



October 24, 2025

To,

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

**Ref.: Scrip Code: 540526, Symbol: IRBINVIT**

**Sub.: India Ratings converts Bank Loan Facilities' Provisional Rating to Final Rating; Affirms NCDs at 'Provisional IND AAA/Stable and Existing Bank Loan Facilities at 'IND AAA'/Stable**

Pursuant to SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time and SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025, we wish to inform you that India Ratings & Research (Ind-Ra) converts IRB InvIT Fund's Bank Loan Facilities' Provisional Rating to Final Rating; Affirms NCDs at 'Provisional IND AAA/Stable and Existing Bank Loan Facilities at 'IND AAA'/Stable. Details of ratings are as follows:

Instrument Description	Date of Issuance	Coupon Rate	Maturity Date	Size of Issue (million)	Rating Assigned along with Outlook /Watch	Rating Action
Issuer rating	-	-	-	-	IND AAA/Stable	Affirmed
Proposed non-convertible debentures^	-	-	-	INR18,000	Provisional IND AAA/Stable	Affirmed
Bank loan facilities	-	-	-	INR26,670	IND AAA/Stable	Affirmed
Bank loan facilities*	-	-	-	INR40,000	IND AAA/Stable	Converted to Final

^The ratings on the proposed debt instruments are contingent upon execution of certain documents and/occurrence of certain steps.

\*The provisional rating has been converted to final following the receipt of the execution version of transaction documentation, conforming to the information already received by Ind-Ra.

For Rating Rationale kindly refer link: [India Ratings and Research: Credit Rating and Research Agency India](#)

We request you to take the above on record.

Thanking You.

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

**Swapna Arya  
 Company Secretary & Compliance Officer**

**CC:**  
**IDBI Trusteeship Services Limited**  
 Ground Floor, Universal Insurance Bldg,  
 Sir Phirozshah Mehta Rd., Fort Mumbai 400 001