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)
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Press Release:

IRB InvIT Fund announces distribution of Rs.1.50 per unit for Q3FY26; Cumulative Distribution for 9MFY26 reaches Rs.5 per unit

- **Acquires VM7 (Gandeva Ena) HAM Project, entirely funded by debt**
- **Cumulative distribution since listing is Rs.4,816.60Crs (Rs.79.35 per unit)**

Mumbai, February 11, 2026 : IRB InvIT Fund, India's first listed Infrastructure Investment Trust has announced distribution of Rs.1.50 per unit for Unitholders as a distribution for Q3FY26. With this, the cumulative distribution up to 9MFY26 has reached Rs.5.00 per unit.

The decision was taken in the Board Meeting of the Investment Manager held today to announce the financial results for Q3FY26.

With this, the distribution since the listing has reached Rs.79.35 per unit translated into Rs.4,816.60Crs.

While commenting on the occasion, Mr. Rushabh Gandhi, Executive Director and Chief Financial Officer of IRB Infrastructure Pvt. Ltd., an Investment Manager of the Trust said, ***"The quarter under review remained vibrant, supported by strong toll performance across the portfolio. In particular, the three assets acquired recently contributed meaningfully to growth. We also acquired the Gandeva–Ena VM7 HAM asset from our Sponsor. The acquisition was entirely debt-funded, thereby enhancing IRRs for our Unitholders."*** He further said, ***"The enhanced portfolio-mix of matured operational BOT asset and annuity getting HAM assets would deliver good returns to the Unitholders and maximize the value, ensuring sustained long-term benefits for them."***

The Trust has fixed February 16, 2026, as the record date for distribution and the same will be paid to the unit holders on or before February 23, 2026.

Financial Highlights:

Period	Q3 FY 26 (Rs. in Crs)	Q3 FY 25 (Rs. in Crs)	% Change
Revenue	451	282	60%
EBIDTA	370	231	60%
Distribution	192	116	-
Per Unit	1.50	2.00	-

Business Highlights:

1. The Trust acquired three operational BOT asset from the IRB Infrastructure Trust in Q3FY26 and one HAM asset from sponsor in Q4FY26; thus, enhancing portfolio size to 10 highway assets (8 BOT and 2 HAM) and enterprise value of assets to approx. Rs.18,000Crs, and the footprints in two more States of India, i.e. Haryana and Uttar Pradesh as well.

About IRB InvIT Fund:

IRB InvIT Fund is the first Infrastructure Investment Trust sponsored by IRB Infrastructure Developers Ltd and is registered under the SEBI's Infrastructure Investment Trust Regulations 2014. Public InvIT, in pursuant to the Concessions granted by the respective Nodal Agencies, operates and manages 10 highways assets, including 8 BOT and 2 HAM projects with 4,445 Lane Kms and Enterprise Value of approx. Rs.18,000 Crs in the States of Maharashtra, Gujarat, Rajasthan, Karnataka, Tamil Nadu, Punjab, Haryana and Uttar Pradesh. The Weighted Average Life of these Assets is 17 years plus. Public InvIT is listed on NSE & BSE since 2017 under ticker "IRBN" AND "IRBINVIT" respectively. For more information on Public InvIT, please visit www.irbinvit.co.in

For further details, please write to: info@irbinvit.co.in or tejal@conceptpr.com

Disclaimer:

Except for the historical information contained herein, statements in this communication and any subsequent discussions, which include words or phrases such as 'will', 'aim', 'will likely result', 'would', 'believe', 'may', 'expect', 'will continue', 'anticipate', estimate', 'intend', 'plan', 'contemplate', 'seek to', 'future', 'objective', 'goal', 'likely', 'project', 'on-course', 'should', 'potential', 'pipeline', 'guidance', 'will pursue' 'trend line' and similar expressions or variations of such expressions may constitute 'forward-looking statements'.

The forward-looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements.

These risks and uncertainties include but are not limited to IRB Infrastructure Private Limited on behalf of IRB InvIT Fund and its SPVs ability to successfully implement its strategy, its growth and expansion plans, obtain regulatory approvals, provisioning policies, technological changes, investment and business income, cash flow projections, exposure to market risks as well as other risks. In addition, the consummation of the transactions described herein is subject to various conditions precedent.

IRB Infrastructure Private Limited on behalf of IRB InvIT Fund and its SPVs does not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date thereof.

These materials are not a prospectus, a statement in lieu of a prospectus, an offering circular, an invitation or an advertisement or an offer document under SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended, or any other applicable law in India.