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February 2, 2026

To,
Corporate Relationship Department,
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai 400 001

Listing Department,
National Stock Exchange of India Limited
Exchange Plaza, C-1 Block G,
Bandra Kurla Complex, Bandra (E), Mumbai 400 051

Dear Sir / Ma'am,

Ref: Scrip Code: 532947, Symbol: IRB

Sub – Update on Transfer of VM7 Expressway Private Limited to the IRB InvIT Fund.

We refer to our disclosure dated December 1, 2025 and January 23, 2026, regarding the transfer of 100% equity share capital of VM7 Expressway Private Limited (“VM7”) to the IRB InvIT Fund (“Trust”) and execution of Project Implementation Agreement and certain ancillary agreements in relation to VM7.

This is to inform that the Company has transferred VM7 (Gandeva Ena HAM project) to the Trust for an aggregate purchase consideration of an equity value of INR 513 crore.

Also, please find enclosed the Company's press release in this regard.

You are requested to kindly take note of the same.

Thank you,
For IRB Infrastructure Developers Limited

Mehul Patel
Company Secretary

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ISO 9001, ISO 14001,
ISO 45001, ISO 27001

Certificate Number 23725

Press Release

IRB Infrastructure successfully concludes transfer of Gandeva Ena HAM project

Receives Rs.513Crs consideration towards equity investment; consolidated debt to be reduced by approx. Rs.700Crs

Mumbai, February 2, 2026: IRB Infrastructure Developers Ltd. India's leading and the largest toll concessionaire has successfully completed the transfer of its Gandeva Ena (VM7) HAM project to IRB InvIT Fund and has received a cash consideration of Rs.513Crs towards its equity in the VM7 Project SPV.

While commenting on the development, Mr. Virendra D. Mhaiskar, Chairman & Managing Director of the Company said, ***"The transaction has reinforced our Bid-Execute-Stabilize-Transfer strategy demonstrating effective capital recycling and value realization from matured assets and has also armored Company's disciplined approach towards the portfolio optimization and value creation for its stakeholders. The proceeds received will facilitate IRB to pursue future growth opportunities in the sector."*** He further said, ***"With this transfer of asset the consolidated debt of the company will be reduced by approximately ₹700 Crs thereby strengthening overall liquidity."***

To re-capitulate, IRB Infra had earlier signed the Binding Offer to sale Gandeva Ena (VM7) HAM Project to the IRB InvIT Fund.

The Gandeva Ena HAM Project is an eight-laning revenue generating stretch on the upcoming New Delhi Mumbai Greenfield Expressway Project in the State of Gujarat under NHAI's Package-VII of India's ambitious 'Bharatmala Pariyojana. The project is being managed by VM7 Expressway Private Limited, a wholly owned subsidiary of the Company, under a concession awarded by the National Highways Authority of India.

About IRB Group:

IRB Group, comprising IRB Infrastructure Developers Ltd. (Parent Company), and two listed Infrastructure Investment Trusts (InvITs), i.e., IRB Infrastructure Trust (Private InvIT), and IRB InvIT Fund (Public InvIT), is India's Leading and the Largest Toll Road Concessionaire with Assets Portfolio of 28 Highways with approx. 17,500 Operational Lane Kms and Asset Base of approx. Rs.94,000Crs spread across 13 Indian States.

As a Market Leader in India's highway infrastructure development sector, IRB Group enjoys significant Market Share of 44% in the awarded TOT space, through 6 TOT Assets, followed by the largest BOT Portfolio of 18 Highway Assets and 4 Hybrid Annuity Highway Assets. The Group's assets portfolio comprises approx. 16% share in India's prestigious Golden Quadrilateral connectivity and 12% share in the North-South highway connectivity.

With the daily movement of around 1.5 million vehicles across its highway assets, the Group contributes around 10% in the National Toll Revenue, with robust 97% FASTag penetration through

Press Release

approx. 1,000 FASTag compliant lanes at 86 Toll Plazas existing at Group's highway assets across the Nation.

For further details, please contact:

- **Tejal Divte, Concept PR, 99305 51440, tejal@conceptpr.com**
- **Vivek Devasthali, Head-Corporate Communications, 99300 80099, vivek.devasthali@irb.co.in**

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 the IRB Infrastructure Developers Limited and/ or its Associates' 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 Developers Limited 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 the Indian Companies Act, 2013 together with the rules and regulations made thereunder, the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009, as amended, or any other applicable law in India.