Relation	Six Months ended March 31, 2023	Six Months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
	Mrs. Kshama Vengsarkar		0.49	0.45	0.20	0.94	0.20
	Mr. Darshan Sangurdekar		2.00	2.70	1.20	4.70	1.20
	Mr. Bajrang Lal Gupta		1.50	1.50	1.20	3.00	2.50
<b>8</b>	<b>Trusteeship Fees</b>		<b>14.75</b>	<b>14.75</b>	<b>14.75</b>	<b>29.50</b>	<b>29.50</b>
	ITSL	Trustee	14.75	14.75	14.75	29.50	29.50
<b>9</b>	<b>Distribution in the form of interest</b>		<b>3,206.85</b>	<b>2,563.68</b>	<b>2,561.76</b>	<b>5,770.53</b>	<b>5,659.55</b>
	IRBIDL	Sponsor and Project Manager	2,781.15	2,224.92	2,224.92	5,006.07	4,913.37
	Mr. Virendra D. Mhaiskar	Director of Sponsor	367.20	293.76	293.76	660.96	648.72
	Mrs. Deepali V. Mhaiskar	Director of Sponsor	48.75	37.20	37.20	85.95	82.15
	Mr. Sudhir Rao Hoshing	Director of Sponsor	4.80	3.84	1.92	8.64	6.56
	Mr. Sunil Talati	Director of Sponsor	0.30	0.24	0.24	0.54	0.53
	Mr. Vinodkumar Menon	Director of Investment Manager	0.90	0.72	0.72	1.62	1.59
	Mr. Bajrang Lal Gupta	Director of Subsidiaries company	0.30	0.24	0.24	0.54	0.53
	Mr. Sumit Banerjee	Director of Subsidiaries company	1.65	1.32	1.32	2.97	2.92
	Mrs. Surabhi Banerjee	Relative of Director	0.90	0.72	0.72	1.62	1.59
	Mrs. Nayana Gandhi	Relative of Director	0.90	0.72	0.72	1.62	1.59



(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)

**IRB**  
IRB InvIT Fund

II. Transactions with related parties during the period

(Rs in lakhs)

Sr. No.	Particulars	Relation	Six Months ended March 31, 2023	Six Months ended September 30, 2022	Six Months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
	Distribution in the form of return of capital		1,122.42	2,350.04	2,348.12	3,472.46	3,843.60
	IRBIDL	Sponsor and Project Manager	973.40	2,039.51	2,039.51	3,012.91	3,337.38
	Mr. Virendra D. Mhaikar	Director of Sponsor	128.52	269.28	269.28	397.80	440.64
	Mrs. Deepali V. Mhaikar	Director of Sponsor	17.06	34.10	34.10	51.16	55.80
	Mr. Sudhir Rao Hoshing	Director of Sponsor	1.68	3.52	1.60	5.20	3.84
	Mr. Sunil Talati	Director of Sponsor	0.11	0.22	0.22	0.33	0.36
	Mr. Vinodkumar Menon	Director of Investment Manager	0.32	0.66	0.66	0.98	1.08
	Mr. Bajrang Lal Gupta	Director of Subsidiaries company	0.11	0.22	0.22	0.33	0.36
	Mr. Sumit Banerjee	Director of Subsidiaries company	0.58	1.21	1.21	1.79	1.98
	Mrs. Surabhi Banerjee	Relative of Director	0.32	0.66	0.66	0.98	1.08
	Mrs. Nayana Gandhi	Relative of Director	0.32	0.66	0.66	0.98	1.08



**III. Related party outstanding balances**

(Rs in lakhs)

Sr. No.	Particulars	Relation	As on March 31, 2023	As on September 30, 2022	As on March 31, 2022
<b>1</b>	<b>Trade Payables</b>		<b>10,238.07</b>	<b>10,877.64</b>	<b>1,037.62</b>
	IRBFL	Investment Manager	177.00	260.00	647.33
	IRBIDL	Project Manager	10,061.07	10,617.64	390.29
<b>2</b>	<b>Retention money payable</b>		<b>342.24</b>	<b>95.32</b>	<b>-</b>
	IRBIDL	Project Manager	342.24	95.32	-

- During the half year ended March 31, 2023, pursuant to the Share Purchase Agreement dated October 13, 2022, the Fund has acquired VKI Expressway Limited from IRBIDL.

Summary of valuation report dated August 5, 2022 issued by the independent valuer under the SEBI (InvIT) Regulations is as follows :-

Fair Enterprise value and equity value of VKI as on July 31, 2022 is as under :-

Name of the SPV	(Rs. In lakhs)	
	Fair enterprise value	Equity value (including shareholder loan)
VKI	132,540.00	37,670.00

After considering the aforesaid Valuation Report submitted by the relevant independent valuer and pursuant to the negotiations between the Investment Manager and the Sponsor, VKI was acquired from the Sponsor. The aggregate purchase consideration agreed upon of Rs. 34,200 lakhs was utilised for acquisition of 100% of the equity share capital of VKI and for payment of the shareholder loan provided to VKI by the Sponsor. This aggregate consideration is at ~ 9% discount to the Equity Value (i.e., the value of the equity and the shareholder loan of the project).

The project was acquired through external borrowings of Rs. 18,800 lakhs and balance out of internal accruals.

- The following approach and assumptions have been considered for the valuation exercise:-
  - The Free Cash Flows to Firm under the Discounted Cash Flow Method has been used for the purpose of valuation of the above SPV.
  - The Weighted Average Cost of Capital for the above SPV has been considered as the discount rate for the above SPV for the purpose of valuation.



The Fund has not acquired any asset from related party during the previous year ended March 31, 2022.

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



**Vinod Kumar Menon**  
Whole time Director

Place: Mumbai  
Date: May 8, 2023





Suresh Surana & Associates LLP

8th Floor, Bakhtawar  
229, Nariman Point  
Mumbai - 400 021, India

T +91 (22) 2287 5770

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

LLP Identity No. AAB-7509

**Independent Auditors' Report on the Half Yearly and Year to date audited Standalone Financial Results of the Fund Pursuant to Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended**

To,  
The Board of Directors  
IRB Infrastructure Private Limited  
(Investment Manager to IRB InvIT Fund)  
IRB Complex, Chandivali Farm,  
Chandivali Village,  
Andheri (East),  
Mumbai 400 072, India.

**Report on the audit of the Standalone Financial Results**

**Opinion**

We have audited the accompanying Statement of standalone financial results of IRB InvIT Fund ("Fund"), consisting of the Statement of Profit and Loss including Other Comprehensive Income, explanatory notes thereto and the additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular No. CIR/IMD/DF/127/2016 dated November 29, 2016 ("SEBI Circular") for the half year and year ended March 31, 2023 ('the Statement'), attached herewith, being submitted by the Fund pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time read with SEBI Circular.

In our opinion and to the best of our information and according to the explanations given to us, the Statement:

- i. are presented in accordance with the requirements of Regulation 23 of SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended, read with SEBI Circular No. CIR/IMD/DF/127/2016 dated November 29, 2016 in this regard; and



- ii. give a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and total comprehensive income and other financial information for the half year and year ended March 31, 2023.

### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by Institute of Chartered Accountants of India ("ICAI"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Fund in accordance with the Code of Ethics issued by the ICAI and we have fulfilled our other ethical responsibilities in accordance with the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Management's Responsibilities for the Standalone Financial Results**

The Statement has been prepared on the basis of the standalone annual financial statements. Management of IRB Infrastructure Private Limited ('Investment Manager') is responsible for the preparation and presentation of the standalone financial results that gives a true and fair view of the net profit and total comprehensive income and other financial information of the Fund in accordance with the requirements of SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time ("the InvIT Regulations"); Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India, to the extent not inconsistent with InvIT regulations. This responsibility includes the design, implementation and maintenance of adequate internal financial controls for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

The Investment Manager is also responsible for overseeing the Fund's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Standalone Financial Results**

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.



As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial results, including the disclosures, and whether the standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



**Other Matter**

The Statement includes the standalone financial results for the half year ended March 31, 2023 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2023 and the published unaudited year-to-date figures up to September 30, 2022, being the date of the end of the first half of the current financial year, which were subject to limited review as required under Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time read with SEBI Circular No. CIR/IMD/DF/127/2016 dated November 29, 2016.

FOR SURESH SURANA & ASSOCIATES LLP

Chartered Accountants

Firm's Reg. No. 121750W/W-100010



Ramesh Gupta

Partner

Membership No.: 102306

UDIN: 23102306BCWKT A4976

Place: Mumbai

Dated: 08 May 2023



**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

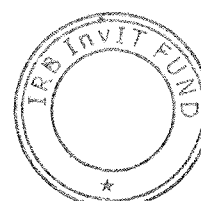
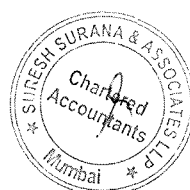
(An irrevocable trust set up under the Indian Trusts Act, 1882, and registered as an infrastructure investment trust with the Securities and Exchange Board of India)

### Audited Standalone Financial Results for the half year and year ended March 31, 2023

(Rs. In lakhs)

Sr. No.	Particulars	Six months ended March 31, 2023 (Audited – Refer note 7 (i))	Six months ended September 30, 2022 (Unaudited)	Six months ended March 31, 2022 (Audited – Refer note 7 (ii))	Year ended March 31, 2023 (Audited)	Year ended March 31, 2022 (Audited)
<b>I</b>	<b>Incomes and gains</b>					
	Interest on loan	25,951.83	25,570.60	26,677.00	51,522.43	54,455.82
	Profit on sale of investments	386.09	124.28	70.23	510.37	112.28
	Interest on income tax refund	0.15	-	0.43	0.15	0.43
	Interest on bank deposits	12.33	-	-	12.33	-
	Day one gain on fair valuation of loan from subsidiaries	5,384.57	-	-	5,384.57	-
	Other income (changes in fair value gain / (loss))	67.92	204.86	89.93	272.78	199.51
	<b>Total income and gains</b>	<b>31,802.89</b>	<b>25,899.74</b>	<b>26,837.59</b>	<b>57,702.63</b>	<b>54,768.04</b>
<b>II</b>	<b>Expenditure</b>					
	Valuation expenses	9.12	12.03	10.94	21.15	22.06
	Annual listing fee	39.54	39.75	30.32	79.29	60.81
	Audit fees	6.94	8.28	6.91	15.22	15.49
	Investment management fees (refer note b below)	590.00	590.00	688.15	1,180.00	1,278.15
	Trustee fees	14.75	14.75	14.75	29.50	29.50
	Finance cost (interest)	6,431.24	5,193.20	5,531.86	11,624.44	11,103.00
	Legal and professional expenses	87.86	25.37	18.06	113.23	32.14
	Impairment of investment in subsidiaries (net of Reversal)	3,606.79	915.71	6,918.56	4,522.50	6,918.56
	Other expenses*	0.86	2.10	0.05	2.96	6.78
	<b>Total Expenses</b>	<b>10,787.10</b>	<b>6,801.19</b>	<b>13,219.60</b>	<b>17,588.29</b>	<b>19,466.49</b>
<b>III</b>	<b>Profit from ordinary activities before tax (I) - (II)</b>	<b>21,015.79</b>	<b>19,098.55</b>	<b>13,617.99</b>	<b>40,114.34</b>	<b>35,301.55</b>
<b>IV</b>	Tax expense (current tax and deferred tax) / reversal	-	-	-	-	-
<b>V</b>	<b>Profit for the period after income tax (III) - (IV)</b>	<b>21,015.79</b>	<b>19,098.55</b>	<b>13,617.99</b>	<b>40,114.34</b>	<b>35,301.55</b>
<b>VI</b>	Items of Other Comprehensive Income	-	-	-	-	-
<b>VII</b>	<b>Total Comprehensive Income (after tax) (V) + (VI)</b>	<b>21,015.79</b>	<b>19,098.55</b>	<b>13,617.99</b>	<b>40,114.34</b>	<b>35,301.55</b>

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

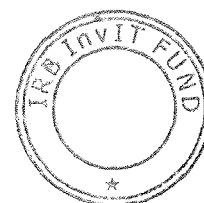
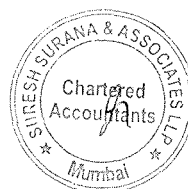


**Notes:**

1. Investors can view the Financial Results of the IRB InvIT Fund ('Fund' or 'Trust') on the Trust's website ([www.irbinvit.co.in](http://www.irbinvit.co.in)) or on the websites of BSE ([www.bseindia.com](http://www.bseindia.com)) or NSE ([www.nseindia.com](http://www.nseindia.com)).
2. The Audited Standalone Financial Results comprises of the Standalone Statement of profit and loss, explanatory notes thereto and additional disclosures as required in paragraph 6 of Annexure A to the SEBI Circular no. CIR/IMD/DF/127/2016 dated November 29, 2016 ('SEBI Circular') of IRB InvIT Fund ('Fund') for the half year ended March 31, 2023 and for the year ended March 31, 2023 ("Standalone Financial Results") being submitted by the Fund pursuant to the requirements of Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time read with SEBI Circular.
3. The Standalone Financial Results for the half year ended March 31, 2023 have been reviewed by the Audit Committee of the Investment Manager at their meeting held on May 08, 2023 and thereafter approved by the Board of Directors of the Investment Manager at their meeting held on May 08, 2023.
4. Based on a review of the future discounted cash flows of the subsidiaries, the recoverable amount is higher than the carrying amount of the investments except for investments wherein provision for impairment aggregating to Rs. 4,522.50 Lakhs (six months ended March 31, 2023: Rs. 3,606.79 Lakhs, Six months ended September 30, 2022: Rs. 915.71 Lakhs, six months ended March 31, 2022: Rs. 6,918.56 Lakhs, Year ended March 31, 2022: Rs. 6,918.56 Lakhs) has been recognized in the statement of profit and loss for the year ended March 31, 2023.
5. The Board of Directors of the Investment Manager have declared 4<sup>th</sup> Distribution of Rs.2.00 per unit which comprises of Rs.1.70 per unit as interest and Rs. 0.30 per unit as return of capital in their meeting held on May 08, 2023.

Total distribution made by the Fund is Rs. 8.05 per unit (including 1<sup>st</sup> Distribution of Rs. 2.00 per unit, 2<sup>nd</sup> Distribution of Rs. 2.05 per unit, 3<sup>rd</sup> Distribution of Rs. 2.00 per unit ) for the year ended March 31, 2023.

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. (i) The half yearly Standalone Financial Results for the half year ended March 31, 2023 are the derived figures between the audited figures in respect of the year ended March 31, 2023 and the published year-to-date figures up to September 30, 2022, being the date of the end of the first half of the current financial year, which were subject to limited review. The Standalone Financial Results for the half year ended March 31, 2023 and year ended March 31, 2023 have been prepared on the basis of the Standalone Financial Results for the half year ended September 30, 2022, the audited annual standalone financial statements as at and for the year ended March 31, 2023, and the relevant requirements of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time read with SEBI Circular.  
  
(ii) The half yearly Standalone Financial Results for the half year ended March 31, 2022 are the derived figures between the audited figures in respect of the year ended March 31, 2022 and published year-to-date figures up to September 30, 2021, being the date of the end of the first half of the previous financial year, which were subject to limited review.
8. Pursuant to the Share Purchase Agreement dated October 13, 2022, the Fund has acquired the subsidiary company viz. VK1 Expressway Limited ('Project SPV') for an aggregate purchase consideration of Rs. 34,200 lakhs towards 100% of the equity share capital of Project SPV and repayment of the shareholder loan to Project SPV.



Additional Disclosures as required by Paragraph 6 of Annexure A to SEBI Circular No. CIR/IMD/DF/127/2016:

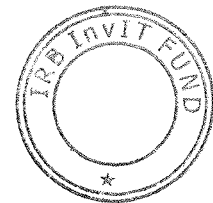
a) Net Distributable Cash Flows as at the Standalone Trust level

(Rs. In lakhs)

Sr. No.	Particulars	Six months ended March 31, 2023	Six months ended September 30, 2022	Six months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Cash flows received from Project SPVs in the form of Interest (Refer note 1 & 2)	28,091.24	19,892.08	20,109.50	47,983.32	41,284.74
2	Cash flows received from Project SPVs in the form of Dividend	-	-	-	-	-
3	Any other income accruing at the Trust level and not captured above, including but not limited to interest/return on surplus cash invested by the Trust	466.49	329.14	160.59	795.63	312.22
4	Cash flows received from the project SPVs towards the repayment of the debt issued to the Project SPVs by the Trust (Refer note 3)	4,482.00	14,411.37	18,463.58	18,893.37	31,022.75
5	<b>Total cash inflow at the Trust level (A)</b>	<b>33,039.73</b>	<b>34,632.59</b>	<b>38,733.67</b>	<b>67,672.32</b>	<b>72,619.71</b>
	Less:					
6	Any payment of fees, interest and expense incurred at the Trust level, including but not limited to the fees of the Investment Manager	(6,995.01)	(5,885.48)	(6,301.04)	(12,880.49)	(12,547.93)
7	Income tax (if applicable) at the Standalone Trust Level	-	-	-	-	-
8	Repayment of external debt	(2,712.50)	(2,712.50)	(2,712.50)	(5,425.00)	(5,425.00)
9	<b>Total cash outflows / retention at the Trust level (B)</b>	<b>(9,707.51)</b>	<b>(8,597.98)</b>	<b>(9,013.54)</b>	<b>(18,305.49)</b>	<b>(17,972.93)</b>
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>23,332.22</b>	<b>26,034.61</b>	<b>29,720.13</b>	<b>49,366.83</b>	<b>54,646.78</b>

Notes:

- 1) The embargo on the Escrow bank account for ITCTL was uplifted as per the Interim order of the Hon'ble Arbitral Tribunal. However, the withdrawals pertaining to past periods towards debt servicing of Rs. 11,193.00 lakhs (net of Rs. 4,402.39 lakhs considered in earlier period) has not been considered in the above Net Distributable Cash Flow. The said accruals are utilised towards acquisition of VKI project.
- 2) Excludes interest due but not received of Rs. Nil, Rs. 5,678.53 lakhs, Rs. 6,567.50 lakhs, Rs. 3,539.11 lakhs and Rs. 13,171.08 lakhs for the six months ended March 31, 2023, six months ended September 30, 2022, six months ended March 31, 2022, year ended March 31, 2023 and year ended March 31, 2022.
- 3) Netted – off with disbursement of long-term unsecured loan to project SPV (Refer RPT note).



b) Pursuant to the Investment Management Agreement, the Investment Manager is entitled to an Investment Management fees to be calculated @ 1% per annum, exclusive of GST, of the consolidated toll revenue (net of premium paid / revenue shared with NHAI) of the Fund at the end of the each quarter subject to a floor of Rs. 1,000 lakhs and a cap of Rs. 2,500 lakhs.

c) **Statement of earnings per unit**

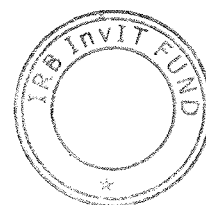
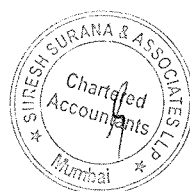
(Rs. in lakhs, except for unit data)

Particulars	Six months ended March 31, 2023	Six months ended September 30, 2022	Six months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
Profit for the period / year	21,015.79	19,098.55	13,617.99	40,114.34	35,301.55
Number of units outstanding for computation of basic and diluted earnings per unit	580,500,000	580,500,000	580,500,000	580,500,000	580,500,000
Earnings per unit in Rs. (basic and diluted)	3.62	3.29	2.34	6.91	6.08

d) **Statement of contingent liabilities and commitments**

(Rs. In lakhs)

Particulars	As at March 31, 2023	As at September 30, 2022	As at March 31, 2022
Contingent liabilities	Nil	Nil	Nil
Commitments	Nil	Nil	Nil





e) Statement of Related party transactions

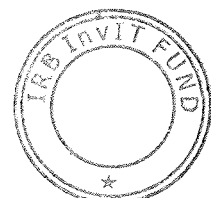
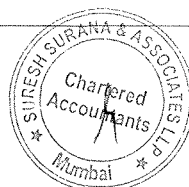
I. List of Related Parties

i. Subsidiaries/ SPVs	IDAA Infrastructure Limited (IDAAIL)
	IRB Jaipur Deoli Tollway Limited (IJDTL)
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)
	IRB Surat Dahisar Tollway Limited (ISDTL)
	IRB Talegaon Amravati Tollway Limited (ITATL)
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)
	M.V.R. Infrastructure & Tollways Limited (MITL)
	VK1 Expressway Limited (VK1) (w.e.f. October 13, 2022)
ii. Parties to the Fund *	IRB Infrastructure Developers Limited (IRBIDL) (Sponsor & Project Manager)
	IRB Infrastructure Private Limited (IRBFL) (Investment Manager)
	IDBI Trusteeship Services Limited (ITSL) (Trustee)

\*As per SEBI (Infrastructure Investment Trusts) Regulations, 2014

iii. Promoters / Directors of the parties to the Fund specified in (ii) above

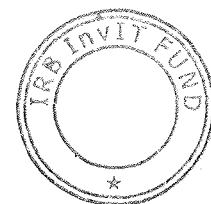
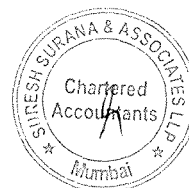
Particulars	IRB Infrastructure Developers Limited (Sponsor & Project manager)	IRB Infrastructure Private Limited (Investment manager)	IDBI Trusteeship Services Limited (Trustee of the IRB InvIT Fund)
Promoters	Mr. Virendra D. Mhaiskar Mrs. Deepali V. Mhaiskar Virendra D. Mhaiskar HUF	IRB Infrastructure Developers Limited	IDBI Bank Limited Life Insurance Corporation of India General Insurance Corporation of India
Directors	Mr. Virendra D. Mhaiskar Mrs. Deepali V. Mhaiskar Mr. Chandrashekhar S. Kaptan Mr. Sunil H. Talati Mr. Sandeep J. Shah Mr. Jose Angel Tamariz Martel Goncer (w.e.f. 29.12.2021 ) Ms. Priti Savla ( w.e.f. 10.02.2022 ) Mr. Ravindra Dhariwal (w.e.f. 05.08.2022) Mr. Mukeshlal Gupta (till 29.12.2021) Mr. Sudhir Rao Hoshing ( till 29.12.2021) Mrs. Heena Raja ( till 10.02.2022 ) Mr. Carlos Ricardo Ugarte Cruz Coke ( till 05.08.2022 )	Mr. Vinod Kumar Menon Mr. Rajinder Pal Singh Mr. Sunil Tandon Mr. Nikesh Jain (w.e.f. 16.03.2022 ) Mr. Rushabh Gandhi (w.e.f.31.03.2023) Mrs. Anusha Date (w.e.f.31.03.2023)	Mr. J.Samuel Joseph Mrs. Jayshree Ranade (w.e.f. 20.09.2021) Mr. Pradeep Kumar Jain (w.e.f. 24.03.2022) Mr. Pradeep Kumar Malhotra ( w.e.f. 17.01.2023) Mrs. Baljinder Kaur Mandal ( w.e.f. 17.01.2023) Mr. Satyajit Tripathy ( till 17.09.2021) Mr. Ravishankar G. Shinde ( till 15.03.2022) Mrs. Madhuri J. Kulkarni ( till 06.12.2022) Mrs. Padma Betai ( till 31.12.2022)



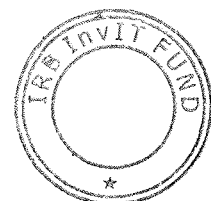
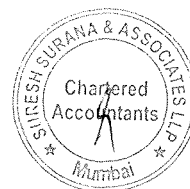
### II. Transactions with related parties

(Rs. In lakhs)

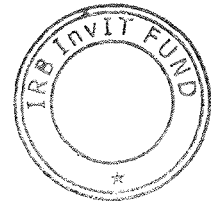
Sr. No.	Particulars	Relation	Six months ended March 31, 2023	Six months ended September 30, 2022	Six months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	<b>Repayment of secured loan (Long term)</b>		<b>400.01</b>	<b>9,621.37</b>	<b>1,010.06</b>	<b>10,021.38</b>	<b>3,910.93</b>
	IJDTL	Subsidiary	200.00	3,562.07	296.52	3,762.07	593.04
	IPATRL	Subsidiary	200.00	2,748.51	149.77	2,948.51	299.53
	MITL	Subsidiary	0.01	3,310.79	563.77	3,310.80	3,018.36
2	<b>Unsecured loans given (Long term)</b>		<b>45,947.80</b>	-	-	<b>45,947.80</b>	-
	IJDTL	Subsidiary	5,938.00	-	-	5,938.00	-
	IPATRL	Subsidiary	6,113.00	-	-	6,113.00	-
	ITATL	Subsidiary	4,089.00	-	-	4,089.00	-
	ITCTL	Subsidiary	12,895.00	-	-	12,895.00	-
	VKI	Subsidiary	16,912.80	-	-	16,912.80	-
3	<b>Repayment of unsecured loan (Long term)</b>		<b>4,425.00</b>	<b>4,790.00</b>	<b>17,453.52</b>	<b>9,215.00</b>	<b>27,111.82</b>
	ISDTL	Subsidiary	-	-	3,431.23	-	11,006.23
	IJDTL	Subsidiary	-	-	8,000.00	-	8,000.00
	IDAAIL	Subsidiary	-	-	2,083.29	-	4,166.58
	ITATL	Subsidiary	-	-	2,900.00	-	2,900.00
	MITL	Subsidiary	4,425.00	4,790.00	1,039.00	9,215.00	1,039.01
4	<b>Unsecured loans given (Short term)</b>		<b>7,448.91</b>	<b>3,467.00</b>	<b>27,173.00</b>	<b>10,915.91</b>	<b>46,063.00</b>
	ISDTL	Subsidiary	-	-	7,115.00	-	12,000.00
	IJDTL	Subsidiary	57.00	-	5,886.00	57.00	8,336.00
	IDAAIL	Subsidiary	-	-	392.00	-	392.00
	IPATRL	Subsidiary	1,959.20	-	-	1,959.20	-
	ITATL	Subsidiary	1,267.21	2,756.00	-	4,023.21	-
	ITCTL	Subsidiary	3,655.00	-	-	3,655.00	-
	MITL	Subsidiary	510.50	711.00	13,780.00	1,221.50	25,335.00
5	<b>Repayment of unsecured loan given (Short term)</b>		<b>4,304.00</b>	<b>1,927.70</b>	<b>29,844.00</b>	<b>6,231.70</b>	<b>45,942.00</b>
	ISDTL	Subsidiary	-	-	16,468.00	-	24,365.00
	IJDTL	Subsidiary	-	-	5,886.00	-	8,336.00
	IDAAIL	Subsidiary	-	-	392.00	-	392.00
	ITCTL	Subsidiary	3,000.00	-	-	3,000.00	-
	MITL	Subsidiary	1,304.00	1,927.70	7,098.00	3,231.70	12,849.00
6	<b>Unsecured loan taken (Long term)</b>		<b>28,692.00</b>	-	-	<b>28,692.00</b>	-
	ISDTL	Subsidiary	11,204.00	-	-	11,204.00	-
	IDAAIL	Subsidiary	17,488.00	-	-	17,488.00	-



Sr. No.	Particulars	Relation	Six months ended March 31, 2023	Six months ended September 30, 2022	Six months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
7	<b>Interest income</b>		<b>25,968.53</b>	<b>25,586.83</b>	<b>26,692.39</b>	<b>51,555.36</b>	<b>54,485.72</b>
	ISDTL	Subsidiary	-	-	413.98	-	2,039.73
	IJDTL	Subsidiary	6,247.26	6,293.19	7,102.73	12,540.45	14,119.76
	IDAAIL	Subsidiary	-	-	134.66	-	365.85
	IPATRL	Subsidiary	6,989.09	6,953.21	7,011.60	13,942.30	14,073.71
	ITATL	Subsidiary	3,081.89	2,987.76	2,889.59	6,069.65	5,891.65
	ITCTL	Subsidiary	6,637.01	6,603.58	6,567.50	13,240.59	13,171.08
	MITL	Subsidiary	2,111.00	2,749.09	2,572.33	4,860.09	4,823.94
	VKI	Subsidiary	902.28	-	-	902.28	-
8	<b>Other income - Day one gain on fair valuation of loan from subsidiaries</b>		<b>5,384.58</b>	-	-	<b>5,384.58</b>	-
	ISDTL	Subsidiary	2,588.49	-	-	2,588.49	-
	IDAAIL	Subsidiary	2,796.09	-	-	2,796.09	-
9	<b>Finance cost - Interest unwinding on loan</b>		<b>185.30</b>	-	-	<b>185.30</b>	-
	ISDTL	Subsidiary	12.93	-	-	12.93	-
	IDAAIL	Subsidiary	172.37	-	-	172.37	-
10	<b>Investment Management fees (including indirect taxes)</b>		<b>590.00</b>	<b>590.00</b>	<b>688.15</b>	<b>1,180.00</b>	<b>1,278.15</b>
	IRBFL	Investment Manager	590.00	590.00	688.15	1,180.00	1,278.15
11	<b>Distribution in the form of interest</b>		<b>3,203.10</b>	<b>2,560.68</b>	<b>2,558.76</b>	<b>5,763.78</b>	<b>5,652.92</b>
	IRBIDL	Sponsor & Project Manager	2,781.15	2,224.92	2,224.92	5,006.07	4,913.37
	Mr. Virendra D. Mhaiskar	Director of Sponsor & Project Manager	367.20	293.76	293.76	660.96	648.72
	Mrs. Deepali V. Mhaiskar	Director of Sponsor & Project Manager	48.75	37.20	37.20	85.95	82.15
	Mr. Sudhir Rao Hoshing	Director of Sponsor & Project Manager	4.80	3.84	1.92	8.64	6.56



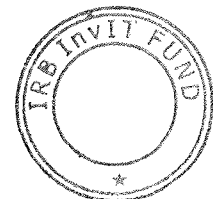
Sr. No.	Particulars	Relation	Six months ended March 31, 2023	Six months ended September 30, 2022	Six months ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
12	Mr. Sunil Talati	Director of Sponsor & Project Manager	0.30	0.24	0.24	0.54	0.53
	Mr. Vinod Kumar Menon	Director of Investment Manager	0.90	0.72	0.72	1.62	1.59
	<b>Distribution in form of capital</b>		<b>1,121.09</b>	<b>2,347.29</b>	<b>2,345.37</b>	<b>3,468.38</b>	<b>3,839.10</b>
	IRBIDL	Sponsor & Project Manager	973.40	2,039.51	2,039.51	3,012.91	3,337.38
	Mr. Virendra D. Mhaiskar	Director of Sponsor & Project Manager	128.52	269.28	269.28	397.80	440.64
	Mrs. Deepali V. Mhaiskar	Director of Sponsor & Project Manager	17.06	34.10	34.10	51.16	55.80
	Mr. Sudhir Rao Hoshing	Director of Sponsor & Project Manager	1.68	3.52	1.60	5.20	3.84
	Mr. Sunil Talati	Director of Sponsor & Project Manager	0.11	0.22	0.22	0.33	0.36
	Mr. Vinod Kumar Menon	Director of Investment Manager	0.32	0.66	0.66	0.98	1.08
13	<b>Trustee fee</b>		<b>14.75</b>	<b>14.75</b>	<b>14.75</b>	<b>29.50</b>	<b>29.50</b>
	ITSL	Trustee	14.75	14.75	14.75	29.50	29.50



**III. Related party outstanding balances**

(Rs. In lakhs)

Sr. No.	Particulars	Relation	As on March 31, 2023	As on September 30, 2022	As on March 31, 2022
<b>1</b>	<b>Equity Investment</b>		<b>1,44,850.08</b>	<b>1,27,505.48</b>	<b>1,27,505.48</b>
	ISDTL	Subsidiary	53,232.48	53,232.48	53,232.48
	IJDTL	Subsidiary	13,175.00	13,175.00	13,175.00
	IDAAIL	Subsidiary	19,812.00	19,812.00	19,812.00
	IPATRL	Subsidiary	9,909.00	9,909.00	9,909.00
	ITATL	Subsidiary	4,925.00	4,925.00	4,925.00
	ITCTL	Subsidiary	15,550.00	15,550.00	15,550.00
	MITL	Subsidiary	10,902.00	10,902.00	10,902.00
	VK1	Subsidiary	17,344.60	-	-
<b>2</b>	<b>Subordinated debt</b>		<b>99,431.00</b>	<b>99,431.00</b>	<b>99,431.00</b>
	IJDTL	Subsidiary	39,525.00	39,525.00	39,525.00
	IPATRL	Subsidiary	29,581.00	29,581.00	29,581.00
	ITATL	Subsidiary	14,775.00	14,775.00	14,775.00
	ITCTL	Subsidiary	15,550.00	15,550.00	15,550.00
<b>3</b>	<b>Secured loan receivable (Long term)</b>		<b>3,16,415.51</b>	<b>3,16,815.51</b>	<b>3,26,436.88</b>
	IJDTL	Subsidiary	87,713.63	87,913.63	91,475.70
	IPATRL	Subsidiary	89,653.37	89,853.37	92,601.88
	ITATL	Subsidiary	37,153.84	37,153.84	37,153.84
	ITCTL	Subsidiary	93,712.76	93,712.76	93,712.76
	MITL	Subsidiary	8,181.91	8,181.91	11,492.70
<b>4</b>	<b>Unsecured loan receivable (Long term)</b>		<b>87,941.18</b>	<b>46,418.38</b>	<b>51,208.38</b>
	IJDTL	Subsidiary	12,845.71	6,907.71	6,907.71
	IPATRL	Subsidiary	21,603.04	15,490.04	15,490.04
	ITATL	Subsidiary	10,094.47	6,005.47	6,005.47
	ITCTL	Subsidiary	20,233.07	7,338.07	7,338.07
	MITL	Subsidiary	6,252.09	10,677.09	15,467.09
	VK1	Subsidiary	16,912.80	-	-



Sr. No.	Particulars	Relation	As on March 31, 2023	As on September 30, 2022	As on March 31, 2022
5	<b>Unsecured loan receivable (Short term)</b>		<b>20,899.11</b>	<b>17,754.20</b>	<b>16,214.90</b>
	IJDTL	Subsidiary	57.00	-	-
	IPATRL	Subsidiary	1,959.20	-	-
	ITATL	Subsidiary	4,023.21	2,756.00	-
	ITCTL	Subsidiary	920.20	265.20	265.20
	MITL	Subsidiary	13,939.50	14,733.00	15,949.70
6	<b>Interest receivable</b>		<b>18,688.28</b>	<b>20,827.69</b>	<b>30,744.56</b>
	ITCTL	Subsidiary	18,688.28	20,827.69	30,744.56
7	<b>Unsecured loan receivable (Short term)</b>		<b>23,492.72</b>	-	-
	ISDTL	Subsidiary	8,628.44	-	-
	IDAAIL	Subsidiary	14,864.28	-	-
8	<b>Trade payables</b>		<b>177.00</b>	<b>260.00</b>	<b>647.33</b>
	IRBFL	Investment Manager	177.00	260.00	647.33

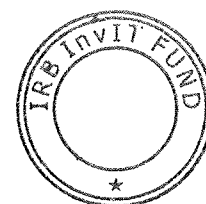
- During the half year ended March 31, 2023, pursuant to the Share Purchase Agreement dated October 13, 2022, the Fund has acquired VK1 from IRBIDL.

Summary of valuation report dated August 5, 2022 issued by the independent valuer under the SEBI (InvIT) Regulations is as follows :-

Fair Enterprise value and equity value of VK1 as on July 31, 2022 is as under :-

(Rs. in lakhs)

Name of the SPV	Fair enterprise value	Equity value (including shareholder loan)
VK1	132,540.00	37,670.00



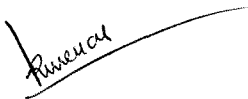
After considering the aforesaid Valuation Report submitted by the relevant independent valuer and pursuant to the negotiations between the Investment Manager and the Sponsor, VKI was acquired from the Sponsor. The aggregate purchase consideration agreed upon of Rs. 34,200 lakhs was utilised for acquisition of 100% of the equity share capital of VKI and for payment of the shareholder loan provided to VKI by the Sponsor. This aggregate consideration is at ~9% discount to the Equity Value (i.e., the value of the equity and the shareholder loan of the project).

The project was acquired through external borrowings of Rs. 188,00 lakhs and balance out of internal accruals.

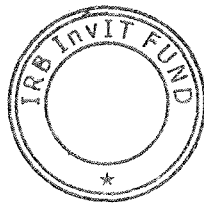
- The following approach and assumptions have been considered for the valuation exercise:-
  - a. The Free Cash Flows to Firm under the Discounted Cash Flow Method has been used for the purpose of valuation of the above SPV.
  - b. The Weighted Average Cost of Capital for the above SPV has been considered as the discount rate for the above SPV for the purpose of valuation.

The Fund has not acquired any asset from related party during the previous year ended March 31, 2022.

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



**Vinod Kumar Menon**  
Whole time Director



Place: Mumbai  
Date: May 08, 2023

Suresh Surana & Associates LLP

8th Floor, Bakhtawar  
229, Nariman Point  
Mumbai - 400 021, India

T +91(22) 2287 5770

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

LLP Identity No. AAB-7509

## INDEPENDENT AUDITORS' REPORT

To The Unit holders of IRB InvIT Fund

### Report on the Audit of the Consolidated Financial Statements

#### Opinion

We have audited the accompanying consolidated financial statements of **IRB InvIT Fund** (hereinafter referred to as "the Fund") and its subsidiaries (the Fund and its subsidiaries together referred to as "the Group"), which comprise the consolidated Balance Sheet as at March 31, 2023, the consolidated Statement of Profit and Loss (including other comprehensive income), the consolidated Statement of Changes in Unit Holders' Equity and the consolidated Statement of cash flows for the year then ended, and the consolidated Statement of Net Assets at fair value as at March 31, 2023, the consolidated Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows ('NDCF's') of the Fund and each of its subsidiaries for the year then ended, and notes to the consolidated financial statements including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiaries, the aforesaid consolidated financial statements give the information required by the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder, in the manner so required and give a true and fair view in conformity with Indian Accounting Standards (Ind AS) and/or any addendum thereto as defined in the Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at March 31, 2023, its consolidated profit and total comprehensive income, its consolidated movement of the unit holders' funds and its consolidated cash flows for the year ended March 31, 2023, its consolidated net assets at fair value as at March 31, 2023, its consolidated total returns at fair value and the net distributable cash flows of the Fund and each of its subsidiaries for the year ended March 31, 2023.

#### Basis of Opinion

We conducted our audit of consolidated financial statements in accordance with the Standards on Auditing (SAs) issued by Institute of Chartered Accountants of India ("ICAI"). *Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in





accordance with the Code of Ethics issued by ICAI and we have fulfilled our other ethical responsibilities in accordance with the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

**Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr.No.	Key Audit Matter	How our audit addressed the key audit matter
1	<p><b>Assessing Impairment of Intangible assets (note 3.21 and 4)</b></p> <p>The Group operates toll assets which is constructed on Build Operate and Transfer (BOT) basis. The carrying value of the toll collection rights as at March 31, 2023 is Rs. 1,069,052.69 Lakhs. In accordance with its accounting policy and requirements under Ind AS 36 "Impairment of Assets", the Management has performed an impairment assessment by comparing the carrying value of the toll collection rights to their recoverable amount. For impairment testing, value in use has been determined by forecasting and discounting future cash flows. Further, the value in use is highly sensitive to changes in critical variable used for forecasting the future cash flows including traffic projections and discounting rates. The determination of the recoverable amount of the toll collection right involves significant judgment and accordingly, the evaluation of impairment of toll collection rights has been determined as a key audit matter.</p> <p>Also, refer Note 4 to the consolidated financial statements</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> <li>- Assessed the appropriateness of the Fund's valuation methodology applied in determining the recoverable amount. In making this assessment, we also evaluated the objectivity, independence and competency of specialists involved in the process.</li> <li>- Assessed, based on the report of external expert, the assumptions around the key drivers of the cash flow forecasts, discount rates, revenue projection based on the independent expert's traffic study reports after considering the impact on account of COVID-19 scenario, etc.</li> <li>- Assessed the appropriateness of the weighted average cost of capital used in the determining recoverable amount by engaging valuation expert.</li> <li>- Discussed/Evaluated potential changes in key drivers as compared to previous year / actual performance with management in order to evaluate</li> </ul>



		<p>whether the inputs and assumptions used in the cash flow forecasts were suitable, including considerations due to current economic and market conditions including effects of COVID- 19 pandemic.</p> <ul style="list-style-type: none"> <li>- Assessed the recoverable value headroom by performing sensitivity analysis of key assumptions used.</li> <li>- Tested the arithmetical accuracy of the model.</li> </ul>
<p>2</p>	<p><b>Toll revenue in respect of toll collection under the Service Concession Agreement</b></p> <p>The Group's right to collect toll under the concession agreement with National Highway (NHA) Authority of India falls within the scope of Appendix C of Ind AS 115, "Service Concession Arrangements". The Group operates and earns revenue by collecting toll on the road constructed. This involves cash collection and automated toll collection using customized equipment installed at the toll plazas for correctly identifying vehicle type, calculating fare and for appropriate billing and collection. The Group uses information technology systems for the related automated and IT dependent controls.</p> <p>Refer Note 3.8 and Note 21 to the consolidated financial statements</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> <li>- Obtained an understanding of the processes and control placed for toll collection and evaluating the key controls around such process and testing those controls for the operating effectiveness.</li> <li>- Checked a selection of Information Technology General Controls (ITGCs) supporting the integrity of the tolling system operation, including access, operations and change management controls.</li> <li>- Verified the reconciliation of toll collection as per transaction report (generated from toll system) with cash deposited in bank and revenue recorded in the books.</li> <li>- Reviewed the management rationalization, by multiplying that toll rate charged for each category of vehicle as per NHA's notification with the number of vehicles (as per Schedule M submitted with NHA) and its reconciliation with the revenue recorded in accounts.</li> </ul>



		<ul style="list-style-type: none"> <li>- On test check basis, traced the daily collection from bank statement to daily cash toll collected and the revenue recorded in the books.</li> <li>- Performed analytics procedures on transactions to detect unusual transactions for further examination.</li> <li>- Performed revenue cut off procedures.</li> </ul>
3	<p><b>Provisioning for resurfacing expense</b></p> <p>As per the Concession Agreement, the Group is obligated to carry out resurfacing of the roads. The Group estimates the provision required towards resurfacing in accordance with Ind AS 37 "Provisions, Contingent Liabilities and Contingent Assets. The estimate made by the Group over the concession period, involves detailed calculation and judgment. In view of the nature of provision and amount involved, the provision for resurfacing expense is considered to be a key audit matter.</p> <p>Refer Note 3.17, Note 16 and Note 38 to the consolidated financial statements.</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> <li>- Understood the Group's process associated with the estimation of resurfacing obligation.</li> <li>- Verified the requirement under Concession Agreement and Group's policies.</li> <li>- Tested the assumption used in determining the resurfacing provisions.</li> <li>- Tested the arithmetical accuracy and also verified the disclosure in the consolidated financial statements.</li> </ul>
4	<p><b>Computation and disclosures as prescribed in the InvIT regulations relating to Statement of Net Assets and Total Returns at Fair Value</b></p> <p>(As described in note 38 and in Statement of Net assets at fair value and Statement of total returns at fair value of the consolidated financial statements)</p> <p>As per the provisions of InvIT Regulations, the Fund is required to disclose Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value which requires fair valuation of assets. For this purpose, fair value is determined by forecasting and discounting future cash flows. The inputs to the valuation models are taken from</p>	<p>Our audit procedures include the following-</p> <ul style="list-style-type: none"> <li>- Read the requirements of SEBI InvIT regulations for disclosures relating to Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value.</li> <li>- Assessed the appropriateness of independent valuer's and management's valuation methodology applied in determining the fair values.</li> <li>- Tested controls implemented by management to determine inputs for fair valuation as well as assumptions used in the fair valuation.</li> </ul>



<p>observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as WACC, Tax rates, Inflation rates etc.</p> <p>Accordingly, the aforementioned computation and disclosures are determined to be a key audit matter in our audit of the consolidated financial statements.</p>	<p>We involved valuation specialists to:</p> <ul style="list-style-type: none"> <li>a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data.</li> <li>b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> <li>c) Discuss changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> </ul> <p>Tested the arithmetical accuracy of computation in the Statement of Net Assets and Total Returns at Fair Value</p> <p>Read/Assessed the disclosures in the standalone financial statements for compliance with the relevant requirements of InvIT Regulations.</p>
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**Information Other than the Consolidated Financial Statements and Auditor’s Report Thereon**

The management of IRB Infrastructure Private Limited (“Investment Manager”) is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Investment Manager’s Report including Annexures to Investment Manager’s Report and Investment Manager’s Information, but does not include the consolidated financial statements and our auditor’s report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.



In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Management's Responsibility for the Consolidated Financial Statements**

Investment Manager is responsible for the preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position as at March 31, 2023, consolidated financial performance including other comprehensive income, consolidated movement of the unit holders' funds and the consolidated cash flows for the year ended March 31, 2023, its consolidated net assets at fair value as at March 31, 2023, its consolidated total returns at fair value of the Fund and the net distributable cash flows of the Fund and each of its subsidiaries in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) and/or any addendum thereto as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended read with the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder (together referred to as the "InvIT Regulations").

The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the up and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the management of the Fund, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the Companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the Companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

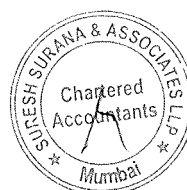
Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or



in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors, to express a opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For companies included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.



Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the consolidated financial statements.

We communicate with those charged with governance of the Fund included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### **Other matters**

We did not audit the financial statements and other financial information of 8 subsidiaries, whose financial statements reflect total assets of Rs. 1,285,179.12 Lakhs and net assets of Rs. 88,223.59 Lakhs as at March 31, 2023, total revenues of Rs 148,839.92 Lakhs and net cash inflows amounting to Rs. 7,866.34 Lakhs for the year ended on that date, as considered in the consolidated financial statements before giving effect to elimination of intra-group transactions. These financial statements and other financial information have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and our report in terms of InvIT regulations, in so far as it relates to the aforesaid subsidiaries is based solely on the reports of the other auditors.

Our opinion above on the consolidated financial statements, and our reports on the Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and reports of the other auditors.

#### **Report on Other Legal and Regulatory Requirements**

Based on our audit and as required by InvIT Regulations, we report that;

- a) We have obtained all the information and explanations which, to the best of our knowledge and belief were necessary for the purpose of our audit;



# Suresh Surana & Associates LLP

Chartered Accountants

- b) The Consolidated Balance Sheet, and the Consolidated Statement of Profit and Loss including other comprehensive income dealt with by this report are in agreement with the books of account maintained for the purpose of preparation of the consolidated financial statements; and
- c) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards (Ind AS) and/or any addendum thereto as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended.

FOR SURESH SURANA & ASSOCIATES LLP  
Chartered Accountants  
Firm's Reg. No. 121750W/W-100010



Ramesh Gupta  
Partner

Membership No.:102306

Place: Mumbai

UDIN: 23102306BGWKSX6975

Dated: 08 May 2023





	Notes	As at March 31, 2023	As at March 31, 2022
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	4	102.63	106.55
Intangible assets	4	10,69,052.69	10,95,040.42
Intangible assets under development	4	-	142.98
<b>Financial assets</b>			
Investments	5	0.40	0.40
Other financial assets	6	1,16,684.68	-
<b>Total non-current assets</b>		<b>11,85,840.40</b>	<b>10,95,290.35</b>
<b>Current assets</b>			
<b>Financial assets</b>			
i) Investments	5	18,499.74	21,510.86
ii) Cash and cash equivalents	7	2,325.38	1,432.43
iii) Bank balances other than (ii) above	8	1,275.76	67,592.29
iv) Loans	9	5.93	3.91
v) Other financial assets	6	33,424.85	9,221.85
Income tax assets (net)	10	613.54	611.72
Other current assets	11	9,916.52	103.64
<b>Total current assets</b>		<b>66,061.72</b>	<b>1,00,476.70</b>
<b>Total assets</b>		<b>12,51,902.12</b>	<b>11,95,767.05</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Initial settlement amount	12	0.10	0.10
Unit capital	12	4,91,393.25	5,10,259.50
Other equity	13	(90,759.66)	(96,341.29)
<b>Total equity</b>		<b>4,00,633.69</b>	<b>4,13,918.31</b>
<b>Non-current liabilities</b>			
<b>Financial liabilities</b>			
i) Borrowings	14	2,92,935.86	1,84,165.14
ii) Other financial liabilities	15	4,87,397.96	5,07,727.80
Provisions	16	6,306.80	1,498.49
Deferred tax liabilities (net)	17	-	37.51
Other non-current liabilities	18	13,236.06	-
<b>Total non-current liabilities</b>		<b>7,99,876.68</b>	<b>6,93,428.94</b>
<b>Current liabilities</b>			
<b>Financial liabilities</b>			
i) Borrowings	19	10,867.00	5,425.00
ii) Trade payables	20		
a) Total outstanding dues of micro enterprises and small enterprises		14.38	12.83
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		10,744.35	1,981.51
iii) Other financial liabilities	15	27,331.58	79,430.16
Other current liabilities	18	872.59	270.84
Provisions	16	1,561.85	1,299.46
<b>Total current liabilities</b>		<b>51,391.75</b>	<b>88,419.80</b>
<b>Total liabilities</b>		<b>8,51,268.43</b>	<b>7,81,848.74</b>
<b>Total equity and liabilities</b>		<b>12,51,902.12</b>	<b>11,95,767.05</b>

Summary of significant accounting policies 3

See accompanying notes to the consolidated financial statements.

As per our report of even date

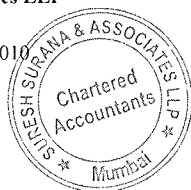
For Suresh Surana & Associates LLP

Chartered Accountants

Firm's Reg no. 121750W/W-100010

Ramesh Gupta  
Partner

Membership no : 102306

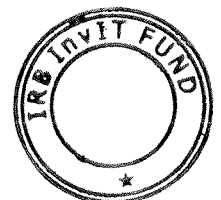


For and on behalf of IRB Infrastructure Private Limited  
(Investment Manager of IRB InvIT Fund)

Vinod Kumar Menon  
Wholtime Director & CEO  
DIN: 03075345

Rushabh Gandhi  
Director & CFO  
DIN: 08089312

Swapna Vengurlekar  
Company Secretary  
Membership No: A32376



	Notes	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Income</b>			
Revenue from operations	21	1,44,172.49	1,39,156.62
Other income	22	2,010.41	877.73
<b>Total income</b>		<b>1,46,182.90</b>	<b>1,40,034.35</b>
<b>Expenses</b>			
Operating expenses	23	52,499.22	5,898.96
Project management fees		6,812.12	13,069.00
Employee benefits expense	24	1,662.60	2,594.14
Insurance and security expenses		96.42	75.68
Trustee fees		29.50	29.50
Annual listing fees		79.29	60.81
Investment management fees		1,180.00	1,278.15
Repairs and maintenance		-	0.82
Depreciation and amortisation expenses	25	26,132.60	68,072.75
Finance costs	26	19,258.04	14,184.37
Other expenses	27	1,039.25	1,171.07
<b>Total expenses</b>		<b>1,08,789.04</b>	<b>1,06,435.25</b>
<b>Profit before tax</b>		<b>37,393.86</b>	<b>33,599.10</b>
<b>Tax expenses</b>			
Current tax (including tax adjustments related to earlier years)	47	473.35	75.27
Deferred tax (MAT credit)		(37.51)	3,257.84
<b>Total tax expenses</b>		<b>435.84</b>	<b>3,333.11</b>
<b>Profit after tax (A)</b>		<b>36,958.02</b>	<b>30,265.99</b>
<b>Other comprehensive income</b>			
Other comprehensive income not to be reclassified to profit or loss in subsequent periods			
Re-measurement gains/ (losses) on defined benefit plans (net of tax)		(29.39)	10.01
<b>Other comprehensive income/(loss) for the year, net of tax (B)</b>		<b>(29.39)</b>	<b>10.01</b>
<b>Total comprehensive income for the year, net of tax: (A+B)</b>		<b>36,928.63</b>	<b>30,276.00</b>
<b>Profit for the year</b>			
		<b>36,958.02</b>	<b>30,265.99</b>
Attributable to:			
Unit holders		36,958.02	30,265.99
Non-controlling interests		-	-
<b>Total comprehensive income for the year</b>		<b>36,928.63</b>	<b>30,276.00</b>
Attributable to:			
Unit holders		36,928.63	30,276.00
Non-controlling interests		-	-
<b>Earnings per unit</b>			
- Basic	28	6.37	5.21
- Diluted		6.37	5.21
As per our report of even date attached			
Summary of significant accounting policies	3		

See accompanying notes to the consolidated financial statements.


As per our report of even date  
For Suresh Surana & Associates LLP  
Chartered Accountants  
Firm's Reg no. 121750W/W-100010


  
Ramesh Gupta  
Partner

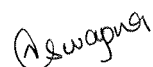
Membership no : 102306

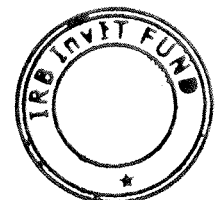


For and on behalf of IRB Infrastructure Private Limited  
(Investment Manager of IRB InvIT Fund)

  
Vinod Kumar Menon  
Wholetime Director & CEO  
DIN: 03075345

  
Rushabh Gandhi  
Director & CFO  
DIN: 08089312

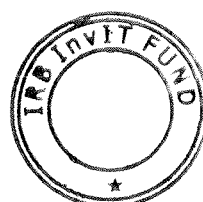
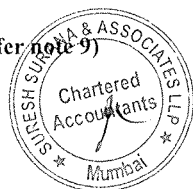
  
Swapna Vengurlekar  
Company Secretary  
Membership No: A32376



**IRB InvIT Fund**
**Consolidated Statement of cash flows for the year ended March 31, 2023**

(Rs. in Lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Cash flow from operating activities</b>		
Profit before tax	37,393.86	33,599.10
<b>Adjustment to reconcile profit before tax to net cash flows:</b>		
Depreciation and amortisation expenses	26,132.60	68,072.75
Provision for resurfacing expenses	7,039.39	4,845.11
Change in Fair value on mutual funds	(303.11)	(199.30)
Extinguishment of premium liability	(187.42)	(1,379.35)
Gain on sale of Investments (net)	(897.36)	(233.58)
Finance costs	18,634.73	13,608.08
Interest income on fixed deposits	(33.69)	(36.86)
<b>Operating profit before working capital changes</b>	<b>87,779.00</b>	<b>1,18,275.95</b>
<b>Movement in working capital:</b>		
Increase/(decrease) in trade payables	8,764.38	910.30
Increase/(decrease) in provisions	(1,998.07)	(14,040.43)
Increase/(decrease) in other financial liabilities	(8,720.41)	5,259.08
Increase/(decrease) in other liabilities	(614.43)	56.47
Decrease/(increase) in loans	(2.02)	1.89
Decrease/(increase) in other financial assets	(5,705.86)	(8,025.66)
Decrease/(increase) in other current assets	1,503.00	225.97
<b>Cash generated from operations</b>	<b>81,005.59</b>	<b>1,02,663.57</b>
Taxes paid (net)	(94.26)	35.12
<b>Net cash flow from operating activities</b>	<b>80,911.33</b>	<b>1,02,698.69</b>
<b>Cash flows from investing activities</b>		
Purchase of intangible assets	(64,839.65)	(134.03)
Proceeds from sale of intangible assets	-	7.62
Consideration paid to Sponsor towards acquisition of project (refer note 40)	(34,200.00)	-
Sale/( purchase) of current investments (net)	4,287.34	(5,221.83)
Increase in balance with Escrow bank	64,701.32	(29,638.13)
Acquisition / Redemption of bank deposits (having original maturity of more than three months) (net)	1,618.91	(2,808.67)
Interest received	37.31	33.25
<b>Net cash flow (used in) investing activities</b>	<b>(28,394.77)</b>	<b>(37,761.79)</b>
<b>Cash flows from financing activities</b>		
Repayment of unit capital to the unit holders	(18,866.25)	(20,898.00)
Proceeds from non-current borrowings	18,985.72	-
Distribution to unitholders	(31,347.00)	(30,766.50)
Repayment of non-current borrowings	(5,425.00)	(5,425.00)
Finance costs paid	(14,971.08)	(10,850.98)
<b>Net cash flows used in financing activities</b>	<b>(51,623.61)</b>	<b>(67,940.48)</b>
Net increase/(decrease) in cash and cash equivalents (A+B+C)	892.95	(3,003.58)
Cash and cash equivalents at the beginning of the year	1,432.43	4,436.01
<b>Cash and cash equivalents at the end of the year (refer note 9)</b>	<b>2,325.38</b>	<b>1,432.43</b>
<b>Components of cash and cash equivalents</b>		
Balances with scheduled banks:		
- Escrow accounts	2,246.04	1,114.11
- Current accounts	43.68	253.52
Cash on hand	35.66	64.80
<b>Total Cash and Cash Equivalents (refer note 9)</b>	<b>2,325.38</b>	<b>1,432.43</b>



Reconciliation between opening and closing balances for liabilities arising from financing activities:

(Rs. in Lakhs)

Particulars	Borrowings
01-Apr-21	1,89,876.73
Cash flow	
- Interest	(10,850.98)
- Proceeds / (Repayment)	(5,425.00)
Transfer to borrowings	2,294.00
Accrual for the year	13,695.39
31-Mar-22	1,89,590.14
Cash flow	
- Interest	(14,971.08)
- On acquisition of asset	95,452.58
- Proceeds / (Repayment)	13,560.72
Transfer to borrowings	1,629.00
Accrual for the year	18,541.50
31-Mar-23	3,03,802.86

Notes:

1. All figures in bracket are outflow.
2. The Consolidated cash flow statement has been prepared under Indirect Method as per Ind AS 7 "Statement of Cash Flows".
3. Taxes paid are treated as arising from operating activities and are not bifurcated between investing and financing activities.

Summary of Significant accounting policies (refer note 3)

See accompanying notes to the consolidated financial statements.

As per our report of even date

For Suresh Surana & Associates LLP

Chartered Accountants

Firm's Reg no. 121750W/W-100010

Ramesh Gupta

Partner

Membership no : 102306



For and on behalf of IRB Infrastructure Private Limited  
(Investment Manager of IRB InvIT Fund)

Vinod Kumar Menon  
Wholtime Director & CEO  
DIN: 03075345

Rushabh Gandhi  
Director & CFO  
DIN: 08089312

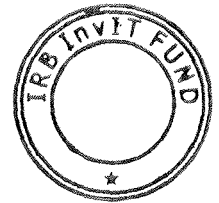
Swapna Vengurlekar  
Company Secretary  
Membership No: A32376

Place : Mumbai

Date : May 08, 2023

Place : Mumbai

Date : May 08, 2023



**IRB InvIT Fund****Consolidated Statement of changes in unit holders equity for the year ended March 31, 2023**

(Rs. in Lakhs)

	No of units	As at March 31, 2023	No of units	As at March 31, 2022
<b>a. Unit capital:</b>				
At the beginning of the year	58,05,00,000	5,10,259.50	58,05,00,000	5,31,157.50
Issued during the year	-	-	-	-
Less: Capital reduction during the year (refer note 46)	-	(18,866.25)	-	(20,898.00)
<b>At the end of the year</b>	<b>58,05,00,000</b>	<b>4,91,393.25</b>	<b>58,05,00,000</b>	<b>5,10,259.50</b>

**b. Initial settlement amount**

	As at March 31, 2023	As at March 31, 2022
At the beginning of the year	0.10	0.10
Received during the year	-	-
<b>At the end of the year</b>	<b>0.10</b>	<b>0.10</b>

**c. Other equity****Retained earnings**

	As at March 31, 2023	As at March 31, 2022
At the beginning of the year	(96,341.29)	(95,850.79)
Profit/(loss) for the year	36,958.02	30,265.99
Other comprehensive income	(29.39)	10.01
Interest distribution * (refer note 46)	(31,347.00)	(30,766.50)
<b>At the end of the year</b>	<b>(90,759.66)</b>	<b>(96,341.29)</b>

\* Pertains to the distributions made during the financial year along with the distribution related to the last quarter of FY 2021-22 and does not include the distribution relating to the last quarter of FY 2022-23 which will be paid after March 31, 2023.

**Summary of Significant accounting policies (refer note 3)**

See accompanying notes to the consolidated financial statements.

As per our report of even date  
For **Suresh Surana & Associates LLP**  
Chartered Accountants  
Firm's Reg. No. 121750W /W-100010

**Ramesh Gupta**  
Partner

Membership No.: 102306



For and on behalf of IRB Infrastructure Private Limited  
(Investment Manager of IRB InvIT Fund)

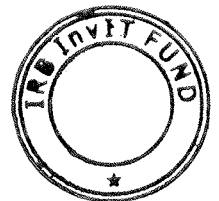
**Vinodkumar Menon**  
Wholetime Director  
DIN: 03075345

**Rushabh Gandhi**  
Director & CFO  
DIN: 08089312

**Swarna Vengurlekar**  
Company Secretary  
Membership No: A32376

Place: Mumbai  
Date : May 08, 2023

Place: Mumbai  
Date : May 08, 2023



**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

(SEBI Circular No. CIR/IMD/DF/114/2016 dated 20- Oct-2016 and no CIR/IMD/DF/127/2016 dated 29-Nov-2016 issued the InvIT regulations)

**A. Consolidated statement of net assets at fair value:**

(Rs. in Lakhs)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Book value	Fair value	Book value	Fair value
A. Total assets	12,51,902.12	14,83,021.44	11,95,767.05	14,39,601.13
B. Total liabilities	8,51,268.43	9,00,234.95	7,81,848.74	8,52,810.09
C. Net Assets (A - B)	4,00,633.69	5,82,786.49	4,13,918.31	5,86,791.04
D. Number of units (in lakhs)	5,805.00	5,805.00	5,805.00	5,805.00
E. NAV (C/D) (Amount in Rs.)	69.02	100.39	71.30	101.08

**Project wise break up of fair value of total assets:**

(Rs. in Lakhs)

Name of the project	As at March 31, 2023	As at March 31, 2022
IDAA Infrastructure Limited (IDAA)	14,959.95	18,295.01
IRB Talegaon Amravati Tollway Limited (IRBTA)	93,457.01	1,02,907.87
IRB Jaipur Deoli Tollway Limited (IRBJD)	1,88,342.59	1,85,285.35
IRB Surat Dahisar Tollway Limited (IRBSD)	46,835.05	53,971.59
IRB Tumkur Chitradurga Tollway Limited (IRBTC)	8,19,026.87	8,94,926.35
M.V.R Infrastructure and Tollways Limited (MVR)	55,041.18	69,807.74
IRB Pathankot Amritsar Toll Road Limited (IRBPA)	1,78,215.26	1,79,842.68
VK1 Expressway Limited (VK1)	1,51,250.32	-
<b>Subtotal</b>	<b>15,47,128.23</b>	<b>15,05,036.59</b>
Assets in IRB InvIT Fund	(64,106.79)	(65,435.46)
<b>Total assets</b>	<b>14,83,021.44</b>	<b>14,39,601.13</b>

**B. Consolidated statement of total returns at fair value :**

(Rs. in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
Total comprehensive income (As per the statement of profit and loss)	36,928.63	30,276.00
Add/Less: other changes in fair value (e.g., in investment property, property, plant & equipment (if cost model is followed)) not recognized in total comprehensive income	1,82,152.80	1,72,872.73
<b>Total Return</b>	<b>2,19,081.43</b>	<b>2,03,148.73</b>

**Note:**

The fair value of investments in Project SPV's are computed on the basis of the fair value of the underlying Toll Collection Rights/ Financial asset as at March 31, 2023 along with the book values of other assets and liabilities accounted in respective Project SPV's financial statements as at March 31, 2023.

Fair value of assets as at March 31, 2023 and as at March 31, 2022 and other changes in fair value for the year then ended as disclosed in the above tables are derived based on the fair valuation reports issued by the independent valuer appointed under the InvIT Regulations.

**Summary of Significant accounting policies (refer note 3)**

See accompanying notes to the consolidated financial statements.

As per our report of even date

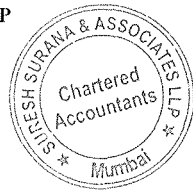
**For Suresh Surana & Associates LLP**

Chartered Accountants

Firm's Reg no. 121750W/W-100010

  
Ramesh Gupta  
Partner

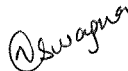
Membership no : 102306



**For and on behalf of IRB Infrastructure Private Limited**  
**(Investment Manager of IRB InvIT Fund)**

  
Vinod Kumar Menon  
Wholetime Director & CEO  
DIN: 03075345

  
Rushabh Gandhi  
Director & CFO  
DIN: 08089312

  
Swapna Vengurlekar  
Company Secretary  
Membership No: A32376

Place : Mumbai  
Date : May 08, 2023

Place : Mumbai  
Date : May 08, 2023



**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

(SEBI Circular No CIR/MD/DF/114/2016 dated October 20, 2016 and No CIR/MD/DF/127/2016 dated November 29, 2016 issued under the InvIT Regulations)

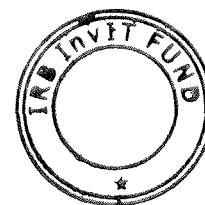
**Statement of Net Distributable Cash Flows (NDCFs) of IRB InvIT Fund**

(Rs. in Lakhs)

Sr. No.	Particulars	Year ended March 31, 2023	Year ended March 31, 2022
1	Cash flows received from Project SPVs in the form of Interest (Refer note 1 & 2)	47,983.32	41,284.74
2	Cash flows received from Project SPVs in the form of Dividend	-	-
3	Any other income accruing at the Trust level and not captured above, including but not limited to interest/return on surplus cash invested by the Trust	795.63	312.22
4	Cash flows received from the project SPVs towards the repayment (Net) of the debt issued to the Project SPVs by the Trust (Refer note 3)	18,893.37	31,022.75
5	<b>Total cash inflow at the Trust level (A)</b>	<b>67,672.32</b>	<b>72,619.71</b>
	Less:		
6	Any payment of fees, interest and expense incurred at the Trust level, including but not limited to the fees of the Investment Manager	(12,880.49)	(12,547.93)
7	Income tax (if applicable) at the Standalone Trust Level	-	-
8	Repayment of external debt	(5,425.00)	(5,425.00)
9	<b>Total cash outflows / retention at the Trust level (B)</b>	<b>(18,305.49)</b>	<b>(17,972.93)</b>
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>49,366.82</b>	<b>54,646.78</b>

**Note:**

- 1) The embargo on the Escrow bank account for ITCTL was uplifted as per the Interim order of the Hon'ble Arbitral Tribunal. However, the withdrawals pertaining to past periods towards debt servicing of Rs. 11,193.00 lakhs (net of Rs. 4,402.39 lakhs considered in earlier period) has not been considered in the above Net Distributable Cash Flow. The said accruals are utilized towards acquisition of VK1 project.
- 2) Excludes interest due but not received of Rs. 3,539.11 lakhs and Rs. 13,171.08 lakhs for the year ended March 31, 2023 and year ended March 31, 2022.
- 3) Netted – off with long-term unsecured loan given to Project SPVs. (Refer RPT disclosures of standalone financial statements)



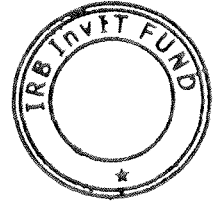
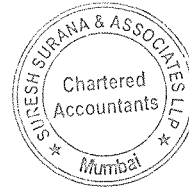
**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

(SEBI Circular No CIR/MD/DF/114/2016 dated October 20, 2016 and No CIR / MD / DF / 127 / 2016 dated November 29, 2016 issued under the InvIT Regulations)

**Statement of Net Distributable Cash Flows (NDCF) of underlying SPVs****IDAA Infrastructure Limited (IDAA)**

(Rs. in Lakhs)

Sr. No.	Description	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	(2,575.66)	(463.50)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	-	23,237.41
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-
4	Add: Interest paid to the Fund	-	365.85
5	Add :- Provision for Resurfacing Expenses ( Net)	-	(4,703.47)
6	Add: Non-cash expenses	2,623.86	-
7	Less :- NHAI Premium	-	-
8	Less :- Principal repayment	-	-
9	Total Adjustments (B)	2,623.86	18,899.79
10	Net Distributable Cash Flows (C) = (A+B)	48.20	18,436.29





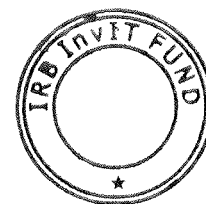
**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

(SEBI Circular No CIR/MD/DF/114/2016 dated October 20, 2016 and No CIR / MD / DF / 127 / 2016 dated November 29, 2016 issued under the InvIT Regulations)

**Statement of Net Distributable Cash Flows (NDCFs) of underlying SPVs****IRB Surat Dahisar Tollway Limited (IRBSD)**

(Rs. In Lakhs)

Sr. No.	Description	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	290.31	(2,980.19)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	6,269.78	31,170.02
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-
4	Add:- Interest paid to the Fund	-	2,039.73
5	Add :- Provision for Resurfacing Expenses	-	(1,916.55)
6	Add:- Non-cash expenses	395.05	8,381.22
7	Less :- NHAI Premium	-	-
8	Less :- Principal repayment	-	-
9	Total Adjustments (B)	6,664.84	39,674.43
10	Net Distributable Cash Flows (C) = (A+B)	6,955.14	36,694.23



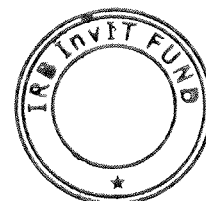
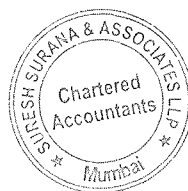
**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

(SEBI Circular No CIR/MD/DF/114/2016 dated October 20, 2016 and No CIR / MD / DF / 127 / 2016 dated November 29, 2016 issued under the InvIT Regulations)

**Statement of Net Distributable Cash Flows (NDCFs) of underlying SPVs****IRB Talegaon Amravati Tollway Limited (IRBTA)**

(Rs. In Lakhs)

Sr. No.	Description	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	(1,344.96)	(2,056.27)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	1,466.77	1,294.14
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-
4	Add: Interest paid to the Fund	6,069.64	5,891.65
5	Add :- Provision for Resurfacing Expenses	(1,272.84)	(1,163.67)
6	Add: Non-cash expenses	0.06	-
7	Less :- NHAI Premium	-	-
8	Less :- Principal repayment	-	-
9	Total Adjustments (B)	<b>6,263.62</b>	<b>6,022.12</b>
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>4,918.66</b>	<b>3,965.85</b>



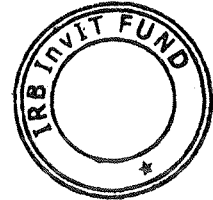
**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

(SEBI Circular No CIR/MD/DF/114/2016 dated October 20, 2016 and No CIR / MD / DF / 127 / 2016 dated November 29, 2016 issued under the InvIT Regulations)

**Statement of Net Distributable Cash Flows (NDCFs) of underlying SPVs****M.V.R Infrastructure and Tollways Limited (MVR)**

(Rs. In Lakhs)

Sr. No.	Description	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	1,827.18	101.99
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	3,439.52	3,122.11
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-
4	Add :- Interest paid to the Fund	4,860.09	4,823.94
5	Add :- Provision for Resurfacing Expenses	830.52	390.05
6	Add: Non-cash expenses	(37.50)	-
7	Less :- NHAI Premium	-	-
8	Less :- Principal repayment	-	-
9	Total Adjustments (B)	9,092.63	8,336.10
10	Net Distributable Cash Flows (C) = (A+B)	10,919.81	8,438.09



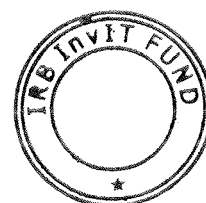
**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

(SEBI Circular No CIR/MD/DF/114/2016 dated October 20, 2016 and No CIR / MD / DF / 127 / 2016 dated November 29, 2016 issued under the InvIT Regulations)

**Statement of Net Distributable Cash Flows (NDCFs) of underlying SPVs****IRB Jaipur Deoli Tollway Limited (IRBJD)**

(Rs. In Lakhs)

Sr. No.	Description	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	(4,613.10)	(7,177.12)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	2,370.65	2,092.72
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-
4	Add: Interest paid to the Fund	12,540.45	14,119.76
5	Add :- Provision for Resurfacing Expenses	3,003.60	(1,419.08)
6	Add: Non-cash expenses	622.64	(1,610.44)
7	Less :- NHAI Premium	-	-
8	Less :- Principal repayment	-	-
9	Total Adjustments (B)	<b>18,537.35</b>	<b>13,182.96</b>
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>13,924.25</b>	<b>6,005.84</b>



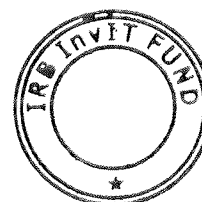
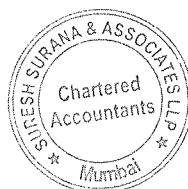
**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

(SEBI Circular No CIR/MD/DF/114/2016 dated October 20, 2016 and No CIR / MD / DF / 127 / 2016 dated November 29, 2016 issued under the InvIT Regulations)

**Statement of Net Distributable Cash Flows (NDCFs) of underlying SPVs****IRB Pathankot Amritsar Toll Road Limited (IRBPA)**

(Rs. In Lakhs)

Sr. No.	Description	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	(8,285.46)	(3,282.77)
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	2,729.07	938.64
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-
4	Add: Interest paid to the Fund	13,942.30	14,073.71
5	Add :- Provision for Resurfacing Expenses	1,420.74	(947.54)
6	Add: Non-cash expenses	1,560.93	(11,533.96)
7	Less :- NHAI Premium	-	-
8	Less :- Principal repayment	-	-
9	Total Adjustments (B)	<b>19,653.04</b>	<b>2,530.85</b>
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>11,367.58</b>	<b>(751.92)</b>



**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

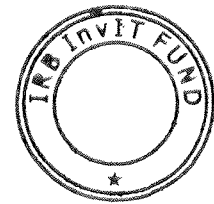
(SEBI Circular No CIR/MD/DF/114/2016 dated October 20, 2016 and No CIR / MD / DF / 127 / 2016 dated November 29, 2016 issued under the InvIT Regulations)

**Statement of Net Distributable Cash Flows (NDCF) of underlying SPVs****IRB Tumkur Chitradurga Tollway Limited (IRBTC)**

(Rs. In Lakhs)

Sr. No.	Description	Year ended March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	5,267.64	2,366.31
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	8,725.45	7,725.26
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager	-	-
4	Add: Interest paid to the Fund*	13,240.59	13,171.08
5	Add :- Provision for Resurfacing Expenses	1,313.23	535.38
6	Add: Non-cash expenses	(187.42)	1,388.02
7	Less :- NHAI Premium	(22,384.00)	(20,576.00)
8	Less :- Principal repayment	-	-
9	Total Adjustments (B)	707.86	2,243.74
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>5,975.50</b>	<b>4,610.05</b>

As per interim order of the Division Bench of Hon'ble High Court, withdrawals from Escrow account of ITCTL were not permitted till final order in the matter. During the year, the embargo on the Escrow bank account was uplifted as per the Interim order of the Hon'ble Arbitral Tribunal. Kindly refer note 39 (c) for further details.



**IRB InvIT Fund****Disclosures pursuant to SEBI Circulars**

(SEBI Circular No CIR/MD/DF/114/2016 dated October 20, 2016 and No CIR / MD / DF / 127 / 2016 dated November 29, 2016 issued under the InvIT Regulations)

**Statement of Net Distributable Cash Flows (NDCFs) of underlying SPVs****VK1 Expressway Limited (VK1)**

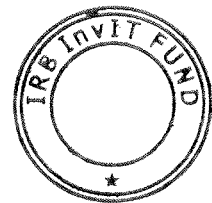
(Rs. In Lakhs)

Sr. No.	Description	October 13, 2022 to March 31, 2023	Year ended March 31, 2022
1	Profit after tax as per Statement of profit and loss/income and expenditure (A)	2,833.48	-
2	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	-	-
3	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), if deemed necessary by the Investment Manager *	2,824.73	-
4	Add: Interest paid to the Fund	902.28	-
5	Add :- Provision for Resurfacing Expenses	-	-
6	Add: Non-cash expenses	(964.04)	-
7	Less :- NHAI Premium	-	-
8	Less :- Principal repayment	-	-
9	Total Adjustments (B)	2,762.98	-
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>5,596.46</b>	-

Acquired from IRBIDL vide Share Purchase agreement dated October 13, 2022.

VK1 is obligated to create DSRA as per terms of agreement with the lenders and accordingly, funds are retained for the said purpose.

\* Includes Annuity received from the Authority



## IRB InvIT Fund

### Summary of significant accounting policies and other explanatory information for the year ended March 31, 2023

#### 1. Nature of Operations

The IRB InvIT Fund (the "Fund" / "Trust") is a trust constituted by "The Indenture of Trust" dated October 16, 2015 registered under the Registration Act, 1908 and under the Securities Exchange Board of India (Infrastructure Investment Trust) Regulations, 2014. The Fund is settled by the Sponsor, IRB Infrastructure Developers Limited ("IRB" or the "Sponsor"), an infrastructure development company in India. The Trustee to the Fund is IDBI Trusteeship Services Limited (the "Trustee") and Investment manager for the Fund is IRB Infrastructure Private Limited (the "Investment Manager").

The Fund has been formed to invest in infrastructure assets primarily being in the road sector in India. All of the Fund's road projects are implemented and held through special purpose vehicles ("Project SPVs/ Subsidiaries").

The consolidated financial statements comprise of financial statement of IRB InvIT Fund and its eight subsidiaries (collectively, "the Group") for the year ended March 31, 2023.

The road projects included in the Fund's portfolio comprises as listed below:-

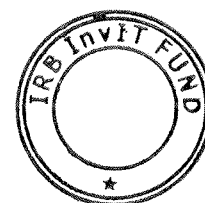
Sr. No.	Subsidiary Name	Principal Nature of activity	Country of Incorporation	Extent of Control as at March 31, 2023	Extent of Control as at March 31, 2022
1	IDAA Infrastructure Limited (IDAA)	Infrastructure	India	100%	100%
2	IRB Talegaon Amravati Tollway Limited (IRBTA)	Infrastructure	India	100%	100%
3	IRB Jaipur Deoli Tollway Limited (IRBJD)	Infrastructure	India	100%	100%
4	IRB Surat Dahisar Tollway Limited (IRBSD)	Infrastructure	India	100%	100%
5	IRB Tumkur Chitradurga Tollway Limited (IRBTC)	Infrastructure	India	100%	100%
6	M.V.R Infrastructure and Tollways Limited (MVR)	Infrastructure	India	100%	100%
7	IRB Pathankot Amritsar Toll Road Limited (IRBPA)	Infrastructure	India	100%	100%
8	VK1 Expressway Limited (Formerly known as VK1 Expressway Private Limited) (VK1) *#	Infrastructure	India	100%	-

\* Acquired vide Share Purchase agreement dated October 13, 2022

# VK1 was converted from Private Limited Company to Public Limited Company w.e.f April 27, 2023

The registered office of the investment manager is IRB Complex, Chandivali Farm, Chandivali Village, Andheri- East, Mumbai – 400 072.

The consolidated financial statements were authorised for issue in accordance with resolution passed by the board of directors of the investment manager on May 8, 2023.





## 2. Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with Indian Accounting Standards as defined in Rule 2(1)(a) of 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, as amended and the circulars issued thereunder ("InvIT Regulations") and other accounting principles generally accepted in India.

The consolidated financial statements have been prepared on an accrual basis and under the historical cost basis, except for certain financial assets and liabilities (refer accounting policy regarding financial instruments) which have been measured at fair value.

The consolidated financial statements are presented in Indian Rupee ('INR') which is also the Group's functional currency and all values are rounded to the nearest lakhs, except when otherwise indicated. Wherever the amount represented '0' (zero) construes value less than Rupees five hundred.

## 3. Summary of significant accounting policies

### 3.1. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Fund and its subsidiaries as at 31 March 2023. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

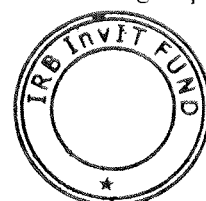
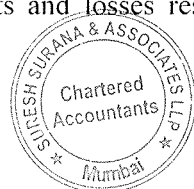
Subsidiaries are entities controlled by the Group. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a Subsidiary acquired or disposed off during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the Subsidiaries.

Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

The financial statements of each of the subsidiaries used for the purpose of consolidation are drawn up to same reporting date as that of the Group, i.e., year ended on 31 March.

#### Consolidation procedure:

- i. Combine like items of assets, liabilities, equity, income, expenses and cash flows of the parent with those of its subsidiary. For this purpose, income and expenses of the Subsidiaries are based on the amounts of the assets and liabilities recognised in the consolidated financial statements at the acquisition date.
- ii. Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary. Business combinations policy explains how to account for any related goodwill.
- iii. Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full. Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS 12 - Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.



- iv. Non-controlling interests in the net assets of consolidated subsidiaries consists of:
- The amount of equity attributed to non-controlling interests at the date on which investment in a Subsidiary came into existence;
  - The non-controlling interest share of movement in equity since the date parent relationship came into existence;
  - Non-controlling interest share of net profit/(loss) of consolidated Project SPV for the year is identified and adjusted against the profit after tax of the Group.

### 3.2. Business Combinations

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at fair value on acquisition date and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their acquisition date fair values. For this purpose, the liabilities assumed include contingent liabilities representing present obligation and they are measured at their acquisition fair values irrespective of the fact that outflow of resources embodying economic benefits is not probable.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in OCI and accumulated in equity as capital reserve. However, if there is no clear evidence of bargain purchase, the entity recognises the gain directly in equity as capital reserve, without routing the same through OCI.

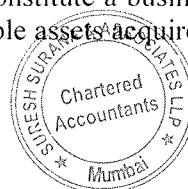
After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

A cash generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit.

Any impairment loss for goodwill is recognised in profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods. Where goodwill has been allocated to a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the cash-generating unit retained.

### 3.3. Asset acquisition

The acquisition of an asset or a group of assets that does not constitute a business. In such cases the acquirer shall identify and recognise the individual identifiable assets acquired including those



assets that meet the definition of, and recognition criteria for, intangible assets in Ind AS 38, Intangible Assets and liabilities assumed. The cost of the group is allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction or event does not give rise to goodwill.

### 3.4. Use of estimates

The preparation of consolidated financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the consolidated financial statements and the results of operations during the reporting period end. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

### 3.5. Current versus non-current classification

The Group presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Group has identified twelve months as its operating cycle.

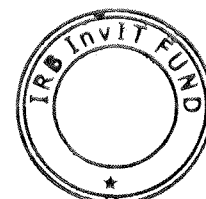
### 3.6. Foreign currencies

The Group's financial statements are presented in INR, which is also the Group's functional currency. The group does not have any foreign operation and has assessed the functional currency to be INR.

### Transactions and balances

Transactions in foreign currencies are initially recorded by the Group at their respective functional currency spot rates at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Differences arising on settlement or translation of monetary items are recognised in Statement of profit or loss.



Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions.

### 3.7. Fair value measurement

The Group measures financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

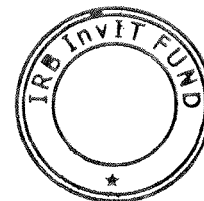
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Group's Management determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value, and for non-recurring measurement, such as assets held for distribution in discontinued operations.

At each reporting date, the Management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Group's accounting policies. For this analysis, the Management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The management also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.



On an annual basis, the Management of Investment Manager presents the valuation results to the Audit Committee and the Group's independent auditors. This includes a discussion of the major assumptions used in the valuations.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions (note 33 and 38)
- Financial instruments (including those carried at amortised cost) (note 33)
- Quantitative disclosure of fair value measurement hierarchy (note 34)

### **3.8. Revenue recognition**

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. The Group has concluded that it is the principal in its revenue arrangements because it typically controls the services before transferring them to the customer.

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the transaction price of the consideration received or receivable, excluding the estimates of variable consideration that is allocated to that performance obligation, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The specific recognition criteria described below must also be met before revenue is recognised.

#### **Toll revenue**

The income from Toll Contracts on BOT basis are recognised on actual collection of toll revenue (net of revenue share payable to NHAI) as per Concession Agreement. Revenue from electronic toll collection is recognised on accrual basis.

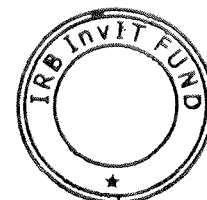
#### **Toll collection charges**

Revenue is recognised on actual collection of toll revenue (net of amount paid to NHAI) as per the Supplementary agreement with NHAI.

#### **Contract revenue (construction contracts)**

Contract revenue associated with the utility shifting incidental to construction of road are recognized as revenue by reference to the stage of completion of the projects at the balance sheet date. The stage of completion of project is determined by the proportion that contract cost incurred for work performed up to the balance sheet date bears to the estimated total contract costs.

The Group's operations involve levying of goods and service tax (GST) on the construction work. GST is not received by the Group on its own account. Rather, it is tax collected on value added to



the commodity by the seller on behalf of the government. Accordingly, it is excluded from revenue.

### **Contract revenue from Hybrid Annuity Contracts**

Financial receivable is recorded at a fair value of guaranteed residual value to be received at the end of the concession period. This receivable is subsequently measured at amortised cost. In the financial assets model, the amount due from the grantor meet the identification of the receivable which is measured at fair value.

### **Operation and maintenance contracts**

Revenue from maintenance contracts are recognised over the period of the contract as and when services are rendered.

### **Claim Revenue**

Claims are recognised as revenue as per relevant terms of the concession agreement with the authority when it is probable that such claims will be accepted by the customer that can be measured reliably.

### **Interest income**

For all debt instruments measured either at amortised cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortised cost of a financial liability. When calculating the effective interest rate, the Group estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss.

### **Dividends**

Revenue is recognised when the Group's right to receive the payment is established, which is generally when shareholders approve the dividend.

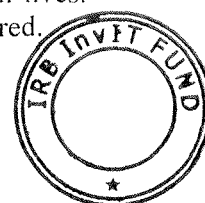
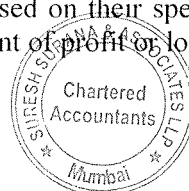
## **3.9. Government Grants**

Grants and subsidies from the Government are recognised when there is reasonable assurance that (i) the Group will comply with the conditions attached to them, and (ii) the grant / subsidy will be received.

Grant received are considered as a part of the total outlay of the construction project and accordingly, the same is reduced from the gross value of assets.

## **3.10. Property, plant and equipment**

Property, plant and equipment are stated at cost, less accumulated depreciation and impairment losses if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Any trade discount or rebates are deducted in arriving at the purchase price. When significant parts of the plant and equipment are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.



Depreciation is calculated on written down value method (WDV) using the useful lives as prescribed under the Schedule II to the Companies Act, 2013 or re-assessed by the Group. The Group has estimated the following useful lives for its tangible fixed assets:

Asset class	Useful life
Plant & Machinery	9 years - 15 years
Office equipment	5 years
Computers	3 years
Servers	6 years
Vehicles	8 years
Furniture & fixtures	10 years
Toll Equipment	7 years

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

### 3.11. Intangible assets

Intangible assets are stated at cost, less accumulated amortisation and impairment losses.

#### Toll Collection Rights

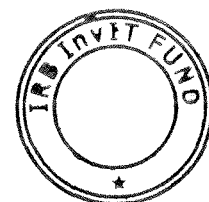
Toll collection rights are stated at cost net of accumulated amortisation and impairment losses. Cost includes:

Toll Collection Rights awarded by the grantor against construction service rendered by the Project SPV on DBFOT basis - Direct and indirect expenses on construction of roads, bridges, culverts, infrastructure and other assets at the toll plazas.

#### Premium Obligation

As per the service concession agreement, the Group is obligated to pay the annual fixed amount of premium to National Highway Authorities of India (NHAI). This premium obligation has been capitalized as Intangible Asset given it is paid towards getting the right to earn revenue by constructing and operating the roads during the concession period. Hence, total premium payable as per the service concession agreement has been upfront capitalized at fair value of the obligation at the date of transition.

Intangible assets are amortised over the period of concession, using revenue based amortisation as per Exemption provided in Ind AS 101. Under this method, the carrying value of the rights is amortised in the proportion of actual toll revenue for the year to projected revenue for the balance toll period, to reflect the pattern in which the assets economic benefits will be consumed. At each balance sheet date, the projected revenue for the balance toll period is reviewed by the management. If there is any change in the projected revenue from previous estimates, the amortisation of toll collection rights is changed prospectively to reflect any changes in the estimates.



Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

Intangible assets are assessed for impairment whenever there is an indication that the intangible asset may be impaired.

### **3.12. Taxes**

#### **Current income tax**

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

Current income tax relating to items recognised outside the Statement of Profit and Loss is recognised outside the Statement of Profit and Loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

#### **Deferred tax**

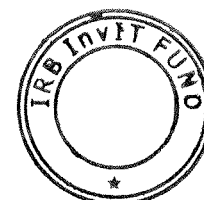
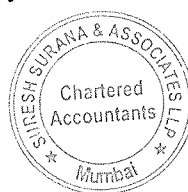
Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- In respect of taxable temporary differences associated with investments in subsidiaries, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction affects neither the accounting profit nor taxable profit or loss
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.





The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

### **Minimum Alternate Tax (MAT)**

Minimum Alternate Tax (MAT) paid as per Indian Income Tax Act, 1961 is in the nature of unused tax credit which can be carried forward and utilised when the Group will pay normal income tax during the specified period. Deferred tax assets on such tax credit is recognised to the extent that it is probable that the unused tax credit can be utilised in the specified future period. The net amount of tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

### **Goods and service tax paid on acquisition of assets or on incurring expenses**

Expenses and assets are recognised net of the amount of goods and service tax paid, except: When the tax incurred on a purchase of assets or services is not recoverable from the tax authority, in which case, the tax paid is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable.

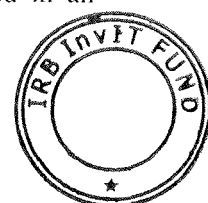
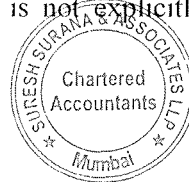
When receivables and payables are stated with the amount of tax included. The net amount of tax recoverable from, or payable to, the tax authority is included as part of receivables or payables in the balance sheet.

### **3.13. Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

### **3.14. Leases**

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.



## Group as a lessee

The Group applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

### 3.15. Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Group expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the Statement of Profit and Loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

### 3.16. Premium Deferment

Premium Deferral (i.e. premium payable less paid after adjusting premium deferment) is aggregated under premium deferred obligation in the balance sheet. The interest payable on the above is aggregated under premium deferral obligation. Interest on premium deferral is capitalised during the construction period and thereafter charged to the statement of profit and loss.

### 3.17. Resurfacing expenses

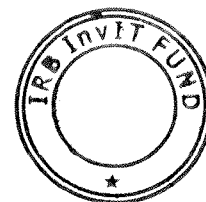
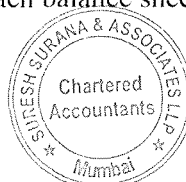
As per the Concession Agreement, the Group is obligated to carry out resurfacing of the roads under concession. Provision required for resurfacing expenses are measured at the present value of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects the risks specific to the liability. The increase in the provision due to the passage of time is recognised as finance cost.

### 3.18. Contingent liabilities and Contingent assets

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The Group does not recognise a contingent liability but discloses its existence in the financial statements.

A contingent assets is not recognised unless it becomes virtually certain that an inflow of economic benefits will arise. When an inflow of economic benefits is probable, contingent assets are disclosed in the financial statements.

Contingent liabilities and contingent assets are reviewed at each balance sheet date.



### 3.19. Retirement and other employee benefits

#### Defined contribution plan

Retirement benefits in the form of provident fund, Pension Fund and Employees state Insurance Fund are a defined contribution scheme and the contributions are charged to the Statement of profit and loss of the period when the employee renders related services. There are no other obligations other than the contribution payable to the respective authorities.

#### Defined benefit plan

The Group has maintained a Group Gratuity Scheme with M/s. Life Insurance Corporation of India (LIC) managed by a separate Trust, towards which it annually contributes a sum based on the actuarial valuation made by M/s. LIC. Gratuity liability for eligible employees are defined benefit obligation and are provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each financial year. Obligation is measured at the present value of estimated future cash flows using discounted rate that is determined by reference to market yields at the balance sheet date on Government Securities where the currency and terms of the Government Securities are consistent with the currency and estimated terms of the defined benefit obligation.

Re-measurements, comprising of actuarial gains and losses excluding amounts included in net interest on the net defined benefit liability are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Re-measurements are not reclassified to statement of profit and loss in subsequent periods.

Past service costs are recognised in statement of profit and loss on the earlier of:

- The date of the plan amendment or curtailment, and
- The date that the Group recognises related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset.

The Group recognises the following changes in the net defined benefit obligation as an expense in the statement of profit and loss:

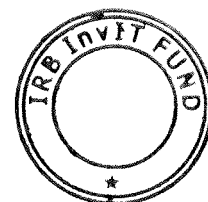
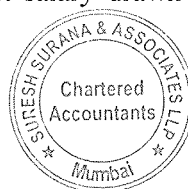
- Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- Net interest expense or income

#### Short term benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related services are provided. A liability is recognised for the amount expected to be paid i.e. under short-term cash bonus, if the Company has a present legal or constructive obligations to pay this amount as a result of past service provided by the employees, and the amount of obligation can be estimated reliably.

#### Leave encashment

The employee's compensated absences, which is expected to be utilised or encashed within the next twelve months, is treated as short term employee benefit. Accrual towards compensated absences at the end of the financial year is based on last salary drawn and outstanding leave absence at the end of the financial year.



### 3.20. Financial instrument

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

#### Financial assets

##### Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through Statement of Profit and Loss, directly attributable transaction cost to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

##### Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories;

- at amortised cost
- at fair value through profit or loss (FVTPL)
- at fair value through other comprehensive income (FVTOCI)

##### Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both of the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

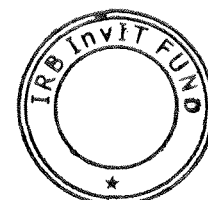
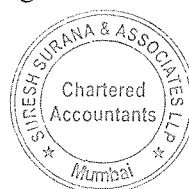
After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in other income in the statement of profit or loss. The losses arising from impairment are recognised in the statement of profit and loss.

##### Debt instrument at FVTOCI

A 'debt instrument' is classified at FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Group recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the Statement of profit and loss. On de-recognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to Statement of profit and loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.



### **Debt instrument at FVTPL**

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Group may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Group has designated certain debt instrument as at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

### **Equity investments**

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Group may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Group makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to statement of profit and loss, even on sale of investment. However, the Group may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

### **De-recognition**

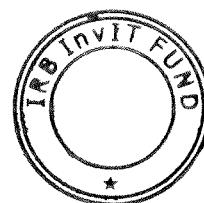
A financial asset (or, where applicable, a part of a financial asset or part of a Group of similar financial assets) is primarily de-recognised (i.e. removed from the Group's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

### **3.21. Impairment of assets**



## **Impairment of financial assets**

Expected credit losses are recognized for all financial assets subsequent to initial recognition other than financial assets in FVTPL category.

For financial assets other than trade receivables, as per Ind AS 109, the Group recognizes 12 month expected credit losses for all originated or acquired financial assets if at the reporting date the credit risk of the financial asset has not increased significantly since its initial recognition. The expected credit losses are measured as lifetime expected credit losses if the credit risk on financial assets increases significantly since its initial recognition.

The impairment losses and reversals are recognized in Statement of Profit and Loss.

## **Trade Receivables**

The Group has evaluated the impairment provision requirement under Ind AS 109 and has listed down below major facts for trade and other receivables impairment provisioning:

Trade receivable from NHAI are considered to be good and there are neither been any past instances of default and also management doesn't expect any default in case of Group receivables.

Other Financial Assets mainly consists of Loans to employees and Security deposits and other deposits, interest accrued on Fixed deposits, loans to related party, Retention money receivable from NHAI, Grant receivable from NHAI and other receivables and advances measured at amortised cost.

## **Impairment of non-financial assets**

The Group assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset unless the asset does not generate cash inflows that are largely independent of those from other assets or Group's assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

## **Financial liabilities**

### **Initial recognition and measurement**

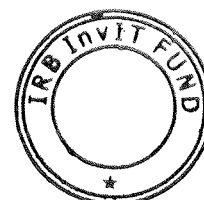
Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or payables, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Groups financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts and derivative financial instruments.

### **Subsequent measurement**

The measurement of financial liabilities depends on their classification, as described below:



### **Financial liabilities at fair value through profit or loss**

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109.

Gains or losses on liabilities held for trading are recognised in the statement of profit and loss.

### **Loans and borrowings**

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in Statement of profit and loss when the liabilities are de-recognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

### **Financial guarantee contracts**

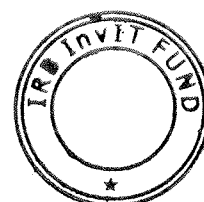
Financial guarantee contracts issued by the Group are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

### **Retention money payable**

Retention money payable is measured at fair value initially. Subsequently, they are measured at amortised cost using the EIR method. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised as well as through the EIR amortisation process.

### **Reclassification of financial assets**

The Group determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Group's senior management determines change in the business model as a result of external or internal changes which are significant to the Group's operations. Such changes are evident to external parties. A change in the business model occurs when the Group either begins or ceases to perform an activity that is significant to its operations. If the Group reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Group does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.



The following table shows various reclassification and how they are accounted for:

Original classification	Revised classification	Accounting treatment
Amortised cost	FVTPL	Fair value is measured at reclassification date. Difference between previous amortized cost and fair value is recognised in Statement of profit and loss.
FVTPL	Amortised cost	Fair value at reclassification date becomes its new gross carrying amount. EIR is calculated based on the new gross carrying amount
Amortised cost	FVTOCI	Fair value is measured at reclassification date. Difference between previous amortised cost and fair value is recognised in OCI. No change in EIR due to reclassification.
FVTOCI	Amortised cost	Fair value at reclassification date becomes its new amortised cost carrying amount. However, cumulative gain or loss in OCI is adjusted against fair value. Consequently, the asset is measured as if it had always been measured at amortised cost.
FVTPL	FVTOCI	Fair value at reclassification date becomes its new carrying amount. No other adjustment is required.
FVTOCI	FVTPL	Assets continue to be measured fair value. Cumulative gain or loss previously recognized in OCI is reclassified to Statement of profit and loss at the reclassification date.

### De-recognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

### Offsetting of financial instruments

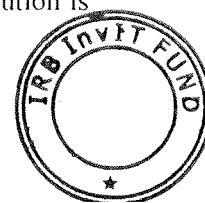
Financial assets and financial liabilities are offset and the net amount is reported in the consolidated balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

### 3.22. Contributed Equity

Units are classified as equity. Incremental costs attributable to the issue of units are directly recorded in equity, net of tax.

### 3.23. Distribution to unit holders

The Group recognises a liability to make cash distributions to unit holders when the distribution is authorised and a legal obligation has been created. As per the InvIT Regulations, a distribution is





authorised when it is approved by the Board of Directors of the Investment Manager. A corresponding amount is recognised directly in equity.

### 3.24. Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Group's cash management.

### 3.25. Asset held for sale

Non-current assets or disposal groups comprising of assets and liabilities are classified as 'held for sale' when all of the following criteria's are met: (i) decision has been made to sell. (ii) the assets are available for immediate sale in its present condition. (iii) the assets are being actively marketed and (iv) sale has been agreed or is expected to be concluded within 12 months of the Balance Sheet date.

Subsequently, such non-current assets and disposal groups classified as held for sale are measured at the lower of its carrying value and fair value less costs to sell. Non-current assets held for sale are not depreciated or amortised.

### 3.26. Earnings Per Unit (EPU)

Basic earnings per unit are calculated by dividing the net profit for the year attributable to unit holders by the weighted average number of units outstanding during the year.

For the purpose of calculating diluted earnings per unit, the weighted average numbers of units outstanding during the year are adjusted for the effects of all dilutive potential units.

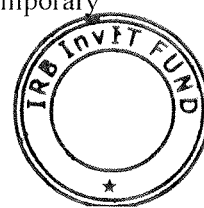
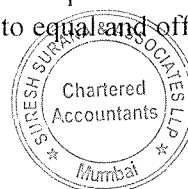
### 3.27. Recent pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

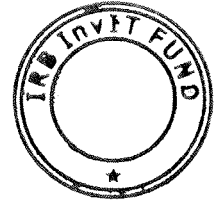
**Ind AS 1 - Presentation of Financial Statements** - This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Group has evaluated the amendment and the impact of the amendment is insignificant in the Group's financial statements.

**Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors** - This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Group has evaluated the amendment and there is no impact on its consolidated financial statements.

**Ind AS 12 - Income Taxes** - This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary



differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Group has evaluated the amendment and there is no impact on its consolidated financial statement.



Note 4 : Property, plant and equipment

Particulars	(Rs. in Lakhs)													
	Land		Plant and machinery		Office equipments		Computer		Vehicles		Furniture and fixture		Total	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
<b>Gross Block</b>														
Opening Balance	98.61	98.61	4.67	4.67	7.92	7.92	2.42	2.42	1.35	1.35	6.07	6.07	121.03	121.03
Additions	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deletion / adjustment	-	-	-	-	5.64	-	0.95	-	-	-	2.00	-	8.59	-
<b>Closing Balance</b>	<b>98.61</b>	<b>98.61</b>	<b>4.67</b>	<b>4.67</b>	<b>2.28</b>	<b>7.92</b>	<b>1.47</b>	<b>2.42</b>	<b>1.35</b>	<b>1.35</b>	<b>4.06</b>	<b>6.07</b>	<b>112.44</b>	<b>121.03</b>
<b>Depreciation</b>														
Opening Balance	-	-	3.10	2.68	4.67	4.42	1.79	1.69	0.67	0.67	4.25	4.01	14.48	13.47
Additions	-	-	0.33	0.42	0.14	0.25	0.01	0.10	-	-	0.17	0.24	0.65	1.01
Deletion/ adjustment	-	-	-	-	3.35	-	0.60	-	-	-	1.36	-	5.31	-
<b>Closing Balance</b>	<b>-</b>	<b>-</b>	<b>3.43</b>	<b>3.10</b>	<b>1.46</b>	<b>4.67</b>	<b>1.20</b>	<b>1.79</b>	<b>0.67</b>	<b>0.67</b>	<b>3.06</b>	<b>4.25</b>	<b>9.81</b>	<b>14.48</b>
<b>Net Block</b>	<b>98.61</b>	<b>98.61</b>	<b>1.24</b>	<b>1.56</b>	<b>0.83</b>	<b>3.25</b>	<b>0.27</b>	<b>0.63</b>	<b>0.68</b>	<b>0.68</b>	<b>1.01</b>	<b>1.82</b>	<b>102.63</b>	<b>106.55</b>

Particulars	Intangible assets					
	Toll Collection Rights		Premium to NHAI		Total	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
<b>Gross Block</b>						
Opening Balance	7,37,405.92	7,37,117.39	6,67,304.55	6,67,304.55	14,04,710.47	14,04,421.94
Additions	144.22	290.45	-	-	144.22	290.45
Deletion/ Adjustment	2,25,036.26	1.92	-	-	2,25,036.26	1.92
<b>Closing Balance</b>	<b>5,12,513.88</b>	<b>7,37,405.92</b>	<b>6,67,304.55</b>	<b>6,67,304.55</b>	<b>11,79,818.43</b>	<b>14,04,710.47</b>
<b>Depreciation</b>						
Opening Balance	2,61,930.01	2,00,353.68	47,740.04	41,238.96	3,09,670.05	2,41,592.64
Additions	15,907.44	61,570.63	10,224.51	6,501.08	26,131.95	68,071.71
Deletion/ Adjustment	2,25,036.26	5.70	-	-	2,25,036.26	5.70
<b>Closing Balance</b>	<b>52,801.18</b>	<b>2,61,930.01</b>	<b>57,964.55</b>	<b>47,740.04</b>	<b>1,10,765.74</b>	<b>3,09,670.05</b>
<b>Net Block</b>	<b>4,59,712.70</b>	<b>4,75,475.91</b>	<b>6,09,339.99</b>	<b>6,19,564.51</b>	<b>10,69,052.69</b>	<b>10,95,040.42</b>

Notes :

Toll Collection Rights includes toll equipments

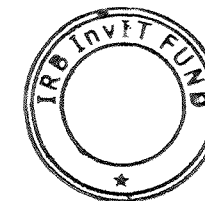
Intangible assets under development

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Opening balance	142.98	212.09
Additions during the year	-	149.34
Capitalised during the year	142.98	218.45
<b>Total</b>	<b>-</b>	<b>142.98</b>

Intangible assets (Work in Progress) - Cost have not exceeded and completion is not overdue.

Cost incurred details

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Less than 1 year	-	142.98
1-2 Years	-	-
2-3 Years	-	-
More than 3 years	-	-

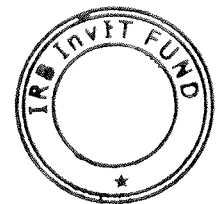


**IRB InvIT Fund**

**Consolidated Financial Statements for the year ended March 31, 2023**

(Rs. in Lakhs)

	As at March 31, 2023	As at March 31, 2022
<b>FINANCIAL ASSETS</b>		
<b>Note 5 : Investments</b>		
<b>A) Non - current investments</b>		
<b>Investments in Government or trust securities (unquoted) (at amortised cost)</b>		
National saving certificates	0.40	0.40
	<b>0.40</b>	<b>0.40</b>
<b>B) Current investments</b>		
<b>a) Investments in mutual funds (quoted) (at fair value through profit and loss)</b>		
Aditya Birla Sun Life Liquid Fund 31,189.92 units @ Rs. 363.08 (March 31, 2022 : 4,539,703.54 units @ Rs. 343.1252)	113.25	15,576.87
L&T Liquid Fund Nil (March 31, 2022 : 27,449.668 units @ Rs.2,914.9581)	-	800.15
Aditya Birla Sun Life Saving Fund * 24,339.56 units @ Rs.470.36 (March 31, 2022 : Nil)	114.46	-
SBI Overnight Direct Growth Fund 268,294.37 units @ Rs.3,649.25 (March 31, 2022 : Nil)	9,790.72	-
SBI Liquid fund 87,207.01 units @ Rs.3,523.30 (March 31, 2022 : Nil)	3,072.57	-
SBI Magnum Low Duration Fund Direct Plan * 1,76,462.90 units @ Rs.3,065.09 (March 31, 2022 : 1,76,462.90 units @ Rs.2909.3029)	5,408.74	5,133.84
* [(Mutual fund held for DSRA Rs. 5,523.20 lakhs (March 31, 2022: Rs. 5,133.84 lakhs)]		
<b>Total (B)</b>	<b>18,499.74</b>	<b>21,510.86</b>
<b>Total (A+B)</b>	<b>18,500.14</b>	<b>21,511.26</b>
Aggregate book value of quoted investments	18,499.74	21,510.86
Market value of quoted investments	18,499.74	21,510.86
Aggregate amount of unquoted investments	0.40	0.40



**IRB InvIT Fund**  
**Consolidated Financial Statements for the year ended March 31, 2023**

	(Rs. in Lakhs)			
	As at March 31, 2023		As at March 31, 2022	
	Current	Non-current	Current	Non-current
<b>Note 6 : Other financial assets</b>				
Receivable from government authorities (NHAI)	32,297.34	1,16,684.68	8,214.94	-
Interest accrued on fixed deposits	6.78	-	3.62	-
Retention money receivables	410.69	-	233.42	-
Other receivables	630.89	-	705.63	-
Security and other deposits	79.15	-	64.24	-
<b>Total</b>	<b>33,424.85</b>	<b>1,16,684.68</b>	<b>9,221.85</b>	<b>-</b>

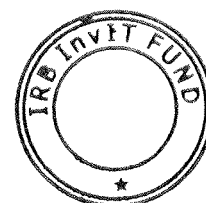
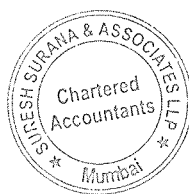
	(Rs. in Lakhs)	
	As at	As at
	March 31, 2023	March 31, 2022
<b>Note 7 : Cash and cash equivalents</b>		
<b>Cash and bank balances</b>		
Balances with banks:		
- on current accounts	43.68	253.52
- on escrow accounts	2,246.04	1,114.11
Cash on hand	35.66	64.80
<b>Total</b>	<b>2,325.38</b>	<b>1,432.43</b>

<b>Note 8 : Bank balances other than cash and cash equivalent</b>		
- Unpaid distribution accounts	33.86	48.28
- on escrow accounts	-	64,701.32
- Original maturity of less than 3 Months *	723.00	2,807.50
- Original maturity of more than 3 months but less than 12 months	518.90	35.19
<b>Total</b>	<b>1,275.76</b>	<b>67,592.29</b>
* Lien marked by bank		

<b>Note 9 : Loans</b>		
(Unsecured, considered good, unless otherwise stated)		
Loans to employees	5.93	3.91
<b>Total</b>	<b>5.93</b>	<b>3.91</b>

<b>Note 10 : Income tax assets (net)</b>		
Advance income-tax (net of provision for tax of Rs. 488.80 lakhs, March 31, 2022 : Rs. 104.13 lakhs)	613.54	611.72
<b>Total</b>	<b>613.54</b>	<b>611.72</b>

<b>Note 11 : Other current assets</b>		
Advance with suppliers	-	32.22
Prepaid expenses	19.41	5.57
Duties and taxes receivables	9,897.11	65.85
<b>Total</b>	<b>9,916.52</b>	<b>103.64</b>



**IRB InvIT Fund**  
**Consolidated Financial Statements for the year ended March 31, 2023**

**Note 12 : Equity**

	(Rs. in Lakhs)	
	As at March 31, 2023	As at March 31, 2022
<b>I. Unit capital</b>		
580,500,000 (March 31, 2022: 580,500,000) units (issue price : Rs. 102)	4,91,393.25	5,10,259.50
	<b>4,91,393.25</b>	<b>5,10,259.50</b>
Initial settlement amount	0.10	0.10

**Rights of Unit holders**

Subject to the provisions of the InvIT Regulations, the Indenture of Fund, and applicable rules, regulations and guidelines, the rights of the unit holders include:

- right to receive income or distributions with respect to the units held;
- right to attend the annual general meeting and other meetings of the unit holders of the Fund;
- right to vote upon any matters/resolutions proposed in relation to the Fund;
- right to receive periodic information having a bearing on the operations or performance of the Fund in accordance with the InvIT Regulations; and
- right to apply to the Fund to take up certain issues at meetings for unit holders approval.

In accordance with the InvIT Regulations, no unit holders shall enjoy superior voting or any other rights over any other unit holders, and there shall not be multiple classes of units. There shall be only one denomination of units. Notwithstanding the above, subordinate units may be issued only to the Sponsor and its Associates, where such subordinate units shall carry only inferior voting or any other rights compared to the other units.

**Limitation to the Liability of the unit holders**

The liability of each unit holders towards the payment of any amount (that may arise in relation to the Fund including any taxes, duties, fines, levies, liabilities, costs or expenses) shall be limited only to the extent of the capital contribution of such unit holders and after such capital contribution shall have been paid in full by the unit holders, the unit holders shall not be obligated to make any further payments. The unit holders(s) shall not have any personal liability or obligation with respect to the Fund.

**II. Reconciliation of the number of units outstanding and the amount of unit capital:**

	As at March 31, 2023		As at March 31, 2022	
	No. of units	Amount Rs. in lakhs	No. of units	Amount Rs. in lakhs
At the beginning of the year	58,05,00,000	5,10,259.50	58,05,00,000	5,31,157.50
Issued during the year	-	-	-	-
Less: Capital reduction during the year	-	18,866.25	-	20,898.00
<b>At the end of the year</b>	<b>58,05,00,000</b>	<b>4,91,393.25</b>	<b>58,05,00,000</b>	<b>5,10,259.50</b>

**Details of unit holders holding more than 5% units:**

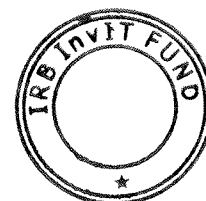
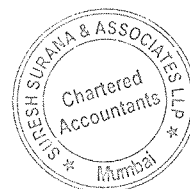
	As at March 31, 2023		As at March 31, 2022	
	No. of units	% of total unit capital	No. of units	% of total unit capital
IRB Infrastructure Developers Limited	9,27,05,000	15.97%	9,27,05,000	15.97%
Government Of Singapore	4,39,77,500	7.58%	4,52,45,000	7.79%
Aditya Birla Sun Life Trustee Private Limited A/C Aditya Birla Sun Life Equity Hybrid '95 Fund	3,71,00,000	6.40%	3,71,00,000	6.40%

**Details of Sponsor units**

	As at March 31, 2023		As at March 31, 2022	
	No. of units	% Holding	No. of units	% Holding
IRB Infrastructure Developers Limited	9,27,05,000	15.97%	9,27,05,000	15.97%

**Note : 13 : Other equity**

	(Rs. in Lakhs)	
	As at March 31, 2023	As at March 31, 2022
<b>Retained earnings</b>		
At the beginning of the year	(96,341.29)	(95,850.79)
Profit/(loss) for the year	36,958.02	30,265.99
Other comprehensive income/(loss) for the year		
Re-measurement gains/ (losses) on defined benefit plans	(29.39)	10.01
Interest distribution (refer note 46)	(31,347.00)	(30,766.50)
<b>At the end of the year</b>	<b>(90,759.66)</b>	<b>(96,341.29)</b>



**IRB InvIT Fund**  
**Consolidated Financial Statements for the year ended March 31, 2023**

	(Rs. in Lakhs)	
	As at March 31, 2023	As at March 31, 2022
<b>Note : 14 : Borrowings</b>		
<b>Non-current borrowings</b>		
<b>Term loans (Secured)</b>		
Indian rupee loan from banks	2,32,280.45	1,42,205.45
Less : current maturities expected to be settled within 12 month from balance sheet date	(10,773.00)	(5,425.00)
	2,21,507.45	1,36,780.45
Indian rupee loan from financial institutions	18,800.00	-
Less : current maturities expected to be settled within 12 month from balance sheet date	(94.00)	-
	18,706.00	-
Unamortised transaction cost	(1,039.65)	(946.42)
<b>From other parties (secured)</b>		
Deferred premium obligation	33,694.45	32,065.45
Interest payable on premium deferment	20,067.61	16,265.66
<b>Total</b>	<b>2,92,935.86</b>	<b>1,84,165.14</b>

**1. Indian rupee loan from banks/ financial institutions**

i) Secured by pari pasu charge on escrow account and on receivable of fund arising out of principal and interest payment of the loans by Fund to subsidiaries.

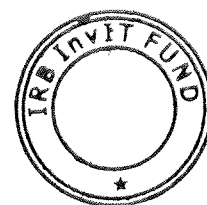
ii) Pledge of shares held of 51% of share holding in the total paid-up equity share capital of IRB Jaipur Deoli Tollway Limited, IRB Pathankot Amritsar Toll Road Limited and VK1 Expressway Limited.

iii) Interest rates on Indian rupee loan is ranging from 7.25% p.a. to 8.90% p.a. (Previous year: 7.25% p.a. to 8.15% p.a.). The Indian rupee loans from banks/ financial institutions is repayable in unstructured quarterly/ half yearly instalment as per the repayment schedule specified in loan agreement with the Lenders.

**2. Deferred premium obligation**

National Highways Authority of India has approved deferment of premium obligation which carries interest rate @ 2% above the RBI bank rate. Bank guarantee has been provided to NHAI. The repayment is in accordance with the cash surplus accruing to the Company over the concession period.

There have been no breaches in the financial covenants with respect to borrowings.



	As at March 31, 2023		As at March 31, 2022	
	Current	Non-current	Current	Non-current
<b>Note 15 : Other financial liabilities</b>				
Premium obligation/ negative grant to NHAI	18,700.83	4,85,701.48	64,935.85	5,06,031.31
Unclaimed distribution	33.86	-	48.28	-
Deposits	1.60	-	8.12	-
Retention money payable	702.97	-	291.06	-
Revenue share payable	2,196.01	-	13,580.36	-
Employee benefits payable	123.36	-	207.49	-
Other payable	5,572.95	-	359.00	-
Capital creditors	-	1,696.48	-	1,696.49
<b>Total</b>	<b>27,331.58</b>	<b>4,87,397.96</b>	<b>79,430.16</b>	<b>5,07,727.80</b>

**Note 16 : Provisions**

Provision for employee benefits

- Leave encashment	7.90	-	5.82	-
- Gratuity (refer note 44)	-	33.85	20.80	239.68
Others				
Resurfacing expenses *	1,553.95	6,272.95	1,272.84	1,258.81
<b>Total</b>	<b>1,561.85</b>	<b>6,306.80</b>	<b>1,299.46</b>	<b>1,498.49</b>

\* The above provisions are based on current best estimation of expenses that may be required to fulfil the resurfacing obligation as per the service concession agreement with regulatory authorities. It is expected that significant portion of the costs will be incurred over the period. The actual expense incurred may vary from the above. No reimbursements are expected from any sources against the above obligation.

**The movement in resurfacing expenses is as follows :**

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Opening balance	2,531.65	11,756.54
Add: Provision made during the year	7,039.39	4,845.11
Less: Utilised during the year	(1,744.14)	(14,070.00)
<b>Total</b>	<b>7,826.90</b>	<b>2,531.65</b>

**Note : 17 : Deferred tax liabilities****Deferred tax liabilities:**

Difference in depreciation and other differences in block of Property, plant and equipment as per tax books & financial books	-	37.51
<b>Deferred tax liabilities</b>	<b>-</b>	<b>37.51</b>

	As at March 31, 2023		As at March 31, 2022	
	Current	Non-current	Current	Non-current
<b>Note 18 : Other liabilities</b>				
Advance from customers	-	-	32.22	-
Deferred revenue	712.02	13,236.06	-	-
Duties and taxes payable	160.57	-	238.62	-
<b>Total</b>	<b>872.59</b>	<b>13,236.06</b>	<b>270.84</b>	<b>-</b>

**Note : 19 : Borrowings**

Current maturities of long-term borrowings

- Indian rupee loan from banks

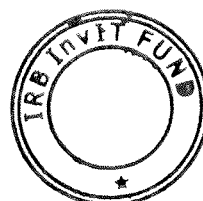
- Indian rupee loan from financial institutions

	As at	As at
	March 31, 2023	March 31, 2022
	10,773.00	5,425.00
	94.00	-
<b>Total</b>	<b>10,867.00</b>	<b>5,425.00</b>

**Note : 20 : Trade payables**

Total outstanding dues of micro enterprises and small enterprises (refer note 32)

Total outstanding dues of creditors other than micro and small enterprises

**Total**

	As at	As at
	March 31, 2023	March 31, 2022
	14.38	12.83
	10,744.35	1,981.51
<b>Total</b>	<b>10,758.73</b>	<b>1,994.34</b>

**Terms and conditions of the above financial liabilities:**

Trade payables are non-interest bearing and are normally settled on 90 day terms.





IRB InvIT Fund  
Consolidated Financial Statements for the year ended March 31, 2023

(Rs. in Lakhs)

	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Note 21 : Revenue from operations</b>		
Income arising out of toll collection (net of revenue share paid to NHAI)	90,190.51	1,28,857.01
Toll collection charges (net of additional revenue share paid to NHAI)	128.96	96.94
Contract revenue (utility shifting)	4,536.78	802.32
Interest income on annuity	6,151.65	-
Operation and maintenance revenue	576.66	-
Other operating income	42,587.93	9,400.35
<b>Total</b>	<b>1,44,172.49</b>	<b>1,39,156.62</b>

**Disaggregated revenue information**

The table below presents disaggregated revenue from contracts with customers

**Income from services (Revenue from contracts with Customers)**

**Services transferred over time**

Income from toll collection	90,190.51	1,28,857.01
Contract revenue (Utility shifting)	4,536.78	802.32
Interest income on annuity	6,151.65	-
Operation and maintenance revenue	576.66	-
Toll collection charges	128.96	96.94
<b>Revenue from contracts with customers</b>	<b>1,01,584.56</b>	<b>1,29,756.27</b>
<b>Other operating revenue</b>		
Other operating income	42,587.93	9,400.35
<b>Total revenue from operation</b>	<b>1,44,172.49</b>	<b>1,39,156.62</b>

**Performance obligation**

**Income from toll collection**

The performance obligation in service of toll collection is recorded as per rates notified by NHAI and approved by management and payment is generally due at the time of providing services.

**Contract revenue**

The performance obligation under contractual agreements is due on completion of work as per terms of contracts.

**Contract balances**

Contract assets *	1,50,689.45	8,778.42
	<b>1,50,689.45</b>	<b>8,778.42</b>

\* Amount include toll receivable

**Contract Liabilities**

Contract liabilities	2,196.01	8,721.74
	<b>2,196.01</b>	<b>8,721.74</b>

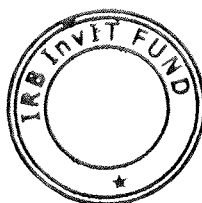
There are no reconciling items in the revenue recognised in the statement of profit and loss with contracted price.

**Note 22 : Other income**

Interest income on		
- Bank deposits	33.69	36.86
- Others	48.87	354.46
Profit on sale of investments (net)	897.36	233.58
Change in fair value on mutual funds	303.11	199.30
Other non operating income	727.38	53.53
<b>Total</b>	<b>2,010.41</b>	<b>877.73</b>

**Note 23 : Operating expenses**

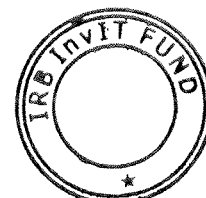
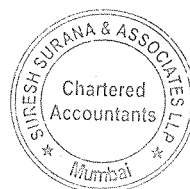
Operation and maintenance expenses	51,832.54	4,531.11
Site and other direct expenses	666.68	1,367.85
<b>Total</b>	<b>52,499.22</b>	<b>5,898.96</b>



IRB InvIT Fund  
Consolidated Financial Statements for the year ended March 31, 2023

(Rs. in Lakhs)

	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Note 24 : Employee benefits expense</b>		
Salaries, wages and bonus	1,391.85	2,167.74
Contribution to provident and other funds	100.77	154.86
Gratuity expenses	24.59	38.31
Staff welfare expenses	145.39	233.23
<b>Total</b>	<b>1,662.60</b>	<b>2,594.14</b>
<b>Note 25 : Depreciation and amortisation expenses</b>		
Depreciation on property, plant and equipment	0.65	1.04
Amortisation on intangible assets	26,131.95	68,071.71
<b>Total</b>	<b>26,132.60</b>	<b>68,072.75</b>
<b>Note 26 : Finance costs</b>		
Interest expense		
- Banks and financial institutions	14,832.78	10,840.71
- Premium deferment	3,801.95	2,767.37
- Unwinding of discount on provision of MMR	561.11	314.00
Other finance costs (Including unamortised transaction cost)	62.20	262.29
<b>Total</b>	<b>19,258.04</b>	<b>14,184.37</b>
<b>Note 27 : Other expenses</b>		
Power and fuel	-	1.34
Rent	3.82	8.81
Rates and taxes	5.74	97.81
Travelling and conveyance	2.27	0.42
Communication cost	0.99	1.30
Printing and stationery	0.31	0.02
Advertisement expenses	7.91	15.67
Directors sitting fees (including GST )	21.83	18.22
Corporate Social Responsibilities	56.00	-
Legal and professional expenses	896.13	733.57
Payment to Auditor (including GST)	34.53	45.29
Bank charges	5.13	8.37
Miscellaneous expenses	4.59	240.25
<b>Total</b>	<b>1,039.25</b>	<b>1,171.07</b>
<b>Payment to auditor (including GST)</b>		
As auditors:		
- Statutory audit fees	11.96	22.07
- Limited review fees	14.05	17.88
- Tax audit fees	1.06	
In other capacity:		
- Other services (certification fees)	2.59	3.98
Reimbursement of expenses	1.32	1.37
	<b>30.98</b>	<b>45.29</b>



**IRB InvIT Fund**  
**Consolidated Financial Statements for the period ended March 31, 2023**

**Note 28 : Earnings per unit (EPU)**

The following reflects the income and share data used in the basic and diluted EPU computations:

	(Rs. in Lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Profit / (loss) attributable to Unit holders for basic and diluted earnings	36,958.02	30,265.99
Weighted average number of Units in calculating basic and diluted EPU	58,05,00,000	58,05,00,000
Basic earning per Unit (Rupees/unit)	6.37	5.21
Diluted earning per Unit (Rupees/unit)	6.37	5.21

**Note 29 : Components of other comprehensive income**

The disaggregation of changes to OCI by each type of reserve in equity is shown below:

	(Rs. in Lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Re-measurement gains/ (losses) on defined benefit plans (Refer note 44)	(29.39)	10.01
<b>Total</b>	<b>(29.39)</b>	<b>10.01</b>

**Note 30 : Commitment and Contingent liability**

**a. Commitments**

	(Rs. in Lakhs)	
	As at March 31, 2023	As at March 31, 2022
a) Commitment for acquisition of toll equipment & machineries	-	1.24
b) Other commitments	-	-
	-	1.24

**b. Contingent liability**

**Contingent liabilities not provided for**

There are no contingent liabilities as as March 31, 2023 (March 31, 2022: Nil).

i) The Group's pending litigations comprise of claims against the Group primarily by the commuters and regulators. The Group has reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required. The Group has not provided for or disclosed contingent liabilities for matters considered as remote for pending litigations/public litigations(PIL)/claims wherein the management is confident, based on the internal legal assessment and advice of its lawyers that these litigations would not result into any liabilities. The Group does not expect the outcome of these proceedings to have a material adverse effect on the consolidated financial statements.

ii) There are numerous interpretative issues relating to the Supreme Court (SC) judgement on Provident fund dated 28th February, 2019. Management believed and evaluated that the impact is not material. The Group will update its provision, on receiving further clarity on the subject.

**Note 31 : Segment reporting**

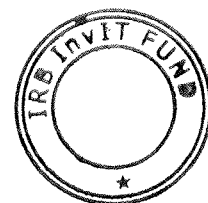
The Group's activities comprise of Toll Collection in various parts of India. Based on the guiding principles given in Ind AS - 108 " Operating Segments", this activity falls within a single operating segment and accordingly the disclosures of the standard have not separately been given.

**Note 32 : Trade payable**

**a) Details of dues to micro and small enterprises as per MSMED Act, 2006**

The following details regarding Micro and small Enterprises has been determined to the extent such parties has been identified on the basis of information available with the Group.

Particulars	(Rs. in Lakhs)	
	As at March 31, 2023	As at March 31, 2022
Principal amount remaining unpaid to any supplier as at the year end	14.38	12.83
Interest due thereon	-	-
Amount of interest paid by the Company in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting period.	-	-
Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED, 2006	-	-
Amount of interest accrued and remaining unpaid at the end of the accounting period	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under the MSMED Act, 2006	-	-



IRB InvIT Fund  
Consolidated Financial Statements for the period ended March 31, 2023

MSME ageing schedule as at

Particulars	As at	As at
	March 31, 2023	March 31, 2022
MSME Undisputed Dues		
Unbilled amount	14.38	12.83
Less than 1 year	-	-
1-2 Years	-	-
2-3 Years	-	-
More than 3 years	-	-
<b>Total dues to micro and small enterprises as per MSMED Act, 2006</b>	<b>-</b>	<b>-</b>

There are no disputed dues to micro and small enterprises as per MSMED Act, 2006.

b) Ageing of creditors other than micro enterprises and small enterprises as at

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Undisputed Dues		
Unbilled amount	151.83	368.31
Less than 1 year	10,406.71	1,359.48
1-2 Years	28.59	62.67
2-3 Years	154.60	191.05
More than 3 years	2.61	-
<b>Total dues to creditors other than micro enterprises and small enterprises as at</b>	<b>10,744.35</b>	<b>1,981.51</b>

There are no disputed dues to creditors other than micro enterprises and small enterprises.

Note 33 : Fair values

The carrying values of financial instruments of the group are reasonable and approximations of fair values

(Rs. in Lakhs)

	As at March 31, 2023		As at March 31, 2022	
	Carrying amount	Fair Value	Carrying amount	Fair Value
<b>Financial assets</b>				
<b>Financial assets measured at amortised cost</b>				
Loans	5.93	5.93	3.91	3.91
Other financial assets	1,50,109.53	1,50,109.53	9,221.85	9,221.85
Cash and cash equivalents	2,325.38	2,325.38	1,432.43	1,432.43
Bank balance other than cash and cash equivalents	1,275.76	1,275.76	67,592.29	67,592.29
Investments	0.40	0.40	0.40	0.40
<b>Financial assets measured at fair value through statement of Profit &amp; Loss</b>				
Investments	18,499.74	18,499.74	21,510.86	21,510.86
<b>Total</b>	<b>1,72,216.74</b>	<b>1,72,216.74</b>	<b>99,761.74</b>	<b>99,761.74</b>
<b>Financial liabilities</b>				
<b>Financial liabilities measured at amortised cost</b>				
Borrowings	3,03,802.86	3,04,842.51	1,89,590.14	1,90,536.56
Trade payables	10,758.73	10,758.73	1,994.34	1,994.34
Other financial liabilities	5,14,729.54	5,14,729.54	5,87,157.96	5,87,157.96
	<b>8,29,291.13</b>	<b>8,30,330.78</b>	<b>7,78,742.44</b>	<b>7,79,688.86</b>

The management assessed that cash and cash equivalents, trade receivables, trade payables, bank overdrafts and other current liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Group is required to present the Statement of total assets at fair value and Statement of total returns at fair value as per SEBI Circular No. CIR/IMD/DF/114/2016 dated October 20, 2016 as a part of these Consolidated financial statements - Refer Statement of Net assets at fair value and Statement of Total Returns at fair value.

Note 34 : Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy described as follows, based on the lowest level input that is significant to the fair value measurement as a whole.

Level 1: Quoted (unadjusted) price is active market for identical assets or liabilities

Level 2: Valuation technique for which the lowest level input that has a significant effect on the fair value measurement are observed, either directly or indirectly

Level 3: Valuation technique for which the lowest level input has a significant effect on the fair value measurement is not based on observable market data.

The following table presents fair value hierarchy of assets and liabilities measured at fair value on a recurring basis:

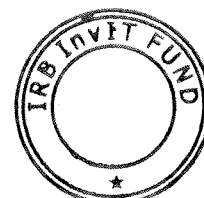
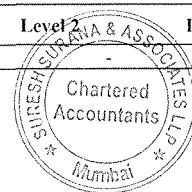
(Rs. in Lakhs)

	As at March 31, 2023	Fair value measurement at end of the reporting year using		
		Level 1	Level 2	Level 3
Investments in mutual fund	18,499.74	18,499.74	-	-

(Rs. in Lakhs)

	As at March 31, 2022	Fair value measurement at end of the reporting year using		
		Level 1	Level 2	Level 3
Investments in mutual fund	21,510.86	21,510.86	-	-

There has been no transfer between Level 1, Level 2 & Level 3 during the year.



**IRB InvIT Fund**  
**Consolidated Financial Statements for the period ended March 31, 2023**

**Note 35 : Financial risk management objectives and policies**

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework.

In performing its operating, investing and financing activities, the Group is exposed to the Credit risk, Liquidity risk and Currency risk.

**Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings and deposits.

**Credit risk**

Credit risk is the risk that a counter party will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Fund is exposed to credit risk from its investing activities including investments, trade receivables, loans, deposits with banks and other financial instruments. As at March 31, 2023, and as at March 31, 2022 the credit risk is considered low since substantial transactions of the Fund are with its subsidiaries.

**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's long-term debt obligations with floating interest rates.

**Interest rate sensitivity**

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected, after excluding the credit exposure for which interest rate swap has been taken and hence the interest rate is fixed. With all other variables held constant, the fund's profit before tax is affected through the impact on floating rate borrowings, as follows:

	(Rs. in Lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Increase in basis points		
- INR	50	50
Effect on profit before tax		
- INR	1,507.10	700.88
Decrease in basis points		
- INR	50	50
Effect on profit before tax		
- INR	(1,507.10)	(700.88)

**Liquidity risk**

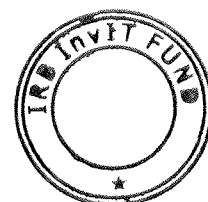
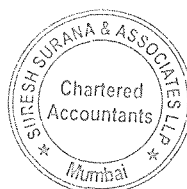
Liquidity risk is the risk that the Group may not be able to meet its present and future cash and collateral obligations without incurring unacceptable losses. The Group's objective is to, at all times maintain optimum levels of liquidity to meet its cash and collateral requirements. The Group closely monitors its liquidity position and deploys a robust cash management system. It maintains adequate sources of financing including debt and overdraft from banks at an optimised cost.

The table below summarises the maturity profile of the Group's financial liabilities based on contractual undiscounted payments:

	(Rs. in Lakhs)			
As at March 31, 2023	Less than 1 year	1 to 5 years	> 5 years	Total
Borrowings	31,861.22	1,68,758.53	3,45,107.67	5,45,727.42
Other financial liabilities	27,331.58	1,14,781.49	3,72,616.47	5,14,729.54
Trade payables	10,758.73	-	-	10,758.73
<b>Total</b>	<b>69,951.52</b>	<b>2,83,540.03</b>	<b>7,17,724.13</b>	<b>10,71,215.68</b>

	(Rs. in Lakhs)			
As at March 31, 2022	Less than 1 year	1 to 5 years	> 5 years	Total
Borrowings	15,587.81	88,911.63	1,91,111.09	2,95,610.53
Other financial liabilities	81,126.63	79,035.57	4,26,995.76	5,87,157.96
Trade payables	1,994.34	-	-	1,994.34
<b>Total</b>	<b>98,708.78</b>	<b>1,67,947.20</b>	<b>6,18,106.85</b>	<b>8,84,762.83</b>

At present, the Group does expects to repay all liabilities at their contractual maturity. In order to meet such cash commitments, the operating activity is expected to generate sufficient cash inflows.



**IRB InvIT Fund**  
**Consolidated Financial Statements for the period ended March 31, 2023**

**Note 36 : Capital management**

Capital includes equity attributable to the equity holders to ensure that it maintains an efficient capital structure and healthy capital ratios in order to support its business and maximise shareholder value. The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions or its business requirements. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes during the year ended March 31, 2023 and March 31, 2022.

The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. Net debt is calculated as loans and borrowings less cash and cash equivalents.

	(Rs. in Lakhs)	
	As at March 31, 2023	As at March 31, 2022
Borrowings (Note 14 & 19)	3,04,842.51	1,90,536.56
Less: Cash and cash equivalents (Note 7)	(2,325.38)	(1,432.43)
<b>Net debt</b>	<b>3,02,517.13</b>	<b>1,89,104.13</b>
Equity (Note 12 & 13)	4,00,633.69	4,13,918.31
<b>Total equity</b>	<b>4,00,633.69</b>	<b>4,13,918.31</b>
<b>Capital and net debt</b>	<b>7,03,150.82</b>	<b>6,03,022.44</b>
<b>Gearing ratio (%)</b>	<b>43.02%</b>	<b>31.36%</b>

In order to achieve this overall objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing borrowings in the current year.

**Note 37 : Details of Project management fees and Investment management fees**

Details of fees paid to project manager and investment manager as required pursuant to SEBI Circular No. CIR/MD/DF/127/2016, dated November 29, 2016 are as under:

**i) Project management fees**

In accordance with the Project Implementation Agreements, the fees and remuneration payable by the Project SPVs to the Project Manager has been worked out and agreed upon for the duration of current financial year, between the Project Manager, Investment Manager and the respective Project SPV, on an arm's length basis, after taking into account the extent of work to be done in respect of maintenance and other services to be provided by the Project Manager to such Project SPV.

**ii) Investment management fees**

Pursuant to the Investment Management Agreement, the Investment Manager is entitled to an Investment Management fees to be calculated @ 1% per annum, exclusive of GST, of the consolidated toll revenue (net of premium paid / revenue shared with NHAI) of the Fund at the end of the reporting period subject to a floor of Rs. 100 million and a cap of Rs. 250 million.

**Note 38 : Significant accounting judgement, estimates and assumptions**

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future years.

**Estimates and assumptions**

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the year in which the estimates are revised and future periods are affected.

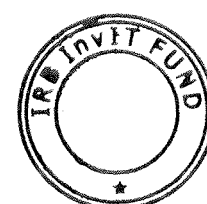
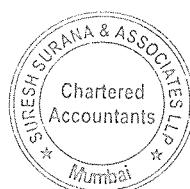
The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

**Classification of unit holders' funds**

Under the provisions of the InvIT Regulations, the Group is required to distribute to unit holders not less than ninety percent of the net distributable cashflows of the Group for each financial year. Accordingly, a portion of the unit holders' funds contains a contractual obligation of the Fund to pay to its unit holders cash distributions. The unit holders' funds could therefore have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32- Financial Instruments: Presentation. However, in accordance with SEBI Circulars (No.CIR/MD/DF/114/2016 dated October 20, 2016 and No. CIR/MD/DF/127/2016 dated 29-Nov-2016) issued under the InvIT Regulations, the unit holders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated October 20, 2016 dealing with the minimum disclosures for key financial statements. In line with the above, the dividend payable to unit holders is recognised as liability when the same is approved by the Investment Manager.

**i) Major maintenance expenses / Resurfacing expenses**

As per the Service Concession Agreements, the Group is obligated to carry out resurfacing of the roads under concession. Provision required for resurfacing expenses are measured at the present value of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects the risks specific to the liability. The increase in the provision due to the passage of time is recognised as finance cost, in the statement of profit and loss in accordance with Ind AS 37 "Provisions, Contingent Liabilities and Contingent Assets".



ii) Fair value and disclosures

SEBI Circulars issued under the InvIT Regulations require disclosures relating to net assets at fair value and total returns at fair value (refer Statement of net assets at fair value and Statement of total returns at fair value). In estimating the fair value of road projects (which constitutes substantial portion of the total assets), the Group engages independent qualified external valuers to perform the valuation. The management works closely with the valuers to establish the appropriate valuation techniques and inputs to the model. The management reports the valuation report and findings to the Board of the Investment Manager half yearly to explain the cause of fluctuations in the fair value of the road projects. The inputs to the valuation models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as Debt-equity ratio, WACC, Tax rates, Inflation rates, and uncertainties relating to COVID -19 etc.

iii) Taxes

Current tax

There are many transactions and calculations undertaken during the ordinary course of business for which the ultimate tax determination is uncertain. Where the final tax outcome of these matters is different from the amounts initially recorded, such differences will impact the current and deferred tax provisions in the period in which the tax determination is made. The assessment of probability involves estimation of a number of factors including future taxable income.

Deferred tax

The subsidiary companies shall be claiming deduction under section 80-IA of the Income Tax Act, 1961. There are significant timing differences that result in deferred tax assets/liabilities and which shall be reversing during the said tax holiday period. Consequently, the Company has not recognized any deferred tax asset/liability on such non-taxable income.

iv) Defined benefit plans (gratuity benefits)

A liability in respect of defined benefit plans is recognised in the balance sheet and is measured as the present value of the defined benefit obligation at the reporting date. The present value of the defined benefit obligation is based on expected future payments at the reporting date, calculated annually by independent actuaries. Consideration is given to expected future salary levels, experience of employee departures and periods of service.

v) Amortization of intangible assets

The intangible assets which are recognized in the form of Right to charge users of the infrastructure asset are amortized by taking proportionate of actual revenue received for the year over Total Projected Revenue from project to Cost of Intangible assets. The estimation of total projection revenue requires significant assumption about expected growth rate and traffic projection for future. All assumptions are reviewed at each reporting date.

vi) Impairment of intangible assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The recoverable amounts for the intangible assets are based on value in use of the underlying projects. The value in use calculation is based on a DCF model. The cash flows are derived from budgets / forecasts over the life of the projects.

Note 39 : Revenue share/ Premium payment to NHAI

(a) During the year ended March 31, 2023, the Group has paid/accrued Rs. 14,373.09 lakhs (March 31, 2022: Rs. 45,398.81 lakhs) as Revenue Share to National Highways Authority of India ("NHAI") out of its toll collection in accordance with the Concession Agreements entered with NHAI. Income from Operations in the financials for the above periods is net off the above Revenue Share to NHAI.

(b) Subsidiary companies i.e. IRBTC and MVR have been awarded contracts on a DBFOT basis. As per the terms of the concession agreement, the group is obligated to pay NHAI as additional concession fee over the concession period. Accordingly, the liability for the entire amount of concession fee payable has been created and the corresponding amount is shown as Toll Collection Rights under the head Intangible Assets.

(c) Due to dispute on the deferred premium calculation of previous years between the Company ('the concessionaire') and the NHAI, the concessionaire has filed appeal with the Hon'ble High Court of Delhi for resolution against the NHAI's demand of advance premium of Rs. 16.98 crore in aggregate and interest on it. As per the interim order of the Division Bench of Hon'ble High Court, withdrawals from Escrow Account are not permitted till the final order in the matter. The Division Bench of Hon'ble High Court, while disposing off the petitions, had continued with the embargo on withdrawals from the Escrow Account. The Hon'ble High Court further referred the matter to Arbitration Tribunal for adjudication and interim relief, if any, to the Parties based on their applications.

During the arbitration proceedings, the Hon'ble Arbitral Tribunal, in its Interim Award, had removed the existing embargo on the operations of the Escrow Account and permitted the withdrawals towards taxes, O&M payments and debt servicing by the Company aggregating to Rs. 193 crores and also allowed withdrawals for payment of undisputed premium/ revenue share to NHAI. Moreover, the Hon'ble Arbitral Tribunal permitted the operations of the escrow account to continue as per the waterfall mechanism provided in the Escrow agreement. The matter is currently pending before the Arbitral Tribunal.

Note 40 : Project acquisition

Pursuant to the Share Purchase Agreement dated October 13, 2022, the Trust has acquired the subsidiary company viz. VK1 Expressway Limited ('Project SPV'). Accordingly, the revenue and corresponding expenses in Project SPV has been included from October 13, 2022 to December 31, 2022 in the Consolidated Financial Statements. For details, kindly refer note 43.

Note 41 : Corporate Social Responsibility

(Rs. in lakhs)

For the year ended March 31, 2023

(a) Gross amount required to be spent by the Company during the year 55.94

(b) Amount spent during the year on:

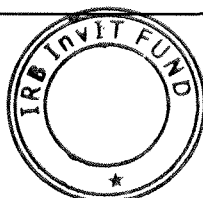
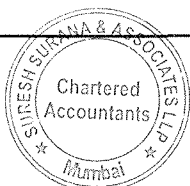
Particulars	In cash	Yet to be paid in cash	Total
(i) Construction/acquisition of any asset	-	-	-
(ii) On purposes other than (i) above	56.00	-	56.00

For the year ended March 31, 2022

(a) Gross amount required to be spent by the Company during the year -

(b) Amount spent during the year on:

Particulars	In cash	Yet to be paid in cash	Total
(i) Construction/acquisition of any asset	-	-	-
(ii) On purposes other than (i) above	-	-	-

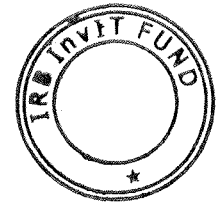


**IRB InvIT Fund**

**Consolidated Financial Statements for the period ended March 31, 2023**

**Note 42 : Other Statutory information**

- i) The Group have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- ii) The Group does not hold benami property and no proceedings under Benami transaction (Prohibition) Act 1988 have been initiated against the Group.
- iii) The Group do not have any transactions with companies struck off.
- iv) The Group have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.
- v) The Group have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
  - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- vi) The Group have not advance or loaned or invested (either from borrowed fund or share premium or any other source or kind of fund) by the company to or in any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Group (Ultimate Beneficiaries) or
  - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- vii) The Group did not have any long-term contracts including derivative contract for which there were any material foreseeable losses.
- ix) The Group has not declared a wilful defaulter by any bank/ financial institution or any other lender during the year.





**IRB InvIT Fund**

Consolidated Financial Statements for the year ended March 31, 2023

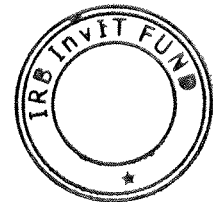
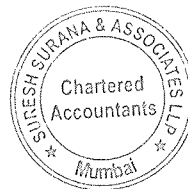
Note 43 : Statement of related party transactions :

**i. List of Related Parties**

<b>i. Parties to the Fund</b>	IRB Infrastructure Developers Limited (IRBIDL) (Sponsor & Project Manager)
	IRB Infrastructure Private Limited (IRBFL) (Investment Manager)
	IDBI Trusteeship Services Limited (ITSL) (Trustee)

**ii. Promoters/ Directors of the parties to the IRB InvIT Fund specified in (i) above**

Particulars	IRB Infrastructure Developers Limited (Sponsor & Project manager)	IRB Infrastructure Private Limited (Investment manager)	IDBI Trusteeship Services Limited (Trustee of the IRB InvIT Fund)
<b>Promoters</b>	Mr. Virendra D. Mhaiskar Mrs. Deepali V. Mhaiskar Virendra D. Mhaiskar HUF	IRB Infrastructure Developers Limited	IDBI Bank Limited Life Insurance Corporation of India General Insurance Corporation of India
<b>Directors</b>	Mr. Virendra D. Mhaiskar Mrs. Deepali V. Mhaiskar Mr. Chandrashekhar S. Kaptan Mr. Sunil H. Talati Mr. Sandeep J. Shah Ms. Priti Savla (w.e.f. 10.02.2022) Mr. Jose Angel Tamariz Martel Goncer (w.e.f. 29.12.2021) Mr. Ravindra Dhariwal (w.e.f. 05.08.2022) Mr. Carlos Ricardo Ugarte Cruz Coke (till 05.08.2022) Mr. Mukeshlal Gupta (till 29.12.2021) Mr. Sudhir Rao Hoshing (till 29.12.2021) Mrs. Heena Raja (till 10.02.2022)	Mr. Vinod Kumar Menon Mr. Rajinder Pal Singh Mr. Sunil Tandon Mr. Nikesh Jain (w.e.f. 16.03.2022) Mr. Rushabh Gandhi (w.e.f. 31.03.2023) Mrs. Anusha Date (w.e.f. 31.03.2023)	Mr. J. Samuel Joseph Mrs. Jayshree Ranade (w.e.f. 20.09.2021) Mr. Pradeep Kumar Jain (w.e.f. 24.03.2022) Mr. Pradeep Kumar Malhotra ( w.e.f. 17.01.2023) Mrs. Baljinder Kaur Mandal ( w.e.f. 17.01.2023) Mr. Satyajit Tripathy (till 17.09.2021) Mr. Ravishankar G. Shinde (till 15.03.2022) Mrs. Madhuri J. Kulkarni (till 06.12.2022) Mrs. Padma Betai (till 31.12.2022)
<b>Director of Subsidiary Companies</b>	Mr. Vinodkumar Menon Mr. Bajrang Lal Gupta Mr. Sumit Banerjee Mr. Omprakash Singh Mr. Rushabh Gandhi Mr. Darshan Sangurdekar (w.e.f. 12.12.2021) Mrs. Kshama Vengsarkar (w.e.f. 12.12.2021) Mrs. Heena Raja (till 11.12.2021)		
<b>Relatives of Directors</b>	Mrs. Surabhi Banerjee Mrs. Nayana Gandhi		



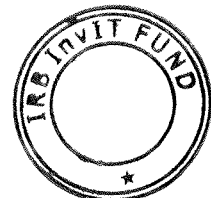
IRB InvIT Fund

Notes to Consolidated Financial Statements for year ended March 31, 2023

Note 43 :Statement of related party transactions :

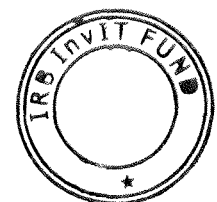
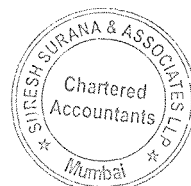
Rs. in lakhs

Sr. No.	Particulars	Relation	Year ended March 31, 2023	Year ended March 31, 2022
	<b>Related party transactions for the year end</b>			
1	<b>Project Manager Fees</b>		<b>8,575.55</b>	<b>27,139.00</b>
	IRBIDL	Project Manager	8,575.55	27,139.00
2	<b>Contract expenses</b>		<b>41,784.26</b>	<b>-</b>
	IRBIDL	Project Manager	41,784.26	-
3	<b>Investment Management fees paid (including indirect taxes)</b>		<b>1,180.00</b>	<b>1,278.15</b>
	IRBFL	Investment Manager	1,180.00	1,278.15
4	<b>Secured advance given</b>		<b>-</b>	<b>25,729.79</b>
	IRBIDL	Project Manager	-	25,729.79
5	<b>Secured advance recovered</b>		<b>-</b>	<b>25,729.79</b>
	IRBIDL	Project Manager	-	25,729.79
6	<b>Interest income</b>		<b>-</b>	<b>335.08</b>
	IRBIDL	Project Manager	-	335.08
7	<b>Director sitting fees</b>	Director	<b>18.14</b>	<b>15.44</b>
	Mr. Vinodkumar Menon		3.25	3.07
	Mr. Sumit Banarjee		2.00	3.30
	Mr. Bajrang Lal Gupta		3.00	2.50
	Mrs. Heena Raja		-	3.10
	Mr. Rushabh Gandhi		1.52	1.37
	Mrs. Kshama Vengsarkar		0.94	0.20
	Mr. Darshan Sangurdekar		4.70	1.20
	Mr. Omprakash Singh		2.73	0.70
8	<b>Trusteeship Fees</b>		<b>29.50</b>	<b>29.50</b>
	ITSL	Trustee	29.50	29.50



Rs. in lakhs

Sr. No.	Particulars	Relation	Year ended March 31, 2023	Year ended March 31, 2022
9	<b>Distribution in the form of interest</b>		<b>5,770.53</b>	<b>5,659.55</b>
	IRBIDL	Sponsor	5,006.07	4,913.37
	Mr. Virendra D. Mhaiskar	Director of Sponsor	660.96	648.72
	Mrs. Deepali V. Mhaiskar	Director of Sponsor	85.95	82.15
	Mr. Sudhir Rao Hoshing	Director of Sponsor	8.64	6.56
	Mr. Sunil Talati	Director of Sponsor	0.54	0.53
	Mr. Vinodkumar Menon	Director of Investment Manager	1.62	1.59
	Mr. B L Gupta	Director of subsidiary companies	0.54	0.53
	Mr. Sumit Banerjee	Director of subsidiary companies	2.97	2.92
	Mrs. Surabhi Banerjee	Relative of Director	1.62	1.59
	Mrs. Nayana Gandhi	Relative of Director	1.62	1.59
10	<b>Distribution in the form of return of capital</b>		<b>3,472.44</b>	<b>3,843.60</b>
	IRBIDL	Sponsor	3,012.91	3,337.38
	Mr. Virendra D. Mhaiskar	Director of Sponsor	397.80	440.64
	Mrs. Deepali V. Mhaiskar	Director of Sponsor	51.16	55.80
	Mr. Sudhir Rao Hoshing	Director of Sponsor	5.20	3.84
	Mr. Vinodkumar Menon	Director of Investment Manager	0.98	1.08
	Mr. Sunil Talati	Director of Sponsor & Project Manager	0.33	0.36
	Mr. B L Gupta	Director of subsidiary companies	0.33	0.36
	Mr. Sumit Banerjee	Director of subsidiary companies	1.79	1.98
	Mrs. Surabhi Banerjee	Relative of Director	0.98	1.08
	Mrs. Nayana Gandhi	Relative of Director	0.98	1.08



**IRB InvIT Fund****Notes to Consolidated Financial Statements for year ended March 31, 2023****Note 43 :Statement of related party transactions :**

Rs. in lakhs

Sr. No.	Particulars	Relation	As on March 31, 2023	As on March 31, 2022
	<b>Related party balances :</b>			
<b>1</b>	<b>Trade Payables</b>		<b>10,238.07</b>	<b>1,037.62</b>
	IRBFL	Investment Manager	177.00	647.33
	IRBIDL	Project Manager	10,061.07	390.29
<b>2</b>	<b>Retention money payable</b>		<b>342.24</b>	<b>-</b>
	IRBIDL	Project Manager	342.24	-

During the year ended March 31, 2023, pursuant to the Share Purchase Agreement dated October 13, 2022, the Fund has acquired VK1 Expressway Limited from IRBIDL.

Summary of valuation report dated August 5, 2022 issued by the independent valuer under the SEBI (InvIT) Regulations is as follows :-

Fair Enterprise value and equity value of VK1 Expressway Limited as on July 31, 2022 is as under :-

Rs. in lakhs

Name of the SPV	Fair enterprise value	Equity value (including shareholder loan)
VK1 Expressway Limited ('VK1')	1,32,540.00	37,670.00

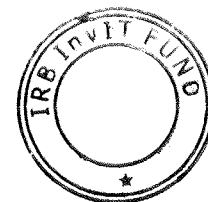
After considering the aforesaid Valuation Report submitted by the relevant independent valuer and pursuant to the negotiations between the Investment Manager and the Sponsor, VK1 was acquired from the Sponsor. The aggregate purchase consideration agreed upon of Rs. 34,200 lakhs was utilised for acquisition of 100% of the equity share capital of VK1 and for payment of the shareholder loan provided to VK1 by the Sponsor. This aggregate consideration is at ~ 9% discount to the Equity Value (i.e., the value of the equity and the shareholder loan of the project).

The project was acquired through external borrowings of Rs. 18,800 lakhs and balance out of internal accruals.

The following approach and assumptions have been considered for the valuation exercise:-

- The Free Cash Flows to Firm under the Discounted Cash Flow Method has been used for the purpose of valuation of the above SPV.
- The Weighted Average Cost of Capital for the above SPV has been considered as the discount rate for the above SPV for the purpose of valuation.

The Fund has not acquired any asset from related party during the previous year ended March 31, 2022.



IRB InvIT Fund

Consolidated Financial Statements for the year ended March 31, 2023

**Note 44 : Gratuity and other post employment benefit plans**

**(a) Defined contribution plan**

The following amount recognized as an expense in Statement of profit and loss on account of provident fund and other funds. There are no other obligations other than the contribution payable to the respective authorities.

	(Rs. in Lakhs)	
	For the year ended	For the year ended
	March 31, 2023	March 31, 2022
Contribution in defined plan	100.77	154.86

**(b) Defined benefit plan**

The Group has a funded defined benefit gratuity plan with LIC. The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the member's length of service and salary at retirement age. Every employee who has completed five years or more of service gets a gratuity on departure at 15 days salary (last drawn salary) for each completed year of service as per the provision of the Payment of Gratuity Act, 1972.

The following tables summarise the components of net benefit expense recognised in the Statement of Profit and Loss and the funded status and amounts recognised in the balance sheet for the Gratuity plan.

	(Rs. in Lakhs)	
	For the year ended	For the year ended
	March 31, 2023	March 31, 2022
<b>Statement of profit and loss</b>		
<b>Net employee benefit expense recognised in the employee cost</b>		
Current service cost	12.02	23.88
Past service cost	4.19	-
Interest cost on benefit obligation	8.38	14.43
(Gain) / losses on settlement	-	-
<b>Net benefit expense recognised in statement of profit and loss (A) (before tax)</b>	<b>24.59</b>	<b>38.31</b>

**Amount recorded in Other comprehensive income (OCI)**

**Remeasurement during the year due to :**

Actuarial loss / (gain) arising from change in financial assumptions	(7.81)	17.21
Actuarial loss / (gain) arising from change in Demographic Assumptions	-	-
Actuarial loss / (gain) arising on account of experience changes	37.42	(27.22)
Return on plan assets	(0.21)	-
<b>Amount recognised in OCI during the year (B) (before tax)</b>	<b>29.39</b>	<b>(10.01)</b>

**Total charge recognised during the year in statement of profit and loss and OCI (A+B)**

<b>53.99</b>	<b>28.30</b>
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**Actual return on plan assets**

Interest Income Plan Asset	-	-
Actuarial Gains/(Losses) on Plan Assets	0.21	-
<b>Actual Return on Plan Assets</b>	<b>0.21</b>	<b>-</b>

**Reconciliation of net liability / asset**

Opening defined benefit liability / (assets)	260.48	238.40
On transfer of employees	(135.93)	-
Expense charged to profit & loss account	24.59	38.31
Amount recognised in outside profit and loss statement	29.61	(10.01)
Actual Benefits paid	(5.33)	(6.22)
<b>Closing net defined benefit liability / (asset)</b>	<b>173.42</b>	<b>260.48</b>

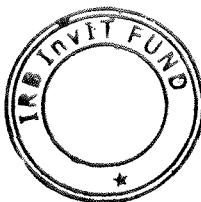
**Change in Fair Value of Plan Assets during the Period:**

Fair value of Plan Assets, Beginning of Period	-	-
Actual Enterprise's Contributions*	144.69	-
Actual Benefits Paid*	(5.33)	-
Actuarial Gains/(Losses)	0.21	-
<b>Fair Value of Plan Assets, End of Period</b>	<b>139.57</b>	<b>-</b>

**Balance sheet**

**Benefit liability / (asset)**

Defined benefit obligation	173.42	260.48
Fair value of plan assets	139.57	-
<b>Present value of unfunded obligations</b>	<b>33.85</b>	<b>260.48</b>



IRB InvIT Fund

Consolidated Financial Statements for the year ended March 31, 2023

Changes in the present value of the defined benefit obligation are as follows:

Opening defined benefit obligation	260.48	238.40
Current service cost	12.02	23.88
Past service cost	4.19	-
On transfer of employees	(135.93)	-
Interest on defined benefit obligation	8.38	14.43
Remeasurement during the period due to :		
Actuarial loss / (gain) arising from change in financial assumptions	(7.81)	17.21
Actuarial loss / (gain) arising from change in Demographic Assumptions	-	-
Actuarial loss / (gain) arising on account of experience changes	37.42	(27.22)
Benefits paid	(5.33)	(6.22)
<b>Closing defined benefit obligation</b>	<b>173.42</b>	<b>260.48</b>

Net liability is bifurcated as follows :

Current	-	20.80
Non-current	33.85	239.68
<b>Net liability</b>	<b>33.85</b>	<b>260.48</b>

Category of Assets

Other (including assets under Schemes of Ins.)	100.00%	0.00%
<b>Total</b>	<b>100.00%</b>	<b>0.00%</b>

The principal assumptions used in determining gratuity benefit obligation for the Group's plans are shown below:

	For the year ended March 31, 2023	For the year ended March 31, 2022
Discount rate	7.45%	6.95% - 7.05%
Expected rate of return on plan assets (p.a.)	7.45%	N.A.
Salary escalation	10.00%	10.00%
Mortality pre-retirement	Indian Assured Lives Mortality (2012-14)	Indian Assured Lives Mortality (2012-14)

A quantitative analysis for significant assumption is as shown below:

Indian gratuity plan:

	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Assumptions -Discount rate</b>		
Sensitivity Level	0.50%	0.50%
Impact of Increase in 50 bps on defined benefit obligation	165.57	248.00
Impact of Decrease in 50 bps on defined benefit obligation	181.91	271.86
<b>Assumptions - Salary Escalation rate</b>		
Sensitivity Level	0.50%	0.50%
Impact on defined benefit obligation		
Impact of Increase in 50 bps on defined benefit obligation	181.67	272.16
Impact of Decrease in 50 bps on defined benefit obligation	165.72	249.16

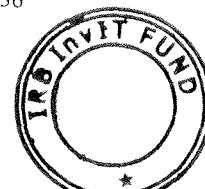
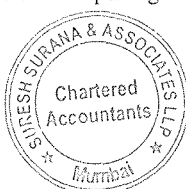
The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

The following payments are expected contributions to the defined benefit plan in future years

	(Rs. in Lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Within the next 12 months (next annual reporting period)	13.21	20.79
Between 2 and 5 years	52.21	75.15
Between 6 and 10 years	75.64	94.38
<b>Total expected payments</b>	<b>141.07</b>	<b>190.32</b>

The weighted average duration of the defined benefit plan obligation at the end of the reporting period

9.29 year to 10.39 years      9.27 -10.36 years



**IRB InvIT Fund**

Consolidated Financial Statements for the year ended March 31, 2023

Note 45 : Disclosure pursuant to Appendix - A to Ind AS 11 - Service Concession Arrangements ('SCA')

**(A) Disclosures with regard to Toll Collection Rights (Intangible Assets)**

Name of Concessionaire	Start of concession period under concession agreement (Appointed date)	Location	Type of Concession	Length (in lane kms)	End of concession period under concession agreement	End of concession period as per Valuation report	Period of concession since the appointed date
IRB Pathankot Amritsar Toll Road Limited	December 30, 2010	Punjab	DBFOT	102.42 Kms	December 30, 2030	January 2, 2038	20 years
IRB Jaipur Deoli Tollway Limited	June 14, 2010	Rajasthan	DBFOT	146.30 Kms	June 13, 2035	October 21, 2040	25 years
M.V.R.Infrastructure And Tollways Limited	August 14, 2006	Tamilnadu	BOT	68.625 Kms	August 13, 2026	January 12, 2027	20 years
IRB Tumkur Chitradurga Tollway Limited	June 4, 2011	Karnataka	DBFOT	114 kms	June 3, 2037	December 29, 2042	26 years
IRB Talegaon Amravati Tollway Limited	September 30, 2010	Maharashtra	BOT	166.725 Kms	May 20, 2037	June 2, 2037	22 years

Note:

(1) The above BOT/ DBFOT projects shall have following rights/ obligations in accordance with the Concession Agreement entered into with the Respective Government Authorities:-

- Rights to use the Specified assets
- Obligations to provide or rights to expect provision of services
- Obligations to deliver or rights to receive at the end of the Concession.

(2) The actual concession period may vary based on terms of the respective concession agreements.

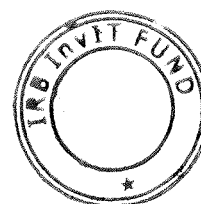
**(B) Disclosures with regard to Hybrid Annuity Project**

Name of Concessionaire:	VK1 Expressway Private Limited
Description of the arrangement:	Eight lane 23.74 Km section of Expressway between Vadodara and Kim in Gujarat on a Hybrid Annuity Mode (HAM) basis
Significant terms of the arrangement:	
Period of concession:	15 years from COD
Start of concession period under concession agreement (Appointed date):	January 18, 2019
Remuneration:	Annuity, interest and O&M
Investment grant from concession grantor:	Yes
Investment return to grantor at end of concession:	Yes
Investment and renewal obligations:	No
Repricing dates:	Half yearly for O&M
Basis upon which re-pricing or re-negotiation is determined:	Inflation price index as defined in Concession Agreement
Financial assets :	
a) Current (Rs. in lakhs)	Rs. 16,903.31 lakhs
b) Non-current (Rs. in lakhs)	Rs. 117,637.37 lakhs

Note:

In HAM projects, revenue is received / receivable as under:

- 40% of the total bid project cost with adjustment relating to Price Index Multiple, shall be due and payable to the Group in 5-10 equal instalments during the construction period in accordance with the provisions of the SCA.
- The remaining bid project cost, with adjustment relating to Price Index Multiple, shall be due and payable in 30 bi-annual installments commencing from the 180th day of COD in accordance with the provision of the SCA.
- Interest shall be due and receivable on the reducing balance of Completion Cost at an interest rate equal to the applicable Bank Rate plus 3%. Such interest shall be due and receivable bi-annually along with each installment specified in of SCA.



Note 46 : Distribution made

	(Rs. in Lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Distributed during the year as :		
Interest	31,347.00	30,766.50
Return on capital	18,866.25	20,898.00
	50,213.25	51,664.50

Note 47 : Income tax

The major components of income tax expense for the year ended March 31, 2023 and March 31, 2022 are:

	(Rs. in Lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Current income tax:</b>		
Current income tax charge	473.35	75.27
<b>Deferred tax:</b>		
MAT Credit entitlement/ reversal	(37.51)	3,257.84
<b>Income tax expense reported in the statement of profit or loss</b>	435.84	3,333.11

Reconciliation of tax expenses and the accounting of profit multiplied by Indian domestic tax rate for March 31, 2023 and March 31, 2022 are:

	(Rs. in Lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Profit/(loss) before tax	37,393.86	33,599.10
Tax rate	25.47%	25.47%
Expected income tax at India's statutory rate	(9,524.22)	(8,557.69)
Impact of exemption u/s 10(23FC) of the Income Tax Act, 1961 available to the Trust	9,524.22	8,557.69
MAT liability on book profit	473.35	75.27
Deferred tax (MAT credit reversal)	(37.51)	3,257.84
<b>Income tax expense reported in the statement of profit and loss</b>	435.84	3,333.11

Note 48 :

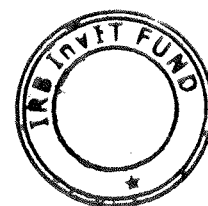
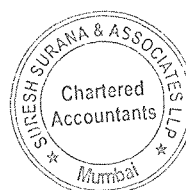
The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified. The Group will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective.

Note 49 :

The Group has presented these financial information (for all the periods presented there in) in accordance with the requirement of Schedule III - of the Companies Act, 2013 including amendments thereto, effective from April 1, 2021.

Note 50 : Previous year comparatives

Previous year's figures have been regrouped/reclassified, wherever necessary, to confirm to current year's classification.



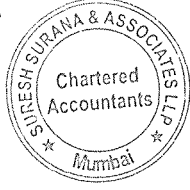


Note 51 : Subsequent events

The Board of Directors of the Investment Manager have approved 4<sup>th</sup> Distribution of Rs. 2.00 per unit which comprises of Rs. 1.70 per unit as interest and Re. 0.30 per unit as return of capital in their meeting held on May 8, 2023.

Signature to Note 1 to 51

As per our report of even date  
For Suresh Surana & Associates LLP  
Chartered Accountants  
Firm's Reg no. 121750W/W-100010



A handwritten signature in black ink, appearing to read "Ramesh Gupta".

Ramesh Gupta  
Partner  
Membership no : 102306

For and on behalf of IRB Infrastructure Private Limited  
(Investment Manager of IRB InvIT Fund)

A handwritten signature in black ink, appearing to read "Vinod Kumar Menon".

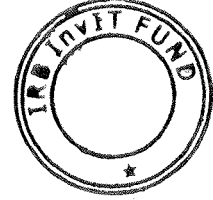
Vinod Kumar Menon  
Wholetime Director & CEO  
DIN: 03075345

A handwritten signature in black ink, appearing to read "Rushabh Gandhi".

Rushabh Gandhi  
Director & CFO  
DIN: 08089312

A handwritten signature in black ink, appearing to read "Swapna Vengurlekar".

Swapna Vengurlekar  
Company Secretary  
Membership No: A32376



Place: Mumbai  
Date : May 08, 2023

Place: Mumbai  
Date : May 08, 2023

Suresh Surana & Associates LLP

8th Floor, Bakhtawar  
229, Nariman Point  
Mumbai - 400 021, India

T +91 (22) 2287 5770

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

LLP Identity No. AAB-7509

## INDEPENDENT AUDITORS' REPORT

To,  
The Unit holders of IRB InvIT Fund

### Report on the Audit of the Standalone Financial Statements

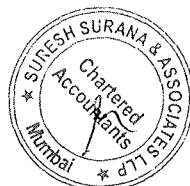
#### Opinion

We have audited the accompanying standalone financial statements of **IRB InvIT Fund ("the Fund")**, which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss including the Other Comprehensive Income, the Statement of Changes in Unit Holders' Equity and the Statement of Cash Flows for the year then ended and the Statement of Net Assets at fair value as at March 31, 2023 and the Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows ('NDCFs') for the year then ended, and notes to the standalone financial statements including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the standalone financial statements give the information required by the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder in the manner so required and give a true and fair view in conformity with Indian Accounting Standards (Ind AS) and/or any addendum thereto as defined in the Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rule, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Fund as at March 31, 2023, its profit and total comprehensive income, movement of the unit holders' funds and its cash flows for the year ended March 31, 2023, its net assets at fair value as at March 31, 2023, its total returns at fair value and the net distributable cash flows for the year ended on that date.

#### Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs) issued by Institute of Chartered Accountants of India ("ICAI"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Fund in accordance with the Code of Ethics issued by the ICAI and we have fulfilled our other ethical responsibilities in accordance with the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.



**Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr.No.	Key Audit Matter	How our audit addressed the key audit matter
1	<p><b>Assessing Impairment of investments and loans in subsidiary companies (note 3.09, 4.1, 4.2 and 5.4)</b></p> <p>As at March 31, 2023, the carrying values of Fund's investment in subsidiaries amounted to Rs.232,840.02 Lakhs. Further, the Fund has granted loans to its subsidiaries amounting to Rs.425,255.80 Lakhs (Rs. 393,860.16 Lakhs).</p> <p>Management reviews regularly whether there are any indicators of impairment of such investments/ loans by reference to the requirements under Ind AS. Management performs its impairment assessment by comparing the carrying value of these investments/ loans made to their recoverable amount to determine whether impairment needs to be recognized.</p> <p>For impairment testing, value in use has been determined by forecasting and discounting future cash flows of subsidiary companies. Further, the value in use is highly sensitive to changes in critical variable used for forecasting the future cash flows including traffic projections for revenues and discounting rates. The determination of the recoverable amount from subsidiary companies involves significant judgment and accordingly, the evaluation of impairment of investments/loans in subsidiary companies has been determined as a key audit matter.</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> <li>- Assessed the appropriateness of the Fund's valuation methodology applied in determining the recoverable amount. In making this assessment, we also evaluated the objectivity, independence and competency of specialists involved in the process;</li> <li>- Assessed the assumptions around the key drivers of the cash flow forecasts, discount rates, revenue projection based on the independent expert's traffic study reports, etc. by management and independent valuer, including considerations due to current economic and market conditions including effects of COVID-19 pandemic;</li> <li>- Assessed the appropriateness of the weighted average cost of capital used in the determining recoverable amount by engaging valuation expert;</li> <li>- Discussed/Evaluated potential changes in key drivers as compared to previous year / actual performance with management in order to evaluate whether the inputs and assumptions used in the cash flow forecasts were suitable, including considerations</li> </ul>



		<p>due to current economic and market conditions including effects of COVID- 19 pandemic.</p> <ul style="list-style-type: none"> <li>- Assessed the recoverable value headroom by performing sensitivity analysis of key assumptions used.</li> <li>- Tested the arithmetical accuracy of the model.</li> <li>- As regards loans granted to subsidiary companies, we have obtained and considered management evaluations of recoverability of loans granted to its subsidiary companies.</li> </ul>
<p>2</p>	<p><b>Computation and disclosures as prescribed in the InvIT regulations relating to Statement of Net Assets and Total Returns at Fair Value</b></p> <p>(as described in note 36 and in Statement of Net assets at fair value and Statement of total returns at fair value of the standalone financial statements)</p> <p>As per the provisions of InvIT Regulations, the Fund is required to disclose Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value which requires fair valuation of assets. For this purpose, fair value is determined by forecasting and discounting future cash flows. The inputs to the valuation models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as WACC, Tax rates, Inflation rates etc.</p> <p>Accordingly, the aforementioned computation and disclosures are determined to be a key audit matter in our audit of the standalone financial statements.</p>	<p>Our audit procedures include the following-</p> <ul style="list-style-type: none"> <li>- Read the requirements of SEBI InvIT regulations for disclosures relating to Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value.</li> <li>- Assessed the appropriateness of independent valuer's and management's valuation methodology applied in determining the fair values.</li> <li>- Tested controls implemented by management to determine inputs for fair valuation as well as assumptions used in the fair valuation.</li> </ul> <p>We involved valuation specialists to:</p> <ol style="list-style-type: none"> <li>a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data.</li> <li>b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer, including considerations due to current economic and market conditions including effects of</li> </ol>



		<p>COVID-19 pandemic.</p> <p>c) Discuss changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</p> <p>- Tested the arithmetical accuracy of computation in the Statement of Net Assets and Total Returns at Fair Value</p> <p>- Reviewed and verified the disclosures in the standalone financial statements for compliance with the relevant requirements of InvIT Regulations.</p>
<p><b>3</b></p>	<p><b>Related party transactions and disclosures</b> (as described in note 22 of the standalone financial statements)</p> <p>The Fund has undertaken transactions with its related parties in the normal course of business. These include making new loans to SPVs, interest on such loans, fees for services provided by related parties to Fund etc. as disclosed in Note 22 of the standalone financial statements.</p> <p>We identified the accuracy and completeness of related party transactions and its disclosure as set out in respective notes to the standalone financial statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2023 and regulatory compliance thereon.</p>	<p>Our audit procedures, included the following:</p> <p>- Obtained, read and assessed the Fund's policies, processes and procedures in respect of identifying related parties, evaluation of arm's length, obtaining necessary approvals, recording and disclosure of related party transactions, including compliance of transactions and disclosures in accordance with InvIT regulations.</p> <p>- We tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents for appropriate authorization and approval for such transactions.</p> <p>- We read minutes of Unit holders meeting, Board and its relevant committee meetings and minutes of meetings of those charged with governance of the Manager in connection with transactions with related parties affected during the year and Fund's assessment of related party</p>



		<p>transactions being in the ordinary course of business at arm's length and in accordance with the InvIT regulations.</p> <p>- Assessed and tested the disclosures made in accordance with the requirements of Ind AS and InvIT regulations.</p>
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**Information Other than the Standalone Financial Statements and Auditor's Report Thereon**

The management of IRB Infrastructure Private Limited ("Investment Manager") is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Investment Manager's Report including Annexures to Investment Manager's Report and Investment Manager's Information, but does not include the standalone financial statements and our auditor's report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Management's Responsibility for the Standalone Financial Statements**

The Management of IRB Infrastructure Private Limited ('Investment Manager'), is responsible for the preparation of these standalone financial statements that give a true and fair view of the financial position as at March 31, 2023, financial performance including other comprehensive income, movement of the unit holders' funds and cash flows for the year ended March 31, 2023, its net assets at fair value as at March 31, 2023, its total returns at fair value and the net distributable cash flows of the Fund for the year ended March 31, 2023, in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) and/or any addendum thereto as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended read with the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder (together referred to as the "InvIT Regulations"). This responsibility also includes maintenance of adequate accounting records in accordance with the provisions InvIT Regulations for safeguarding of the assets of the Fund and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.



In preparing the standalone financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

The Investment Manager is also responsible for overseeing the Fund's financial reporting process.

### **Auditor's Responsibilities for the Audit of Standalone Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### Report on Other Legal and Regulatory Requirements

Based on our audit and as required by InvIT Regulations, we report that:

- a) We have obtained all the information and explanations which, to the best of our knowledge and belief were necessary for the purpose of our audit;
- b) The balance sheet, and statement of profit and loss including other comprehensive income dealt with by this report are in agreement with the books of account of the Fund; and
- c) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards (Ind AS) and/or any addendum thereto as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended.

FOR SURESH SURANA & ASSOCIATES LLP

Chartered Accountants

Firm's Reg. No. 121750W/W-100010

  
Ramesh Gupta  
Partner

Membership No.:102306

UDIN: 23102306BGWKSZ4487

Place: Mumbai

Dated: 08 May 2023





IRB InvIT Fund  
Standalone Balance Sheet as at March 31, 2023

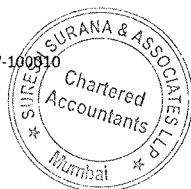
(Rs. in lakhs)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
<b>I ASSETS</b>			
<b>(1) Non-current assets</b>			
Financial assets	4		
i) Investments	4.1	2,32,840.02	2,20,017.92
ii) Loans	4.2	3,91,492.76	3,67,930.05
<b>Total non-current assets</b>		<b>6,24,332.78</b>	<b>5,87,947.97</b>
<b>(2) Current assets</b>			
Financial assets	5		
i) Investments	5.1	15,313.92	21,510.85
ii) Cash and cash equivalents	5.2	105.22	316.53
iii) Bank balance other than (ii) above	5.3	516.86	48.28
iv) Loans	5.4	34,036.27	26,236.27
v) Other financial assets	5.5	18,688.59	30,744.56
Current tax assets (net)	6	1.20	2.19
Other current assets	7	0.28	0.27
<b>Total current assets</b>		<b>68,662.34</b>	<b>78,858.95</b>
<b>TOTAL ASSETS</b>		<b>6,92,995.12</b>	<b>6,66,806.92</b>
<b>II EQUITY AND LIABILITIES</b>			
Equity			
Unit capital	8	4,91,393.35	5,10,259.60
Other equity	9	23,300.20	14,532.86
<b>Total unit holder's equity</b>		<b>5,14,693.55</b>	<b>5,24,792.46</b>
<b>(1) Non-current liabilities</b>			
Financial liabilities			
Borrowings	10	1,72,514.52	1,35,834.03
<b>Total non-current liabilities</b>		<b>1,72,514.52</b>	<b>1,35,834.03</b>
<b>(2) Current liabilities</b>			
Financial liabilities			
i) Borrowings	11.1	5,519.00	5,425.00
ii) Trade payables	11.2		
a) total outstanding dues of micro enterprises and small enterprises		9.37	9.43
b) total outstanding dues of creditors other than micro enterprises and small enterprises		189.95	662.36
iii) Other financial liabilities	11.3	33.86	48.28
Other liabilities	12	34.88	35.36
<b>Total current liabilities</b>		<b>5,787.06</b>	<b>6,180.43</b>
<b>Total liabilities</b>		<b>1,78,301.58</b>	<b>1,42,014.46</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>6,92,995.12</b>	<b>6,66,806.92</b>
Summary of significant accounting policies	3		

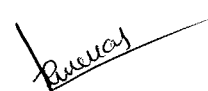
See accompanying notes to the standalone financial statements.

As per our report of even date  
For Suresh Surana & Associates LLP  
Chartered Accountants  
Firm's Registration Number: 121750W/W-100910

  
Ramesh Gupta  
Partner  
Membership No.: 102306



For and on behalf of IRB Infrastructure Private Limited  
(Investment Manager of IRB InvIT Fund)

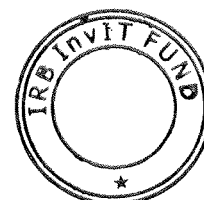
  
Vinod Kumar Menon  
Wholtime Director & CEO  
DIN : 03075345

  
Rushabh Gandhi  
Director & CFO  
DIN : 08089312

  
Swapna Vengurlekar  
Company Secretary  
Membership No: A32376

Place: Mumbai  
Date : May 08 , 2023

Place : Mumbai  
Date : May 08 , 2023



IRB InvIT Fund

Standalone Statement of profit and loss for the year ended March 31, 2023

(Rs. in lakhs)

Particulars	Note No.	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Income</b>			
Revenue from operations	13	51,522.43	54,455.82
Other income	14	6,180.20	312.22
<b>TOTAL INCOME</b>		<b>57,702.63</b>	<b>54,768.04</b>
<b>Expenses</b>			
Finance costs	15	11,624.44	11,103.00
Investment Manager fees		1,180.00	1,278.15
Annual listing fees		79.29	60.81
Trustee fees		29.50	29.50
Other expenses	16	152.56	76.47
Impairment of investment in subsidiaries ( Refer note25)		4,522.50	6,918.56
<b>TOTAL EXPENSES</b>		<b>17,588.29</b>	<b>19,466.49</b>
<b>Profit before tax</b>		<b>40,114.34</b>	<b>35,301.55</b>
<b>Tax expenses</b>			
Current tax		-	-
Deferred tax		-	-
<b>TOTAL TAX EXPENSES</b>		<b>-</b>	<b>-</b>
<b>Profit for the year (A)</b>		<b>40,114.34</b>	<b>35,301.55</b>
<b>Other comprehensive income / (loss) for the year (net of tax) (B)</b>			
		-	-
<b>Total comprehensive loss for the year, net of tax : (A+B)</b>		<b>40,114.34</b>	<b>35,301.55</b>
<b>Earnings per unit</b>			
Basic		6.91	6.08
Diluted		6.91	6.08

Summary of significant accounting policies

3

See accompanying notes to the standalone financial statements.

As per our report of even date

For Suresh Surana & Associates LLP

Chartered Accountants

Firm's Registration Number: 121750W/W-100010

  
Ramesh Gupta

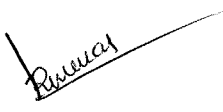
Partner

Membership No.: 102306



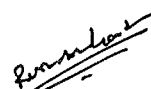
For and on behalf of IRB Infrastructure Private Limited

(Investment Manager of IRB InvIT Fund)

  
Vinod Kumar Menon

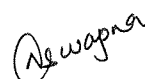
Wholetime Director & CEO

DIN : 03075345

  
Rushabh Gandhi

Director & CFO

DIN : 08089312

  
Swapna Vengurlekar

Company Secretary

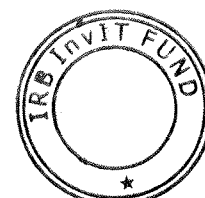
Membership No: A32376

Place: Mumbai

Date : May 08 , 2023

Place: Mumbai

Date : May 08 , 2023



## IRB InvIT Fund

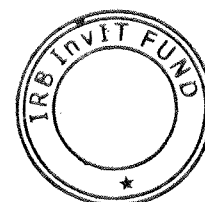
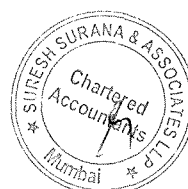
## Standalone Statement of Cash flows for the year ended March 31, 2023

(Rs. in lakhs)

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
<b>A. Cash flow from operating activities</b>		
Profit before tax	40,114.34	35,301.55
<b>Adjustments to reconcile profit before tax to net cash flows:</b>		
Finance costs	11,439.14	11,103.00
Impairment of investment in subsidiaries	4,522.50	6,918.56
Change in Fair value on investments	(272.78)	(199.51)
Day one gain on fair valuation of loan from subsidiaries	(5,384.57)	-
Interest unwinding on loan	185.30	-
Profit on sale of investments	(510.37)	(112.28)
Interest income on Fixed deposits	(12.33)	-
Transaction costs on loan given	32.93	29.90
<b>Operating profit/(loss) before working capital changes</b>	<b>50,114.16</b>	<b>53,041.22</b>
<b>Movement in working capital:</b>		
Decrease/(increase) in others financial assets	12,056.28	(13,171.08)
Decrease/(increase) in other assets	-	0.01
Increase/(decrease) in trade payables	(472.47)	509.00
Increase/(decrease) in other financial liabilities	(14.42)	4.23
Increase/(decrease) in other current liabilities	(0.51)	24.43
<b>Cash generated from/(used in) operations</b>	<b>61,683.04</b>	<b>40,407.81</b>
Direct taxes paid (net of refunds)	0.99	5.13
<b>Net cash flows from/(used in) operating activities</b>	<b>61,684.03</b>	<b>40,412.94</b>
<b>B. Cash flows from investing activities</b>		
Purchase of units of mutual funds	(92,233.95)	(53,706.77)
Proceeds on sales of units of mutual funds	99,214.02	47,213.70
Investment in subsidiary	(17,344.60)	-
Long term loan given to subsidiaries	(45,947.80)	-
Short term loan given to subsidiaries	(10,915.91)	(46,063.00)
Repayment of long term loan given to subsidiaries	19,236.38	31,022.75
Repayment of short loan given to subsidiaries	6,231.70	45,942.00
Bank earmarked balance	(468.58)	(4.23)
Interest received on fixed deposits	12.03	-
<b>Net cash flows from/(used in) investing activities</b>	<b>(42,216.71)</b>	<b>24,404.45</b>
<b>C. Cash flow from financing activities</b>		
Repayment of unit capital to the unit holders	(18,866.25)	(20,898.00)
Distribution to unit holders	(31,347.00)	(30,766.50)
Proceeds from long term borrowings	18,800.00	-
Repayment of long term borrowings	(5,425.00)	(5,425.00)
Loan taken from subsidiary companies	28,692.00	-
Finance cost paid	(11,532.38)	(10,949.76)
<b>Net cash flows from/(used in) financing activities</b>	<b>(19,678.63)</b>	<b>(68,039.26)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>(211.31)</b>	<b>(3,221.87)</b>
Cash and cash equivalents at the beginning of the year	316.53	3,538.39
<b>Cash and cash equivalents at the end of the year (refer 5.2)</b>	<b>105.22</b>	<b>316.53</b>

Summary of significant accounting policies (Refer note no. 3)

See accompanying notes to the standalone financial statements.



IRB InvIT Fund

Standalone Statement of Cash flows for the year ended March 31, 2023

Notes:

1. All figures in bracket are outflow.
2. Taxes paid are treated as arising from operating activities and are not bifurcated between investing and financing activities.
3. Reconciliation between opening and closing balances for liabilities arising from financing activities

(Rs. in lakhs)

Particular	Long term borrowing
1 - Apr - 2021	1,46,530.79
Cash flow	
- Interest	(10,949.76)
- Net of proceeds and repayment of long term borrowings	(5,425.00)
Accrual for the year	11,103.00
31 - Mar - 2022	1,41,259.03
Cash flow	
- Interest	(11,532.38)
- Net of proceeds and repayment of long term borrowings	42,067.01
Accrual for the year	11,439.14
Non cash movement	
- Day one gain on fair valuation of loan from subsidiaries netoff interest unwinding on loan	(5,199.28)
31 - Mar - 2023	1,78,033.52

4. Statement of Cash flows has been prepared under Indirect Method as per Ind AS 7 "Statement of Cash Flows" as notified under section 133 of the Companies Act, 2013.

As per our report of even date

For Suresh Surana & Associates LLP

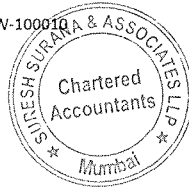
Chartered Accountants

Firm's Registration Number: 121750W/W-100019A

Ramesh Gupta

Partner

Membership No.: 102306



For and on behalf of IRB Infrastructure Private Limited  
(Investment Manager of IRB InvIT Fund)

Vinod Kumar Menon  
Wholetime Director & CEO  
DIN : 03075345

Rushabh Gandhi  
Director & CFO  
DIN : 08089312

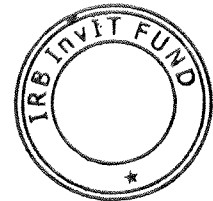
Swapna Vengurlekar  
Company Secretary  
Membership No: A32376

Place: Mumbai

Date : May 08 , 2023

Place: Mumbai

Date : May 08 , 2023



IRB InvIT Fund

Standalone Statement of changes in unit holders equity for the year ended March 31,2023

( Rs. in lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
<b>a. Unit Capital</b>		
At the beginning of the year	5,10,259.50	5,31,157.50
Issued during the year	-	-
Less: Capital reduction during the year (Refer Note 28 )*	(18,866.25)	(20,898.00)
<b>At the end of the year</b>	<b>4,91,393.25</b>	<b>5,10,259.50</b>
<b>Number of units</b>		
At the beginning of the year	58,05,00,000	58,05,00,000
Issued during the year	-	-
<b>At the end of the year</b>	<b>58,05,00,000</b>	<b>58,05,00,000</b>
<b>b. Initial settlement amount</b>		
At the beginning of the year	0.10	0.10
Received during the year	-	-
<b>At the end of the year</b>	<b>0.10</b>	<b>0.10</b>
<b>c. Other Equity</b>		
At the beginning of the year	14,532.86	9,997.81
Profit / (loss) for the year	40,114.34	35,301.55
Interest distribution (Refer Note 28 ) *	(31,347.00)	(30,766.50)
<b>At the end of the year</b>	<b>23,300.20</b>	<b>14,532.86</b>

\* Pertains to the distributions made during the financial year along with the distribution related to the last quarter of FY 2021-22 and does not include the distribution relating to the last quarter of FY 2022-23 which will be paid after March 31, 2023.

Summary of significant accounting policies (refer note no.3)

See accompanying notes to the standalone financial statements.

As per our report of even date

For Suresh Surana & Associates LLP

Chartered Accountants

Firm's Registration Number: 121750W/W-100010

  
Ramesh Gupta

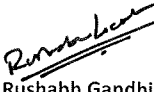
Partner

Membership No.: 102306



For and on behalf of IRB Infrastructure Private Limited  
(Investment Manager of IRB InvIT Fund)

  
Vinod Kumar Menon  
Wholtime Director & CEO  
DIN : 03075345

  
Rushabh Gandhi  
Director & CFO  
DIN : 08089312

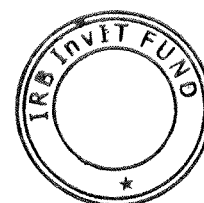
  
Swapna Vengurlekar  
Company Secretary  
Membership No: A32376

Place: Mumbai

Date : May 08 , 2023

Place: Mumbai

Date : May 08 , 2023



IRB InvIT Fund

DISCLOSURES PURSUANT TO SEBI CIRCULARS

(SEBI Circular No. CIR/IMD/DF/114/2016 dated 20-Oct-2016 and No. CIR/IMD/DF/127/2016 dated 29-Nov-2016)

A. Statement of Net Asset at Fair Value

(Rs. in lakhs)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Book value	Fair value	Book value	Fair value
A. Assets	6,92,995.12	7,61,065.53	6,66,806.92	7,28,805.34
B. Liabilities (at book value)	1,78,301.58	1,78,301.58	1,42,014.46	1,42,014.46
C. Net Assets (A-B)	5,14,693.55	5,82,763.95	5,24,792.46	5,86,790.88
D. Number of units (in Lakhs)	5,805.00	5,805.00	5,805.00	5,805.00
E. NAV (C/D) (Amount in Rs.)	88.66	100.39	90.40	101.08

B. Statement of total returns at Fair Value

(Rs. in lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Total Comprehensive Income (As per the Statement of Profit and Loss)	40,114.34	35,301.55
Add/(less): Other Changes in Fair Value	68,070.40	61,998.42
<b>Total Return</b>	<b>1,08,184.74</b>	<b>97,299.97</b>

Notes :

Fair value of assets as at March 31, 2023 and other changes in fair value for the year then ended as disclosed in the above tables are derived based on the fair valuation reports issued by the independent valuer appointed under Regulation 21 of the InvIT Regulations.

As per our report of even date

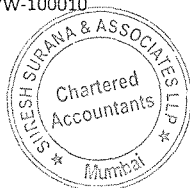
For Suresh Surana & Associates LLP

Chartered Accountants

Firm's Registration Number: 121750W/W-100010

  
Ramesh Gupta  
Partner


Membership No.: 102306



For and on behalf of IRB Infrastructure Private Limited

(Investment Manager of IRB InvIT Fund)

  
Vinod Kumar Menon  
Wholtime Director & CEO  
DIN : 03075345

  
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Director & CFO  
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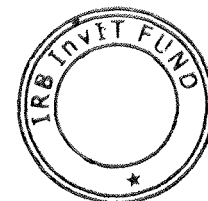
  
Swapna Vengurlekar  
Company Secretary  
Membership No: A32376

Place: Mumbai

Date : May 08 , 2023

Place: Mumbai

Date : May 08 , 2023



IRB InvIT Fund

Standalone Statement of Net Distributable Cash Flows (NDCFs)

(Rs. in lakhs)

Sr. No.	Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
1	Cash flows received from Project SPVs in the form of Interest (Refer note 1 & 2 )	47,983.32	41,284.74
2	Cash flows received from Project SPVs in the form of Dividend	-	-
3	Any other income accruing at the Trust level and not captured above, including but not limited to interest/return on surplus cash invested by the Trust	795.63	312.22
4	Cash flows received from the project SPVs towards the repayment of the debt issued to the Project SPVs by the Trust (Refer note 3)	18,893.37	31,022.75
5	<b>Total cash inflow at the Trust level (A)</b>	<b>67,672.32</b>	<b>72,619.71</b>
	Less:		
6	Any payment of fees, interest and expense incurred at the Trust level, including but not limited to the fees of the Investment Manager	(12,880.49)	(12,547.93)
7	Income tax (if applicable) at the Standalone Trust Level	-	-
8	Repayment of external debt	(5,425.00)	(5,425.00)
9	<b>Total cash outflows / retention at the Trust level (B)</b>	<b>(18,305.49)</b>	<b>(17,972.93)</b>
10	<b>Net Distributable Cash Flows (C) = (A+B)</b>	<b>49,366.83</b>	<b>54,646.78</b>

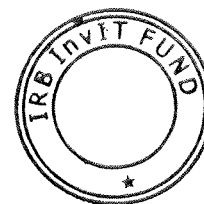
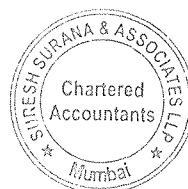
Note :

1) The embargo on the Escrow bank account for ITCTL was uplifted as per the Interim order of the Hon'ble Arbitral Tribunal. However, the withdrawals pertaining to past periods towards debt servicing of Rs. 11,193.00 lakhs (net of Rs. 4,402.39 lakhs considered in earlier period) has not been considered in the above Net Distributable Cash Flow. The said accruals are utilised towards acquisition of VK1 project.

2) Excludes interest due but not received of Rs.3,539.11 lakhs ( Previous year Rs.13,171.08 lakhs) for the year ended March 31, 2023.

3) Netted – off with long-term unsecured loan given to project SPV's. (Refer note 22)

4) During the year, an amount of Rs. 50,213.25 lakhs (Previous year Rs. 51,664.50 lakhs) has already been distributed to unit holders. ( Refer note 28 )



## IRB InvIT Fund

### Summary of significant accounting policies and other explanatory information for the year ended March 31, 2023

#### 1 Nature of Operations

The IRB InvIT Fund (the "Fund" / "Trust") is a trust constituted by "The Indenture of Trust" dated October 16, 2015 registered under the Registration Act, 1908 and under the Securities Exchange Board of India (Infrastructure Investment Trust) Regulations, 2014. The Fund is settled by the Sponsor, IRB Infrastructure Developers Limited ("IRB" or the "Sponsor"), an infrastructure development company in India. The Trustee to the Fund is IDBI Trusteeship Services Limited (the "Trustee") and Investment manager for the Fund is IRB Infrastructure Private Limited (the "Investment Manager").

The Fund has been formed to invest in infrastructure assets primarily being in the road sector in India. All of the Fund's road projects are implemented and held through special purpose vehicles ("Project SPVs")

Sr. No.	Project SPV Name
1	IRB Surat Dahisar Tollway Limited (ISDTL)
2	IRB Jaipur Deoli Tollway Limited (IJDTL)
3	IDAA Infrastructure Limited (IDAAIL)
4	IRB Pathankot Toll Road Limited (IPATRL)
5	IRB Talegaon Amravati Tollway Limited (ITATL)
6	IRB Tumkur Chitradurga Tollway Limited (ITCTL)
7	M.V.R Infrastructure and Tollways Limited (MITL)
8	VK1 Expressway Limited (formerly known as VK1 Expressway Private Limited) (VK1) * #

\* Acquired vide Share Purchase agreement dated October 13, 2022

# The company has been converted from private limited to public limited company w.e.f. 27.04.2023.

The registered office of the Investment Manager is IRB Complex, Chandivali Farm, Chandivali village, Andheri- East, Mumbai-400072.

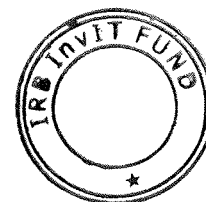
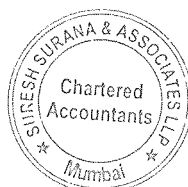
The financial statements were authorised for issue in accordance with resolution passed by the Board of Directors of the Investment manager on May 08, 2023.

#### 2 Basis of preparation

The financial statements of IRB InvIT Fund have been prepared in accordance with Indian Accounting Standards as defined in Rule 2(1)(a) of 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, as amended and the circulars issued thereunder ("InvIT Regulations") and other accounting principles generally accepted in India.

The financial statements have been prepared on an accrual basis and under the historical cost convention except for certain financial assets and liabilities (refer accounting policy regarding financial instruments) which have been measured at fair value.

The financial statements are presented in Indian Rupee ('INR') which is the functional currency of the Fund and all values are rounded to the nearest lakhs, except when otherwise indicated. Wherever the amount represented '0' (zero) construes value less than Rupees five hundred.





### 3 Summary of significant accounting policies

#### 3.01 Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period end. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

#### 3.02 Current versus non-current classification

The Fund presents assets and liabilities in the balance sheet based on current / non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Fund has identified twelve months as its operating cycle.

#### 3.03 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the transaction price of the consideration received or receivable, excluding the estimates of variable consideration that is allocated to that performance obligation, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government

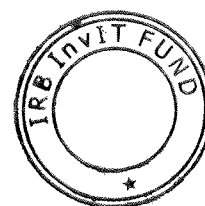
The specific recognition criteria described below must also be met before revenue is recognised:

##### Interest income :

Revenue is recognised on a time proportion basis taking into account the amount outstanding and the rates applicable. For all debt instruments measured either at amortised cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR).

##### Dividends :

Revenue is recognised when the Fund's right to receive the payment is established, which is generally when shareholders approve the dividend.



### 3.04 Taxes

#### Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date in the countries where the Fund operates and generates taxable income.

Current income tax relating to items recognised outside the Statement of Profit and Loss is recognised outside the Statement of Profit and Loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

#### Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.
- In respect of taxable temporary differences associated with investments in subsidiaries, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

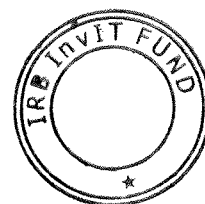
- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit and loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.



### Goods and service tax paid on acquisition of assets or on incurring expenses

Expenses and assets are recognised net of the amount of goods and service tax paid, except:

When the tax incurred on a purchase of assets or services is not recoverable from the tax authority, in which case, the tax paid is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable.

When receivables and payables are stated with the amount of tax included. The net amount of tax recoverable from, or payable to, the tax authority is included as part of receivables or payables in the balance sheet.

### 3.05 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

### 3.06 Provisions

Provisions are recognised when the Fund has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Fund expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the Statement of Profit and Loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

### 3.07 Contingent liabilities and contingent assets

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Fund or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The Fund does not recognise a contingent liability but discloses its existence in the financial statements.

A contingent assets is not recognised unless it becomes virtually certain that an inflow of economic benefits will arise. When an inflow of economic benefits is probable, contingent assets are disclosed in the financial statements.

Contingent liabilities and contingent assets are reviewed at each balance sheet date.

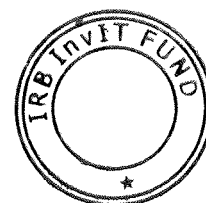
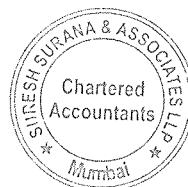
### 3.08 Financial instrument

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

#### Financial assets

#### Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through Statement of Profit and Loss, directly attributable transaction cost to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Fund commits to purchase or sell the asset.



### Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories;

- at amortised cost
- at fair value through profit or loss (FVTPL)
- at fair value through other comprehensive income (FVTOCI)

### Financial Assets at amortised cost

A financial asset is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Fund. All the Loans and other receivables under financial assets (except Investments) are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

After initial measurement such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The losses arising from impairment are recognised in the Statement of Profit and Loss.

### Financial Assets at Fair Value through Statement of Profit and Loss / Other comprehensive income

All investments in scope of Ind AS 109 are measured at fair value. The Fund has investment in Debt oriented mutual fund which are held for trading, are classified as at FVTPL. The Fund makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable. The gain / loss on sale of investments are recognised in the Statement of Profit and Loss.

Instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

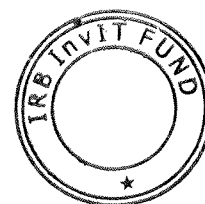
### Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a the Fund of similar financial assets) is primarily derecognised (i.e. removed from the Fund's balance sheet) when:

The rights to receive cash flows from the asset have expired, or

The Fund has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Fund has transferred substantially all the risks and rewards of the asset, or (b) the Fund has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Fund has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Fund continues to recognise the transferred asset to the extent of the Fund's continuing involvement. In that case, the Fund also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Fund has retained.



### **3.09 Impairment of assets**

#### **Impairment of financial assets**

Expected credit losses are recognized for all financial assets subsequent to initial recognition other than financial assets in FVTPL category.

For financial assets other than trade receivables, as per Ind AS 109, the Fund recognizes 12 month expected credit losses for all originated or acquired financial assets if at the reporting date the credit risk of the financial asset has not increased significantly since its initial recognition. The expected credit losses are measured as lifetime expected credit losses if the credit risk on financial assets increases significantly since its initial recognition.

The impairment losses and reversals are recognized in Statement of Profit and Loss.

#### **Impairment of non-financial assets**

The Fund assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Fund estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset unless the asset does not generate cash inflows that are largely independent of those from other assets or Fund's assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

#### **Financial liabilities**

##### **Initial recognition and measurement**

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or payables, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Fund's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts and derivative financial instruments.

##### **Subsequent measurement**

The measurement of financial liabilities depends on their classification, as described below:

##### **Financial liabilities at fair value through profit or loss**

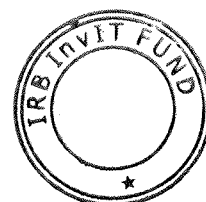
Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Fund that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109.

Gains or losses on liabilities held for trading are recognised in the statement of profit and loss.

##### **Loans and borrowings**

This is the category most relevant to the Fund. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are de-recognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.



### **De-recognition**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

### **Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the standalone balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

### **3.10 Investment in subsidiaries**

Investments (equity instruments as well as subordinate debt) in subsidiaries are carried at cost less accumulated impairment losses, if any. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. On disposal of investments in subsidiaries, the difference between net disposal proceeds and carrying amounts are recognised in the Statement of Profit and Loss.

### **3.11 Foreign currencies**

The Fund's financial statements are presented in INR, which is also the Fund's functional currency. The Fund does not have any foreign operation and has assessed the functional currency to be INR.

#### **Transactions and balances**

Transactions in foreign currencies are initially recorded by the Fund at their respective functional currency spot rates at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Differences arising on settlement or translation of monetary items are recognised in the statement of profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions.

### **3.12 Fair value measurement**

The Fund measures financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

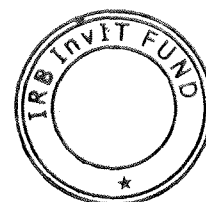
- ▶ In the principal market for the asset or liability, or
- ▶ In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Fund.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Fund uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.



All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- ▶ Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- ▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Fund determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Fund's Management determines the policies and procedures for both recurring fair value measurement, such as derivative instruments and unquoted financial assets measured at fair value, and for non-recurring measurement, such as assets held for distribution in discontinued operations.

At each reporting date, the Management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Fund's accounting policies. For this analysis, the Management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The management also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

On an annual basis, the Management of Investment Manager presents the valuation results to the Audit Committee and the Fund's independent auditors. This includes a discussion of the major assumptions used in the valuations.

For the purpose of fair value disclosures, the Fund has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions (note 36 )
- Financial instruments (including those carried at amortised cost) (note 23 and 24 )
- Quantitative disclosure of fair value measurement hierarchy ( note 23 and 24 )

### 3.13 Contributed Equity

Units are classified as equity. Incremental costs attributable to the issue of units are directly recorded in equity, net of tax.

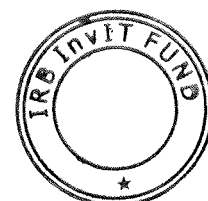
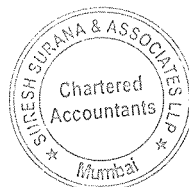
### 3.14 Distribution to unit holders

The Fund recognises a liability to make cash distributions to unit holders when the distribution is authorised and a legal obligation has been created. As per the InvIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Investment Manager. A corresponding amount is recognised directly in equity.

### 3.15 Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Fund's cash management.



### 3.16 Earnings Per Unit (EPU)

Basic earnings per unit are calculated by dividing the net profit for the year attributable to unit holders by the weighted average number of units outstanding during the year.

For the purpose of calculating diluted earnings per unit, the weighted average number of units outstanding during the year are adjusted for the effects of all dilutive potential units.

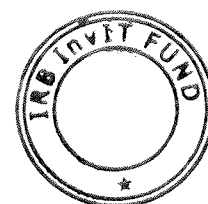
### 3.17 New pronouncements issued but not effective

Ministry of Corporate Affairs (“MCA”) notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1 - Presentation of Financial Statements - This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Fund has evaluated the amendment and the impact of the amendment is insignificant in the Fund’s financial statements.

Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors - This amendment has introduced a definition of ‘accounting estimates’ and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Fund has evaluated the amendment and there is no impact on its financial statements.

Ind AS 12 - Income Taxes - This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Fund has evaluated the amendment and there is no impact on its financial statement.



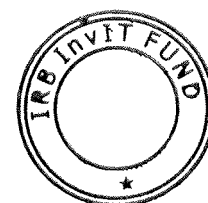
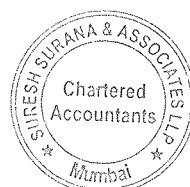


## IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

(Rs. in lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Note 4 : Financial assets (Non-current)</b>		
<b>4.1 Investments</b>		
<b>A) Investments at cost</b>		
<b>Investments in equity instruments of subsidiaries (unquoted)</b>		
510,842,000 (March 31,2022 - 510,842,000) equity shares of IRB Surat Dahisar Tollway Limited	53,232.48	53,232.48
131,750,000 (March 31, 2022 - 131,750,000) equity shares of IRB Jaipur Deoli Tollway Limited <sup>(1)</sup>	13,175.00	13,175.00
198,120,003 (March 31, 2022 - 198,120,003) equity shares of IDAA Infrastructure Limited	19,812.00	19,812.00
98,600,000 (March 31, 2022 - 98,600,000) equity shares of IRB Pathankot Amritsar Toll Road Limited <sup>(2)</sup>	9,909.00	9,909.00
49,250,000 (March 31, 2022 - 49,250,000) equity shares IRB Talegaon Amravati Tollway Limited	4,925.00	4,925.00
155,500,002 (March 31, 2022 - 155,500,002) equity shares IRB Tumkur Chitradurga Tollway Limited	15,550.00	15,550.00
6,910,170 (March 31, 2022 - 6,910,170) equity shares M.V.R. Infrastructure & Tollways Limited	10,902.00	10,902.00
12,25,00,000 (March 31, 2022 - Nil) equity shares VK1 Expressway Limited <sup>(3)</sup>	17,344.60	-
Less : Provision for impairment loss	(11,441.06)	(6,918.56)
<b>Investments in subsidiaries (unquoted)</b>	<b>1,33,409.02</b>	<b>1,20,586.92</b>
<b>B) Investments at cost</b>		
<b>Investments in sub debt of subsidiaries (unquoted) interest free</b>		
IRB Jaipur Deoli Tollway Limited	39,525.00	39,525.00
IRB Pathankot Amritsar Toll Road Limited	29,581.00	29,581.00
IRB Talegaon Amravati Tollway Limited	14,775.00	14,775.00
IRB Tumkur Chitradurga Tollway Limited	15,550.00	15,550.00
<b>Subordinated debt to related parties</b>	<b>99,431.00</b>	<b>99,431.00</b>
<b>Total non-current investments ( A + B )</b>	<b>2,32,840.02</b>	<b>2,20,017.92</b>
(1) 67,192,500 equity shares have been pledged with banks for availing term loan.		
(2) 50,286,000 equity shares have been pledged with banks for availing term loan.		
(3) 62,475,000 equity shares have been pledged with banks for availing term loan for subsidiary company, VK1 Expressway Limited		
<b>Aggregate amount of unquoted investments</b>	<b>2,44,281.08</b>	<b>2,26,936.48</b>
<b>Aggregate provision for impairment</b>	<b>11,441.06</b>	<b>6,918.56</b>
<b>4.2 Loans</b>		
(Secured, considered good, unless otherwise stated)		
Loans to related parties (Refer note 22)		
- Interest bearing	3,16,415.51	3,26,436.88
Less: Current maturities of loan to related parties	(13,137.16)	(10,021.37)
<b>Total - (A)</b>	<b>3,03,278.35</b>	<b>3,16,415.51</b>
(Unsecured, considered good, unless otherwise stated)		
Loans to related parties (Refer note 22)		
- Interest bearing	87,941.18	51,208.38
<b>Total - (B)</b>	<b>87,941.18</b>	<b>51,208.38</b>
Add : Unamortised transaction cost ( C )	273.23	306.16
<b>Total (A+B+C)</b>	<b>3,91,492.76</b>	<b>3,67,930.05</b>

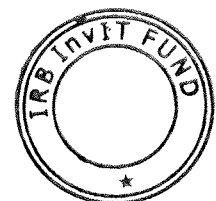


## IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

(Rs. in lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Note 5 : Financial assets (current)</b>		
<b>5.1 Investments</b>		
<b>Investments at fair value through Profit &amp; Loss</b>		
<b>Investments in mutual fund (quoted)</b>		
Aditya Birla Sun Life Liquid Fund	-	15,576.86
March 31, 2023 - Nil (March 31, 2022 - 4,539,703.543 Units @ Rs.343.1252)		
L&T Liquid Fund	-	800.15
March 31, 2023 - Nil (March 31, 2022 - 27,449.668 Units @ Rs.2,914.9581)		
SBI Overnight Direct Growth Fund	9,790.72	-
March 31, 2023 - 268,294.368 Units @ Rs.3,649.2457 (March 31, 2022 - Nil)		
Aditya Birla Sun Life Saving Fund *	114.46	-
March 31, 2023 - 24,339.564 Units @ Rs. 470.2589 (March 31, 2022 - Nil)		
SBI Magnum Low Duration Fund Direct Fund *		
March 31, 2023 - 176,462.900 units @ Rs. 3,065.0878 (March 31, 2022 - 176,462.900 units @ Rs. 2,909.3029)	5,408.74	5,133.84
*[(Mutual fund held for DSRA Rs. 5,523.20 lakhs ( March 31 , 2022 :Rs. 5,133.84 lakhs)]		
	<b>15,313.92</b>	<b>21,510.85</b>
<b>Aggregate book value of quoted investments</b>	<b>15,313.92</b>	<b>21,510.85</b>
<b>Aggregate market value of quoted investments</b>	<b>15,313.92</b>	<b>21,510.85</b>
<b>5.2 Cash and cash equivalents</b>		
Cash on hand	0.06	0.09
Balances with banks:		
- In current accounts	0.85	2.48
- In escrow account *	104.31	313.96
	<b>105.22</b>	<b>316.53</b>
* Escrow account as hypothecated against secured loan.		
<b>5.3 Other bank balances</b>		
<b>Debt service reserve account with banks /earmarked balance</b>		
- Maturity more than 3 months but less than 12 month	483.00	-
<b>Balances with Banks in :</b>		
Unpaid distribution accounts	33.86	48.28
	<b>516.86</b>	<b>48.28</b>
<b>5.4 Loans</b>		
(Secured, considered good, unless otherwise stated)		
Current maturities of long term loans to related parties	13,137.16	10,021.37
(Unsecured, considered good, unless otherwise stated)		
Loans to related parties (Refer note 22)	20,899.11	16,214.90
	<b>34,036.27</b>	<b>26,236.27</b>
<b>5.5 Other financial assets</b>		
(Unsecured, considered good, unless otherwise stated)		
Interest accrued on fixed deposits	0.31	-
Interest receivable from related parties	18,688.28	30,744.56
	<b>18,688.59</b>	<b>30,744.56</b>
<b>Note 6 : Current tax assets (net)</b>		
Advance income tax (net of provision for tax Rs. Nil (March 31, 2022: Rs. Nil))	1.20	2.19
	<b>1.20</b>	<b>2.19</b>
<b>Note 7 : Other current assets</b>		
(Unsecured, considered good unless otherwise stated)		
Prepaid expenses	0.28	0.27
	<b>0.28</b>	<b>0.27</b>



IRB InvIT Fund  
Standalone Notes to Financial Statements for the year ended March 31, 2023

(Rs. in lakhs)

Particulars	As at	
	March 31, 2023	March 31, 2022
<b>Note 8 : Equity</b>		
<b>I. Unit capital</b>		
<b>a. Issued, subscribed and fully paid up unit capital</b>		
580,500,000 (March 31, 2022 - 580,500,000)	4,91,393.25	5,10,259.50
<b>b. Initial settlement amount</b>	0.10	0.10
<b>At the end of the year</b>	<b>4,91,393.35</b>	<b>5,10,259.60</b>

**c. Terms / rights attached to units**

**Rights of unit holders**

Subject to the provisions of the InvIT Regulations, the Indenture of Fund, and applicable rules, regulations and guidelines, the rights of the unit holders include:

- right to receive income or distributions with respect to the units held;
- right to attend the annual general meeting and other meetings of the unit holders of the Fund;
- right to vote upon any matters / resolutions proposed in relation to the Fund;
- right to receive periodic information having a bearing on the operations or performance of the Fund in accordance with the InvIT Regulations; and
- right to apply to the Fund to take up certain issues at meetings for unit holders approval.

In accordance with the InvIT Regulations, no unit holders shall enjoy superior voting or any other rights over any other unit holders, and there shall not be multiple classes of units. There shall be only one denomination of units. Notwithstanding the above, subordinate units may be issued only to the Sponsor and its Associates, where such subordinate units shall carry only inferior voting or any other rights compared to the other units.

**Limitation to the Liability of the unit holders**

The liability of each unit holders towards the payment of any amount (that may arise in relation to the Fund including any taxes, duties, fines, levies, liabilities, costs or expenses) shall be limited only to the extent of the capital contribution of such unit holders and after such capital contribution shall have been paid in full by the unit holders, the unit holders shall not be obligated to make any further payments. The unit holders(s) shall not have any personal liability or obligation with respect to the Fund.

**II. Reconciliation of the number of units outstanding and the amount of unit capital:**

	As at March 31, 2023		As at March 31, 2022	
	No. of units in lakhs	Amount Rs. in lakhs	No. of units in lakhs	Amount Rs. in lakhs
At the beginning of the year	5,805.00	5,10,259.50	5,805.00	5,31,157.50
Issued during the year	-	-	-	-
Less: Capital reduction during the year (Refer note 28)	-	18,866.25	-	20,898.00
<b>At the end of the year</b>	<b>5,805.00</b>	<b>4,91,393.25</b>	<b>5,805.00</b>	<b>5,10,259.50</b>

**Details of Sponsor units :**

	As at March 31, 2023		As at March 31, 2022	
	No. of units in lakhs	% holding	No. of units in lakhs	% holding
IRB Infrastructure Developers Limited	927.05	15.97%	927.05	15.97%

**Details of unit holding more than 5% units :**

	As at March 31, 2023		As at March 31, 2022	
	No. of units in lakhs	% holding	No. of units in lakhs	% holding
IRB Infrastructure Developers Limited	927.05	15.97%	927.05	15.97%
Government Of Singapore	439.78	7.58%	452.45	7.79%
Aditya Birla Sun Life Trustee Private Limited	371.00	6.40%	371.00	6.40%
A/C Aditya Birla Sun Life Equity Hybrid '95 Fund				

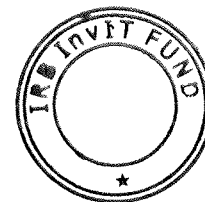
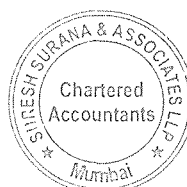
**Note :9 Other Equity**

(Rs. in lakhs)

Particulars	As at	
	March 31, 2023	March 31, 2022
<b>Retained earnings</b>		
At the beginning of the year	14,532.86	9,997.81
Profit / (loss) for the year	40,114.34	35,301.55
Interest distribution (Refer Note 28 )	(31,347.00)	(30,766.50)
<b>Total Other Equity (A+B)</b>	<b>23,300.20</b>	<b>14,532.86</b>

**Retained earnings**

Retained earnings are the profits that the Fund has earned till date, less any transfers to general reserve, dividends or other distributions paid to unit holders.

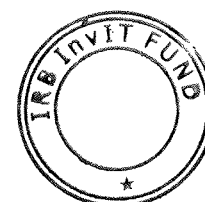


IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

(Rs. in lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Note 10 : Non-current financial liabilities</b>		
<b>Borrowings</b>		
<b>Secured</b>		
<b>Term loans</b>		
Indian rupee loan from banks	1,36,780.45	1,42,205.45
Less: Current maturities	(5,425.00)	(5,425.00)
	<b>1,31,355.45</b>	<b>1,36,780.45</b>
Indian rupee loan from financial institutions	18,800.00	-
Less: Current maturities	(94.00)	-
<b>Sub Total (c)</b>	<b>18,706.00</b>	<b>-</b>
Less : Unamortised transaction cost (Secured borrowings)	1,039.65	946.42
<b>Unsecured</b>		
Loans to related parties (Refer note 22)		
- interest free	23,492.72	-
	<b>1,72,514.52</b>	<b>1,35,834.03</b>
<b>Secured Term loans</b>		
i) Secured by pari passu on escrow account and on receivable of fund arising out of principal and interest payment of the loans by Fund to subsidiaries.		
ii) Pledge of shares held of 51% of share holding in the total paid-up equity share capital of IRB Jaipur Deoli Tollway Limited and IRB Pathankot Amritsar Toll Road Limited		
iii) Interest rates on Indian rupee loan ranges from 7.25 % to 8.90% ( Previous year interest rates ranges from 7.25% to 8.15%). The Indian rupee loan from banks & financial institutions is repayable in unstructured quarterly instalment as per the repayment schedule specified in loan agreement with the Lenders.		
iv) There have been no breaches in the financial covenants with respect to borrowings.		
<b>Unsecured loans from related parties</b>		
The unsecured interest free loans taken from related parties is repayable in next two / three years from Balance Sheet date.		
<b>Note 11 : Current financial liabilities</b>		
<b>11.1 Borrowing</b>		
<b>Secured loan</b>		
Current maturities of long-term borrowings		
- Indian rupee loan from banks	5,425.00	5,425.00
- Indian rupee loan from financial institutions	94.00	-
<b>Total</b>	<b>5,519.00</b>	<b>5,425.00</b>
<b>11.2 Trade Payables</b>		
a) total outstanding dues of micro enterprises and small enterprises ( Refer note 20)	9.37	9.43
b) Total outstanding dues of creditors other than micro and small enterprises	189.95	662.36
<b>Total</b>	<b>199.32</b>	<b>671.79</b>
<b>11.3 Other financial liabilities</b>		
Unpaid distribution	33.86	48.28
	<b>33.86</b>	<b>48.28</b>
<b>Note 12 : Other current liabilities</b>		
Statutory dues payable	34.88	35.36
	<b>34.88</b>	<b>35.36</b>

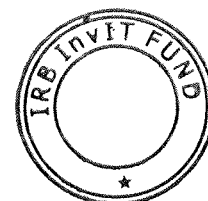


IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

(Rs. in lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Note 13 : Revenue from operations</b>		
<b>Operating income</b>		
Interest income	51,522.43	54,455.82
	<b>51,522.43</b>	<b>54,455.82</b>
<b>Note 14 : Other income</b>		
<b>Interest income on</b>		
Interest income on bank deposits	12.33	-
Interest income on income tax refund	0.15	0.43
Profit on sale of investments	510.37	112.28
Day one gain on fair valuation of loan from subsidiaries (Refer note 30)	5,384.57	-
Change in fair value on investments	272.78	199.51
	<b>6,180.20</b>	<b>312.22</b>
<b>Note 15 : Finance costs</b>		
<b>Interest expense</b>		
- Term loan from bank / financial institutions	11,332.33	10,840.71
<b>Other borrowing cost</b>		
Interest unwinding on loan	185.30	-
Other finance costs ( including Unamortised transaction cost)	106.81	262.29
	<b>11,624.44</b>	<b>11,103.00</b>
<b>Note 16 : Other expenses</b>		
Legal and professional fees	134.38	54.20
Payment to auditor (refer note below)	15.22	15.49
Miscellaneous expenses	2.96	6.78
	<b>152.56</b>	<b>76.47</b>
<b>Payment to auditor (including GST)</b>		
As auditors:		
- Statutory audit fees	8.50	8.50
- Limited review fees	4.25	4.25
- Tax audit fees	1.42	1.42
In other capacity:		
- Other services (certification fees)	0.35	0.62
Reimbursement of expenses	0.70	0.70
	<b>15.22</b>	<b>15.49</b>



**IRB InvIT Fund**

Standalone Notes to Financial Statements for the year ended March 31, 2023

**Note 17 : Earnings per unit (EPU)**

The following reflects the income and unit data used in the basic and diluted EPU computations:

	( Rs. in lakhs)	
	As at March 31, 2023	As at March 31, 2022
Profit attributable to unit holders of the Fund for basic & diluted earnings	40,114.34	35,301.55
Weighted average number of unit for basic & diluted EPU (in lakhs)	5,805.00	5,805.00
Basic earning per unit (Amount in Rs.)	6.91	6.08
Diluted earning per unit (Amount in Rs.)	6.91	6.08

**Note 18 : Capital and other commitments**

There are no capital and other commitments as at March 31, 2023 (March 31,2022 : Rs. NIL).

**Note 19 :Contingent liabilities**

There are no contingent liabilities as at March 31, 2023 (March 31,2022 : Rs. NIL).

**Note 20 : Trade Payables****a) Details of dues to micro and small enterprises as per MSMED Act, 2006**

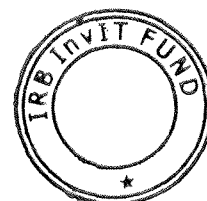
The following details regarding Micro and small Enterprises has been determined to the extent such parties has been identified on the basis of information available with the Fund.

	( Rs. in lakhs)	
Particulars	As at March 31, 2023	As at March 31, 2022
Principal amount remaining unpaid to any supplier as at the period end	9.37	9.43
Interest due thereon	-	-
Amount of interest paid by the Trust in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting period.	-	-
Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED, 2006	-	-
Amount of interest accrued and remaining unpaid at the end of the accounting period	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under the MSMED Act, 2006	-	-

**MSME ageing schedule as at**

	( Rs. in lakhs)	
Particulars	As at March 31, 2023	As at March 31, 2022
Undisputed Dues		
Unbilled amount	9.37	9.43
Less than 1 year	-	-
1-2 Years	-	-
2-3 Years	-	-
More than 3 years	-	-
<b>Total dues to micro and small enterprises as per MSMED Act, 2006</b>	<b>9.37</b>	<b>9.43</b>

There are no disputed dues to micro and small enterprises as per MSMED Act, 2006



IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

b) Ageing of creditors other than micro enterprises and small enterprises as at

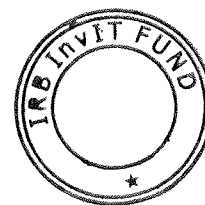
(Rs. in lakhs)

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Undisputed Dues		
Unbilled amount	12.95	15.03
Less than 1 year	177.00	647.33
1-2 Years	-	-
2-3 Years	-	-
More than 3 years	-	-
<b>Total dues to micro and small enterprises as per MSMED Act, 2006</b>	<b>189.95</b>	<b>662.36</b>

There are no disputed dues to creditors other than micro enterprises and small enterprises.

**Note 21 : Operating segment**

The Fund is engaged in to invest in infrastructure assets primarily being in the road sector in India which in the context of Ind AS 108 - Operating Segments is considered as the only segment. The Fund's activities are restricted within India and hence no separate geographical segment disclosure is considered necessary.



IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

**Note 22 : Related party transaction**

**i. List of Related Parties**

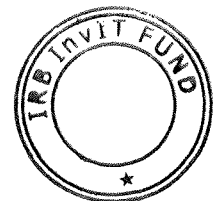
- i. Subsidiaries / SPVs**
- IRB Surat Dahisar Tollway Limited ( ISDTL )
  - IRB Jaipur Deoli Tollway Limited ( IJDTL )
  - IDAA Infrastructure Limited ( IDAAIL )
  - IRB Pathankot Amritsar Toll Road Limited ( IPATRL )
  - IRB Talegaon Amravati Tollway Limited ( ITATL )
  - IRB Tumkur Chitradurga Tollway Limited ( ITCTL )
  - M.V.R. Infrastructure & Tollways Limited (MITL)
  - VK1 Expressway Limited (VK1) (formerly known as VK1 Expressway Private Limited)

- ii. Parties to the Fund \***
- IRB Infrastructure Developers Limited (IRBIDL) (Sponsor & Project Manager)
  - IRB Infrastructure Private Limited (IRBFL) (Investment Manager)
  - IDBI Trusteeship Services Limited (ITSL) (Trustee)

\* As per InvIT regulations

**iii. Promoters / Directors of the parties to the Fund specified in (ii) above**

Particulars	IRB Infrastructure Developers Limited (Sponsor & Project Manager)	IRB Infrastructure Private Limited (Investment manager)	IDBI Trusteeship Services Limited (Trustee of the IRB InvIT Fund)
<b>Promoters</b>	Mr. Virendra D. Mhaiskar Mrs. Deepali V. Mhaiskar Virendra D. Mhaiskar HUF	IRB Infrastructure Developers Limited	IDBI Bank Limited Life Insurance Corporation of India General Insurance Corporation of India
<b>Directors</b>	Mr. Virendra D. Mhaiskar Mrs. Deepali V. Mhaiskar Mr. Chandrashekhar S. Kaptan Mr. Sunil H. Talati Mr. Sandeep J. Shah Mr. Jose Angel Tamariz Martel Goncer ( w.e.f. 29.12.2021 ) Ms. Priti Savla ( w.e.f. 10.02.2022 ) Mr. Ravindra Dhariwal (w.e.f. 05.08.2022) Mr. Mukeshlal Gupta ( till 29.12.2021) Mr. Sudhir Rao Hoshing ( till 29.12.2021) Mrs. Heena Raja ( till 10.02.2022 ) Mr. Carlos Ricardo Ugarte Cruz Coke ( till 05.08.2022 )	Mr. Vinod Kumar Menon Mr. Rajinder Pal Singh Mr. Sunil Tandon Mr. Nikesh Jain ( w.e.f. 16.03.2022 ) Mr. Rushabh Gandhi ( w.e.f. 31.03.2023) Mrs. Anusha Date ( w.e.f. 31.03.2023)	Mr. J.Samuel Joseph Mrs. Jayshree Ranade (w.e.f. 20.09.2021) Mr. Pradeep Kumar Jain (w.e.f. 24.03.2022) Mr. Pradeep Kumar Malhotra ( w.e.f. 17.01.2023) Mrs. Baljinder Kaur Mandal ( w.e.f. 17.01.2023) Mr. Satyajit Tripathy ( till 17.09.2021) Mr. Ravishanker G. Shinde ( till 15.03.2022) Mrs. Madhuri J. Kulkarni ( till 06.12.2022) Mrs. Padma Betai ( till 31.12.2022)

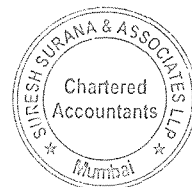




## Related party transaction during the year

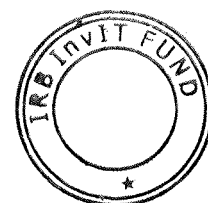
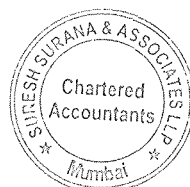
(Rs. in lakhs)

Sr. No.	Particulars	Relation	Year ended March 31, 2023	Year ended March 31, 2022
1	<b>Repayment of secured loan (Long term)</b>		<b>10,021.38</b>	<b>3,910.93</b>
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	3,762.07	593.04
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)	Subsidiary	2,948.51	299.53
	M.V.R. Infrastructure & Tollways Limited (MITL)	Subsidiary	3,310.80	3,018.36
2	<b>Unsecured loan given (Long term)</b>		<b>45,947.80</b>	-
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	5,938.00	-
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)	Subsidiary	6,113.00	-
	IRB Talegaon Amravati Tollway Limited (ITATL)	Subsidiary	4,089.00	-
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	12,895.00	-
	VK1 Expressway Limited (VK1)	Subsidiary	16,912.80	-
3	<b>Repayment of unsecured loan (Long term)</b>		<b>9,215.00</b>	<b>27,111.82</b>
	IRB Surat Dahisar Tollway Limited (ISDTL)	Subsidiary	-	11,006.23
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	-	8,000.00
	IDAA Infrastructure Limited (IDAAIL)	Subsidiary	-	4,166.58
	IRB Talegaon Amravati Tollway Limited (ITATL)	Subsidiary	-	2,900.00
	M.V.R. Infrastructure & Tollways Limited (MITL)	Subsidiary	9,215.00	1,039.01
4	<b>Unsecured loans given (Short term)</b>		<b>10,915.91</b>	<b>46,063.00</b>
	IRB Surat Dahisar Tollway Limited (ISDTL)	Subsidiary	-	12,000.00
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	57.00	8,336.00
	IDAA Infrastructure Limited (IDAAIL)	Subsidiary	-	392.00
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)	Subsidiary	1,959.20	-
	IRB Talegaon Amravati Tollway Limited (ITATL)	Subsidiary	4,023.21	-
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	3,655.00	-
	M.V.R. Infrastructure & Tollways Limited (MITL)	Subsidiary	1,221.50	25,335.00
5	<b>Repayment of unsecured loan given (Short term)</b>		<b>6,231.70</b>	<b>45,942.00</b>
	IRB Surat Dahisar Tollway Limited (ISDTL)	Subsidiary	-	24,365.00
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	-	8,336.00
	IDAA Infrastructure Limited (IDAAIL)	Subsidiary	-	392.00
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	3,000.00	-
	M.V.R. Infrastructure & Tollways Limited (MITL)	Subsidiary	3,231.70	12,849.00
6	<b>Unsecured loan taken (Long term)</b>		<b>28,692.00</b>	-
	IRB Surat Dahisar Tollway Limited (ISDTL)	Subsidiary	11,204.00	-
	IDAA Infrastructure Limited (IDAAIL)	Subsidiary	17,488.00	-
7	<b>Interest income</b>		<b>51,555.36</b>	<b>54,485.72</b>
	IRB Surat Dahisar Tollway Limited (ISDTL)	Subsidiary	-	2,039.73
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	12,540.45	14,119.76
	IDAA Infrastructure Limited (IDAAIL)	Subsidiary	-	365.85
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)	Subsidiary	13,942.30	14,073.71
	IRB Talegaon Amravati Tollway Limited (ITATL)	Subsidiary	6,069.65	5,891.65
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	13,240.59	13,171.08
	M.V.R. Infrastructure & Tollways Limited (MITL)	Subsidiary	4,860.09	4,823.94
	VK1 Expressway Limited (VK1)	Subsidiary	902.28	-



(Rs. in lakhs)

Sr. No.	Particulars	Relation	Year ended March 31, 2023	Year ended March 31, 2022
8	<b>Other income - Interest unwinding- loan</b>		<b>5,384.58</b>	-
	IRB Surat Dahisar Tollway Limited (ISDTL)	Subsidiary	2,588.49	-
	IDAA Infrastructure Limited (IDAAIL)	Subsidiary	2,796.09	-
9	<b>Finance cost - Interest unwinding on loan</b>		<b>185.30</b>	-
	IRB Surat Dahisar Tollway Limited (ISDTL)	Subsidiary	12.93	-
	IDAA Infrastructure Limited (IDAAIL)	Subsidiary	172.37	-
10	<b>Investment Management fees (including indirect taxes)</b>		<b>1,180.00</b>	<b>1,278.15</b>
	IRB Infrastructure Private Limited (IRBFL)	Investment Manager	1,180.00	1,278.15
11	<b>Distribution in the form of interest</b>		<b>5,763.78</b>	<b>5,652.92</b>
	IRB Infrastructure Developers Limited (IRBIDL)	Sponsor & Project Manager	5,006.07	4,913.37
	Mr. Virendra D. Mhaiskar	Director of Sponsor & Project Manager	660.96	648.72
	Mrs. Deepali V. Mhaiskar	Director of Sponsor & Project Manager	85.95	82.15
	Mr. Sudhir Rao Hoshing	Director of Sponsor & Project Manager	8.64	6.56
	Mr. Sunil Talati	Director of Sponsor & Project Manager	0.54	0.53
	Mr. Vinod Kumar Menon	Director of Investment Manager	1.62	1.59
	12	<b>Distribution in form of capital</b>		<b>3,468.38</b>
IRB Infrastructure Developers Limited (IRBIDL)		Sponsor & Project Manager	3,012.91	3,337.38
Mr. Virendra D. Mhaiskar		Director of Sponsor & Project Manager	397.80	440.64
Mrs. Deepali V. Mhaiskar		Director of Sponsor & Project Manager	51.16	55.80
Mr. Sudhir Rao Hoshing		Director of Sponsor & Project Manager	5.20	3.84
Mr. Sunil Talati		Director of Sponsor & Project Manager	0.33	0.36
Mr. Vinod Kumar Menon		Director of Investment Manager	0.98	1.08
13		<b>Trustee fee</b>		<b>29.50</b>
	IDBI Trusteeship Services Limited (ITSL)	Trustee	29.50	29.50



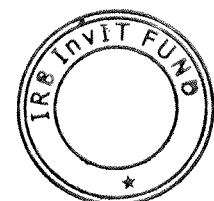
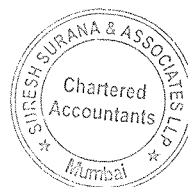
## IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

## Related party outstanding balances

(Rs. in lakhs)

Sr. No.	Particulars	Relation	As at March 31, 2023	As at March 31, 2022
<b>1</b>	<b>Equity Investment</b>		<b>1,44,850.08</b>	<b>1,27,505.48</b>
	IRB Surat Dahisar Tollway Limited (ISDTL)	Subsidiary	53,232.48	53,232.48
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	13,175.00	13,175.00
	IDAA Infrastructure Limited (IDAAIL)	Subsidiary	19,812.00	19,812.00
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)	Subsidiary	9,909.00	9,909.00
	IRB Talegaon Amravati Tollway Limited (ITATL)	Subsidiary	4,925.00	4,925.00
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	15,550.00	15,550.00
	M.V.R. Infrastructure & Tollways Limited (MITL)	Subsidiary	10,902.00	10,902.00
	VK1 Expressway Limited (VK1)	Subsidiary	17,344.60	-
<b>2</b>	<b>Subordinated debt</b>		<b>99,431.00</b>	<b>99,431.00</b>
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	39,525.00	39,525.00
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)	Subsidiary	29,581.00	29,581.00
	IRB Talegaon Amravati Tollway Limited (ITATL)	Subsidiary	14,775.00	14,775.00
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	15,550.00	15,550.00
<b>3</b>	<b>Secured loan receivable (Long term)</b>		<b>3,16,415.51</b>	<b>3,26,436.88</b>
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	87,713.63	91,475.70
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)	Subsidiary	89,653.37	92,601.88
	IRB Talegaon Amravati Tollway Limited (ITATL)	Subsidiary	37,153.84	37,153.84
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	93,712.76	93,712.76
	M.V.R. Infrastructure & Tollways Limited (MITL)	Subsidiary	8,181.91	11,492.70
<b>4</b>	<b>Unsecured loan receivable (Long term)</b>		<b>87,941.18</b>	<b>51,208.38</b>
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	12,845.71	6,907.71
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)	Subsidiary	21,603.04	15,490.04
	IRB Talegaon Amravati Tollway Limited (ITATL)	Subsidiary	10,094.47	6,005.47
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	20,233.07	7,338.07
	M.V.R. Infrastructure & Tollways Limited (MITL)	Subsidiary	6,252.09	15,467.09
	VK1 Expressway Limited (VK1)	Subsidiary	16,912.80	-
<b>5</b>	<b>Unsecured loan receivable (Short term)</b>		<b>20,899.11</b>	<b>16,214.90</b>
	IRB Jaipur Deoli Tollway Limited (IJDTL)	Subsidiary	57.00	-
	IRB Pathankot Amritsar Toll Road Limited (IPATRL)	Subsidiary	1,959.20	-
	IRB Talegaon Amravati Tollway Limited (ITATL)	Subsidiary	4,023.21	-
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	920.20	265.20
	M.V.R. Infrastructure & Tollways Limited (MITL)	Subsidiary	13,939.50	15,949.70
<b>6</b>	<b>Interest receivable</b>		<b>18,688.28</b>	<b>30,744.56</b>
	IRB Tumkur Chitradurga Tollway Limited (ITCTL)	Subsidiary	18,688.28	30,744.56
<b>7</b>	<b>Unsecured loan payable (Long term)</b>		<b>23,492.72</b>	<b>-</b>
	IRB Surat Dahisar Tollway Limited (ISDTL)	Subsidiary	8,628.44	-
	IDAA Infrastructure Limited (IDAAIL)	Subsidiary	14,864.28	-
<b>8</b>	<b>Trade payables</b>		<b>177.00</b>	<b>647.33</b>
	IRB Infrastructure Private Limited (IRBFL)	Investment Manager	177.00	647.33



• During the year ended March 31, 2023, pursuant to the Share Purchase Agreement dated October 13, 2022, the Fund has acquired VK1 Expressway Limited (VK1) from IRBIDL.

Summary of valuation report dated August 5, 2022 issued by the independent valuer under the SEBI (InvIT) Regulations is as follows :-

Fair Enterprise value and equity value of VK1 Expressway Limited (VK1) as on July 31, 2022 is as under :-

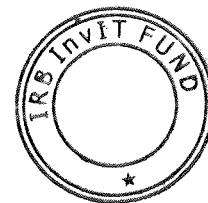
Name of the SPV	Fair enterprise value	(Rs. in lakhs)
		Equity value (including shareholder loan)
VK1 Expressway Limited (VK1)	1,32,540.00	37,670.00

After considering the aforesaid Valuation Report submitted by the relevant independent valuer and pursuant to the negotiations between the Investment Manager and the Sponsor, VK1 Expressway Limited (VK1) was acquired from the Sponsor. The aggregate purchase consideration agreed upon of Rs. 34,200 lakhs was utilised for acquisition of 100% of the equity share capital of VK1 Expressway Limited (VK1) and for payment of the shareholder loan provided to VK1 Expressway Limited (VK1) by the Sponsor. This aggregate consideration is at ~ 9% discount to the Equity Value (i.e., the value of the equity and the shareholder loan of the project).

The project was acquired through external borrowings of Rs. 18,800 lakhs and balance out of internal accruals.

• The following approach and assumptions have been considered for the valuation exercise:-

- a. The Free Cash Flows to Firm under the Discounted Cash Flow Method has been used for the purpose of valuation of the above SPV.
- b. The Weighted Average Cost of Capital for the above SPV has been considered as the discount rate for the above SPV for the purpose of valuation.



IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

Note 23 : Fair Values

Financial assets and liabilities

The carrying values of financial instruments of the Fund are reasonable and approximations of fair values.

The accounting classification of each category of financial instruments, their carrying amounts and the categories of financial assets and liabilities measured at fair value, are set out below:

	(Rs. in lakhs)			
	Carrying amount		Fair Value	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
<b>Financial assets</b>				
<u>Financial assets measured at amortised cost</u>				
Loans	4,25,529.03	3,94,166.32	4,25,255.80	3,94,166.32
Other financial assets	18,688.59	30,744.56	18,688.59	30,744.56
Cash and cash equivalents	105.22	316.53	105.22	316.53
Other Bank balances	516.86	48.28	516.86	48.28
<u>Financial assets measured at fair value through statement of Profit &amp; Loss</u>				
Investments in mutual funds	15,313.92	21,510.85	15,313.92	21,510.85
<b>Financial liabilities</b>				
<u>Financial liabilities measured at amortised cost</u>				
Trade payables	199.32	671.79	199.32	671.79
Borrowings	1,78,033.52	1,41,259.03	1,79,073.17	1,41,259.03
Other financial liabilities	33.86	48.28	33.86	48.28

The management assessed that the fair value of loans, other financial assets, cash and cash equivalents, other bank balance, trade payables, borrowings and other current liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Fund is required to present the Statement of total assets at fair value and Statement of total returns at fair value as per SEBI Circular No. CIR/IMD/DF/114/2016 dated October 20, 2016 as a part of these financial statements - Refer Statement of Net assets at fair value and Statement of Total Returns at fair value.

Note 24 : Fair Value Hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy described as follows, based on the lowest level input that is significant to the fair value measurement as a whole.

Level 1: Quoted (unadjusted) price is active market for identical assets or liabilities

Level 2: Valuation technique for which the lowest level input that has a significant effect on the fair value measurement are observed, either directly or indirectly.

Level 3: Valuation technique for which the lowest level input has a significant effect on the fair value measurement is not based on observable market data.

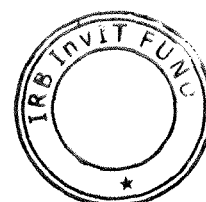
The following table presents fair value hierarchy of assets and liabilities measured at fair value on a recurring basis as of March 31, 2023 :

	(Rs. in lakhs)			
	As at March 31, 2023	Fair value measurement at end of the reporting year using		
		Level 1	Level 2	Level 3
<b>Assets</b>				
Investments in mutual funds(Quoted)	15,313.92	15,313.92	-	-

The following table presents fair value hierarchy of assets and liabilities measured at fair value on a recurring basis as of March 31, 2022 :

	(Rs. in lakhs)			
	As at March 31, 2022	Fair value measurement at end of the reporting year using		
		Level 1	Level 2	Level 3
<b>Assets</b>				
Investments in mutual funds(Quoted)	21,510.85	21,510.85	-	-

There has been no transfer between Level1, Level 2 & Level 3 during the year.



**IRB InvIT Fund**

Standalone Notes to Financial Statements for the year ended March 31, 2023

**Note 25 : Disclosure Pursuant To Ind As 36 "Impairment Of Assets"**

Based on a review of the future discounted cash flows of the subsidiaries, the recoverable amount is higher than the carrying amount of the investments except for the investments in IDAA and IRBSD and accordingly, provision for impairment aggregating to Rs. 4,522.50 Lakhs (Previous Year: Rs. 6,918.56 Lakhs ) recognised in the statement of profit and loss for the year ended March 31, 2023.

**Note 26 : Financial risk management objectives and policies**

The fund's risk management policies are established to identify and analyse the risks faced by the fund, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the fund's activities.

The Board of Directors of Investment Manager have overall responsibility for the establishment and oversight of the fund's risk management framework.

In performing its operating, investing and financing activities, the fund is exposed to the Credit risk, Liquidity risk and Market risk.

**a. Market Risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings, deposits.

**Credit risk**

Credit risk is the risk that a counter party will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Fund is exposed to credit risk from its investing activities including loans to subsidiaries, deposits with banks and other financial instruments. As at March 31, 2023, the credit risk is considered low since substantial transactions of the Fund are with its subsidiaries.

**Interest Rate Risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The fund's exposure to the risk of changes in market interest rates relates primarily to the fund's long-term debt obligations with floating interest rates.

**Interest rate sensitivity**

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected, after the excluding the credit exposure for which interest rate swap has been taken and hence the interest rate is fixed. With all other variables held constant, the Fund's profit before tax is affected through the impact on floating rate borrowings, as follows:

	(Rs. in lakhs)	
	For year ended March 31, 2023	For year ended March 31, 2022
Increase in basis points		
- INR	50	50
Effect on profit before tax		
- INR	769.66	700.88
Decrease in basis points		
- INR	50	50
Effect on profit before tax		
- INR	(769.66)	(700.88)

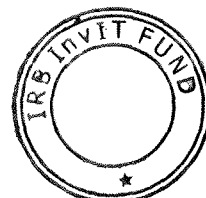
**b. Liquidity risk**

Liquidity risk is the risk that the Fund may not be able to meet its present and future cash and collateral obligations without incurring unacceptable losses. The Fund's objective is to, at all times maintain optimum levels of liquidity to meet its cash and collateral requirements.

The Fund closely monitors its liquidity position and deploys a robust cash management system. It maintains adequate sources of financing including debt and overdraft from banks at an optimised cost.

The liquidity risk is managed on the basis of expected maturity dates of the financial liabilities. The average credit period taken to settle trade payables is about 30 to 90 days. The other payables are with short-term durations. The carrying amounts are assumed to be a reasonable approximation of fair value. The following table analyses financial liabilities by remaining contractual maturities:

March 31, 2023	(Rs. in lakhs)			
	Less than 1 year	1 to 5 years	> 5 years	Total
Borrowings	18,914.13	94,591.50	1,80,316.43	2,93,822.06
Other financial liabilities	33.86	-	-	33.86
Trade payables	199.32	-	-	199.32
<b>Total</b>	<b>19,147.31</b>	<b>94,591.50</b>	<b>1,80,316.43</b>	<b>2,94,055.24</b>



**IRB InvIT Fund****Standalone Notes to Financial Statements for the year ended March 31, 2023**

March 31, 2022	(Rs. in lakhs)			
	Less than 1 year	1 to 5 years	> 5 years	Total
Borrowings	15,587.81	57,111.63	1,55,847.85	2,28,547.29
Other financial liabilities	48.28	-	-	48.28
Trade payables	671.79	-	-	671.79
<b>Total</b>	<b>16,307.88</b>	<b>57,111.63</b>	<b>1,55,847.85</b>	<b>2,29,267.36</b>

At present, the fund does expects to repay all liabilities at their contractual maturity. In order to meet such cash commitments, the operating activity is expected to generate sufficient cash inflows.

**Note 27 : Capital management**

Capital includes equity attributable to the equity holders to ensure that it maintains an efficient capital structure and healthy capital ratios in order to support its business and maximise shareholder value. The Trust manages its capital structure and makes adjustments to it, in light of changes in economic conditions or its business requirements. To maintain or adjust the capital structure, the Fund may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes during the year ended March 31, 2023 and March 31, 2022.

The Fund monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. Net debt is calculated as loans and borrowings less cash and cash equivalents.

	(Rs. in lakhs)	
	As at March 31, 2023	As at March 31, 2022
Borrowings	1,79,073.17	1,42,205.45
Less: cash and cash equivalents	(105.22)	(316.53)
<b>Net debt (A)</b>	<b>1,78,967.95</b>	<b>1,41,888.92</b>
<b>Total equity (B)</b>	<b>5,14,693.55</b>	<b>5,24,792.46</b>
<b>Capital and net debt C = A + B</b>	<b>6,93,661.50</b>	<b>6,66,681.38</b>
<b>Gearing ratio (%) (C / A)</b>	<b>25.80%</b>	<b>21.28%</b>

In order to achieve this overall objective, the fund's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing borrowings in the current period.

**Note 28 : Distribution made**

Distributed during the year as :	(Rs. in lakhs)	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest *	31,347.00	30,766.50
Return on capital*	18,866.25	20,898.00
	<b>50,213.25</b>	<b>51,664.50</b>

\* Pertains to the distributions made during the financial year along with the distribution related to the last quarter of FY 2021-22 and does not include the distribution relating to the last quarter of FY 2022-23 which will be paid after March 31, 2023.

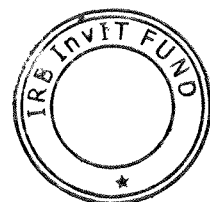
The distributions made by the Fund to its unit holders are based on the Net Distribution Cash Flow (NDCF) of Fund under the InvIT Regulations and hence part of the same includes repayment of capital as well.

**Note 29 : Project acquisition**

Pursuant to the Share Purchase Agreement dated October 13, 2022, the Fund has acquired the subsidiary company viz. VK1 Expressway Limited ('Project SPV') for an aggregate purchase consideration of Rs. 34,200 lakhs towards 100% of the equity share capital of Project SPV and repayment of the shareholder loan to Project SPV. For details refer note no.22

**Note 30 : Note on Day one fair valuation impact**

The Trust is in receipt of borrowings from subsidiary companies which are accounted for at fair value. The initial impact due to fair valuation amounting to Rs. 5,384.57 lakhs has been included as part of Other Income and the subsequent unwinding impact of such fair valuation would be charged to the Statement of Profit & loss account.



IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

**Note 31 :Loans or advances to specified persons**

(Rs. in lakhs)

Types of borrower	As at March 31, 2023		As at March 31, 2022	
	Amount outstanding*	% of Total ^	Amount outstanding*	% of Total ^
Promoters	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related Parties	4,25,255.80	100%	3,93,860.16	100%
<b>Total aggregate loans</b>	<b>4,25,255.80</b>	<b>100%</b>	<b>3,93,860.16</b>	<b>100%</b>

\* represents loan or advance in the nature of loan

^ represents percentage to the total Loans and Advances in the nature of loan

**Note 32 : Other financial information - ratios**

Particulars	note reference	For the year ended March 31, 2023	For the year ended March 31, 2022
Current Ratio	a	11.86	12.76
Debt - Equity Ratio	b	0.35	0.27
Debt Service Coverage Ratio	c	1.51	2.82
Return on Equity (ROE)	d	8.00%	7.00%
Inventory Turnover Ratio		Not applicable	Not applicable
Trade receivables turnover ratio (no. of days)		Not applicable	Not applicable
Trade payables turnover ratio (no. of days)	e	3.31 days	3.46 days
Net profit ratio	f	77.86%	64.83%
Net capital turnover ratio	g	0.82	0.75
Return on capital employed (ROCE)	h	7.47%	7.12%
Return on investment (ROI)	i	5.33%	3.93%

Note :

a) Current ratio (in times) : Current Assets / Current liabilities

b) Debt - Equity ratio : Total Debt divided by Equity

c) Debt Service Coverage Ratio (DSCR) (no. of times) : Net Profit before interest add other non cash adjustment, divided by Interest expense (net of moratorium interest, interest cost on unwinding (long term unsecured loans) and amortisation of transaction cost) together with repayments of long term debt during the period

d) ROE : Net Profits after taxes / Average Shareholder's Equity

e) Trade payables turnover ratio = Net Credit Purchases / Average Trade Payables

f) Net profit margin (in %) : profit after tax / Revenue from operation

g) Net capital turnover ratio (in times) = Net Sales / Working Capital

h) ROCE : Earning before interest and taxes / Capital Employed (Capital Employed = Net Worth + Total Debt + Deferred Tax Liability)

i) Return on investment (ROI) = Income generated from invested fund / Average invested funds in treasury investment

**Note 33 Other Statutory Information**

i) The Trust have not traded or invested in Crypto currency or Virtual Currency during the financial year.

ii) The Trust does not hold benami property and no proceedings under Benami transaction (Prohibition) Act 1988 have been initiated against the trust.

iii) The Trust do not have any transactions with companies struck off.

iv) The Trust have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

v) The Trust have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Trust shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

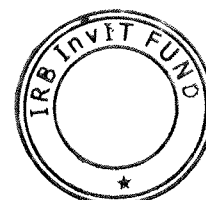
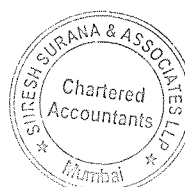
vi) The Trust have not advance or loaned or invested (either from borrowed fund or share premium or any other source or kind of fund) by the company to or in any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Trust shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

vii) The Trust did not have any long-term contracts including derivative contract for which there were any material foreseeable losses.

ix) The Trust has not declared a wilful defaulter by any bank/ financial institution or any other lender during the year.





## IRB InvIT Fund

Standalone Notes to Financial Statements for the year ended March 31, 2023

### Note 34 : Investment Manager Fees

Pursuant to the Investment Management Agreement, the Investment Manager is entitled to an Investment Management fees to be calculated @ 1% per annum, exclusive of GST, of the consolidated toll revenue (net of premium paid / revenue shared with NHAI) of the Fund at the end of the reporting period subject to a floor of Rs. 100 million and a cap of Rs. 250 million.

### Note 35 Interest receivables from a Subsidiary company

Due to dispute on the deferred premium calculation of previous years between IRBTC ('the Subsidiary company' or 'concessionaire') and the NHAI, the concessionaire had filed appeal with the Hon'ble High Court of Delhi for resolution against the NHAI's demand of advance premium of Rs. 16.98 crore in aggregate and interest on it. As per the interim order of the Division Bench of Hon'ble High Court, withdrawals from Escrow Account were not permitted till the final order in the matter. The Division Bench of Hon'ble High Court, while disposing off the petitions, had continued with the embargo on withdrawals from the Escrow Account. The Hon'ble High Court further referred the matter to Arbitration Tribunal for adjudication and interim relief, if any, to the Parties based on their applications.

During the arbitration proceedings, the Hon'ble Arbitral Tribunal, in its Interim Award, had removed the existing embargo on the operations of the Escrow Account and permitted the withdrawals towards taxes, O&M payments and debt servicing by the Company aggregating to Rs. 193 crores and also allowed withdrawals for payment of undisputed premium/ revenue share to NHAI. Moreover, the Hon'ble Arbitral Tribunal permitted the operations of the escrow account to continue as per the waterfall mechanism provided in the Escrow agreement. The matter is currently pending before the Arbitral Tribunal. As on March 31, 2023 the outstanding interest receivable is Rs. 18,688.28 lakhs which is expected to be recovered considering the overall performance and financial position of IRBTC.

### Note 36 : Significant accounting judgement, estimates and assumptions

The preparation of the Fund's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities and the accompanying disclosures and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

#### Judgement

In the process of applying the Fund's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements.

#### Classification of unit holders Funds

Under the provisions of the InvIT Regulations, Fund is required to distribute to Unit holders not less than ninety percent of the net distributable cash flows of Fund for each financial year. Accordingly, a portion of the unit holders' Funds contains a contractual obligation of the Fund to pay to its Unit holders cash distributions. The Unit holder's Funds could therefore have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32-Financial Instruments: Presentation.

However, in accordance with SEBI Circulars(No.CIR/IMD/DF/114/2016 dated 20-Oct-2016 and No.CIR/IMD/DF/127/2016 dated 29-Nov-2016) issued under the InvIT Regulations, the unit holders' Funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated 20-Oct-2016 dealing with the minimum disclosures for key financial statements. In line with the above, the income distribution payable to unit holders is recognized as liability when the same is approved by the Investment Manager.

#### Estimates and assumptions

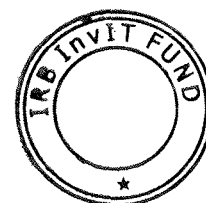
The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities or fair value disclosures within the next financial year, are described below. The Fund based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Fund. Such changes are reflected in the assumptions when they occur.

#### Fair valuation and disclosures

SEBI Circulars issued under the InvIT Regulations required is disclosures relating to net assets at fair value and total returns at fair value. In estimating the fair value of investments in subsidiaries (which constitute substantial portion of the net assets), the Fund engages independent qualified external valuers to perform the valuation. The management works closely with the valuers to establish the appropriate valuation techniques and inputs to the model. The management reports the valuation report and findings to the Board of the Investment Manager half yearly to explain the cause of fluctuations in the fair value of the road projects. The inputs to the valuation models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as WACC, Tax rates, Inflation rates etc. Changes in assumptions about these factors could affect the fair value. (refer note 23 for details).

#### Impairment of investments and loans in subsidiaries

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The recoverable amounts for the investments in subsidiaries are based on value in use of the underlying projects. The value in use calculation is based on a DCF model. The cash flows are derived from budgets / forecasts over the life of the projects.



**IRB InvIT Fund**

**Standalone Notes to Financial Statements for the year ended March 31, 2023**

**Note 37 : Taxes**

In accordance with section 10 (23FC) of the Income Tax Act, the income of business Fund in the form of interest received or receivable from Project SPV is exempt from tax. Accordingly, the Fund is not required to provide any current tax liability. Further, deferred tax assets on carry forward losses is not being created since there is no virtual certainty of reversal of the same in the near future.

**Note 38**

The Trust has presented these standalone financial information ( for all the periods presented there in ) in accordance with the requirement of Schedule III - of the Companies Act , 2013 including amendments thereto , effective from April 01,2021.

**Note 39 : Subsequent events**

The Board of Directors of the Investment Manager have approved 4th Distribution of Rs. 2.00 per unit which comprises of Rs.1.70 per unit as interest and Rs.0.30 per unit as return of capital in their meeting hold on May 08 , 2023.


**Note 40 : Previous year comparatives**

Previous year's figures have been regrouped / reclassified, wherever necessary to conform to the current year's presentation.

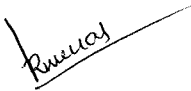
**Singnture to Note 1 to 40**

As per our report of even date  
For Suresh Surana & Associates LLP  
Chartered Accountants  
Firm's Registration Number: 121750W/W-100010



  
Ramesh Gupta  
Partner  
Membership No.: 102306

For and on behalf of IRB Infrastructure Private Limited  
(Investment Manager of IRB InvIT Fund)

  
Vinod Kumar Menon  
Wholtime Director & CEO  
DIN : 03075345

  
Rushabh Gandhi  
Director & CFO  
DIN : 08089312

  
Swapna Vengurlekar  
Company Secretary  
Membership No: A32376

Place: Mumbai  
Date : May 08 , 2023

Place: Mumbai  
Date : May 08 , 2023



IRB Infrastructure Private Limited  
Balance sheet as at March 31, 2023

(Rs. in millions)

	Note No.	As at March 31, 2023	As at March 31, 2022
<b>I ASSETS</b>			
<b>(1) Non-current assets</b>			
Property, plant and equipment	4	0.66	0.40
Deferred tax assets (net)	5	0.59	1.08
		<b>1.25</b>	<b>1.48</b>
<b>(2) Current assets</b>			
Financial assets			
Trade receivables	6	17.70	64.73
Cash and cash equivalents	7	3.95	9.44
Loans	8	529.02	436.62
Current tax assets (net)	9	2.16	1.17
Other current assets	10	0.02	0.01
		<b>552.85</b>	<b>511.97</b>
<b>Total assets</b>		<b>554.10</b>	<b>513.45</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	11A	100.00	100.00
Other equity			
Retained earnings	11B	446.50	397.94
		<b>546.50</b>	<b>497.94</b>
<b>(1) Non-current liabilities</b>			
Provisions	12	0.65	2.94
		<b>0.65</b>	<b>2.94</b>
<b>(2) Current liabilities</b>			
Financial liabilities			
Trade payables	13		
a) total outstanding dues of micro enterprises and small enterprises		0.05	-
b) total outstanding dues of creditors other than micro enterprises and small enterprises		0.52	0.79
Other financial liabilities	14	1.78	3.08
Other current liabilities	15	4.10	7.75
Provisions	16	0.50	0.45
Current tax liabilities (net)	17	-	0.50
		<b>6.95</b>	<b>12.57</b>
<b>Total liabilities</b>		<b>7.60</b>	<b>15.51</b>
<b>Total Equity and Liabilities</b>		<b>554.10</b>	<b>513.45</b>
Summary of significant accounting policies	3		

The accompanying summary of significant accounting policies and other explanatory information are as an integral part of the financial statements.

As per our report of even date  
For Gokhale & Sathe  
Chartered Accountants  
ICAI Firm Registration Number: 103264W



CA. Chinmaya Deval  
Partner  
Membership Number: 148652



For and on behalf of the Board of Directors of  
IRB Infrastructure Private Limited  
CIN: U28920MH1997PTC112628



Vinodkumar Menon  
Chief Executive Officer and  
Whole Time Director  
DIN: 03075345



Rushabh Gandhi  
Director and  
Chief Financial Officer  
DIN: 08089312  
Membership No.:142334



Swapna Vengurlekar  
Company Secretary  
Membership No.:A32376

Place : Mumbai  
Date : May 08, 2023

Place : Mumbai  
Date : May 08, 2023



IRB Infrastructure Private Limited

Statement of Profit and Loss for the year ended March 31, 2023

(Rs. in millions)

	Note No.	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Income</b>			
Revenue from operations	18	100.00	108.32
Other income	19	0.87	0.59
<b>TOTAL INCOME</b>		<b>100.87</b>	<b>108.91</b>
<b>Expenses</b>			
Employee benefits expense	20	39.68	41.69
Depreciation expenses	21	0.30	0.06
Other expenses	22	11.53	3.81
<b>TOTAL EXPENSES</b>		<b>51.51</b>	<b>45.56</b>
<b>Profit before tax</b>		<b>49.36</b>	<b>63.35</b>
<b>Tax expenses</b>			
Current tax (including adjustment of earlier years)	23	0.55	15.67
Deferred tax		0.48	(0.15)
<b>INCOME TAX EXPENSE</b>		<b>1.03</b>	<b>15.52</b>
<b>Profit for the period</b>		<b>48.33</b>	<b>47.83</b>
<b>Other comprehensive income</b>			
<b>Item that will not be reclassified to profit or loss in subsequent periods</b>			
Re-measurement gains/ (losses) on defined benefit plans (net of taxes)		0.23	(0.35)
<b>Net other comprehensive income not to be reclassified to profit or loss in subsequent periods</b>		<b>0.23</b>	<b>(0.35)</b>
<b>Other comprehensive income for the period (net of tax)</b>		<b>0.23</b>	<b>(0.35)</b>
<b>Total comprehensive income for the year ( net of tax)</b>		<b>48.56</b>	<b>47.48</b>
<b>Earnings per equity share (of Rs. 100 each)</b>			
Basic	26	48.33	47.83
Diluted		48.33	47.83


Summary of significant accounting policies 3

The accompanying summary of significant accounting policies and other explanatory information are as an integral part of the financial statements.

For Gokhale & Sathe

Chartered Accountants

ICAI Firm Registration Number: 103264W



CA. Chinmaya Deval  
Partner

Membership Number: 148652




For and on behalf of the Board of Directors of

IRB Infrastructure Private Limited

CIN: U28920MH1997PTC112628



Vinodkumar Menon  
Chief Executive Officer and  
Whole Time Director  
DIN: 03075345



Rushabh Gandhi  
Director and  
Chief Financial Officer  
DIN: 08089312  
Membership No.:142334



Swapna Vengurlekar  
Company Secretary  
Membership No.:A32376



Place : Mumbai

Date : May 08, 2023

Place : Mumbai

Date : May 08, 2023

# **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](mailto:info@irbinvit.co.in); **Website:** [www.irbinvit.co.in](http://www.irbinvit.co.in)

### **Press Release:**

**IRB InvIT to distribute Rs. 116 Crs at Rs. 2.00 per unit for Q4FY23  
Aggregate distribution for FY23 is Rs. 467 Crs, at Rs. 8.05 per unit**

**Cumulative Distribution since IPO crosses 57% to Rs. 3,387 Crs**

- **Good recovery in revenue over FY22 despite completion of 2 Concessions**
- **First HAM project added to the Portfolio**
- **FY23 Toll Revenue rises 26% Y-o-Y**
- **Electronic Toll Collection is now ~ 95%**

**Mumbai, May 08, 2023:** IRB InvIT Fund, India's first listed Infrastructure Investment Trust, today announced the Distribution of Rs. 116 Crs translating into a payout of Rs. 2.00 per unit for Q4FY23; thus taking the cumulative distribution for entire FY23 to Rs. 467 Crs (8.05 per unit). This continued strength in performance is due to robust toll revenue growth even after handing over of two BOT assets post successful conclusion of concessions.

The per unit distribution for FY23 includes Rs. 5.90 per unit as Interest component and Rs. 2.15 per unit as Return of Capital. With this the Trust's cumulative distribution since IPO, way back in 2017, has reached Rs. 3,387 Crs; 57% of the aggregate fund raise.

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 last quarter and entire FY23.

While commenting on the occasion, the Spokesperson, IRB Infrastructure Pvt. Ltd. said, ***"The InvIT has well managed to continue with this distribution, despite certain odds like handing over two concessions due to completion. 26% rise in toll collection across all assets despite these odds, along with FASTag toll collection around 95% is noteworthy. Adding a HAM Asset, the first one for the Trust, which would ensure consistent periodic revenue inflow, is another feather in the crown."*** He further added, ***"Trust will continue to explore opportunities to acquire assets."***

To re-iterate, the Trust acquired its first Hybrid Annuity Asset, Vadodara Kim Project from the Sponsors, in October 2023, which is the first stretch to achieve COD on the prestigious Delhi Mumbai 8 Lanes Greenfield Expressway.

The Trust has set 12<sup>th</sup> May 2023 as a record date for distribution and the same will be paid to the unit holders on or before 22<sup>nd</sup> May 2023.

# 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](mailto:info@irbinvit.co.in); Website: [www.irbinvit.co.in](http://www.irbinvit.co.in)

### Highlights of the Trust's Performance:

Period	Q4 FY23 (Rs. in Crs)	Q4 FY22 (Rs. in Crs)	FY23 (Rs. in Crs)	FY22 (Rs. in Crs)
Gross Income	256	387	1,039	1,400
EBITDA	203	331	828	1,158
Distribution	116	151	467	522

**Note:**

1. Q4FY22 numbers are for full portfolio of 7 BOT Assets; whereas, Q4FY23 numbers reflect portfolio of 6 Assets after successful completion and handing over of Bharuch Surat BOT Asset and Surat Dahisar BOT Asset and adding Vadodara Kim HAM Asset to the Portfolio
2. Toll collection on Pathankot Amritsar BOT Asset was suspended due to Farmers' agitation up to 15th December 2021 (FY22) and for 31 days of FY23 i.e. from 15th December, 2022 to 15th January, 2023.
3. Excluding revenue from arbitration award which has been appropriated to EPC contractor.

### 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 highway concessions, is managing 6 operational highway assets at present, which include five BOT assets and one HAM asset, with an aggregate value (net assets) of approximately Rs. 8,250 Crores spread across the states of Maharashtra, Gujarat, Rajasthan, Karnataka, Tamil Nadu and Punjab.

The Weighted Average life of Assets under InvIT Portfolio is around 16 years.

For further details, please write to: [info@irbfl.co.in](mailto:info@irbfl.co.in) \_OR\_ [kiwishka@conceptpr.in](mailto:kiwishka@conceptpr.in)