

June 30, 2026

To,
National Stock Exchange of India Limited
Exchange Plaza
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra (East)
Mumbai 400051

Dear Sir,

NSE Symbol: IRBIT / Series: IV

Subject: Update on Refinance Activity - IRB Infrastructure Trust

IRB Infrastructure Trust (the Trust), rated AAA/Stable by CRISIL Ratings, has received sanction for refinancing SPV level debt for 6 of its Project SPVs, namely Palsit Dankuni Tollway Private Limited (PDTPL), Meerut Budaun Expressway Limited (MBEL), Samakhiali Tollway Private Limited (STPL), IRB Lalitpur Tollway Private Limited (IRBLTPL), IRB Kota Tollway Private Limited (IRBKTPL) and IRB Gwalior Tollway Private Limited (IRBGTPPL).

Of the above, the Trust has drawn ~Rs. 5,530 Crores to refinance SPV level debt for three of its SPVs, namely IRBLTPL, IRBKTPL and IRBGTPPL.

Upstreaming of project level debt to InvIT will significantly improve the cashflows for unitholders – given the optimized debt amortization, optimized tax benefits (owing to InvIT structure) and savings in interest rate by ~ 160 bps due to pooling of cashflows at Trust level.

Kindly take the same on record.

For MMK Toll Road Private Limited
(Investment Manager to IRB Infrastructure Trust)

Kaustubh Shevade
Company Secretary and Compliance Officer