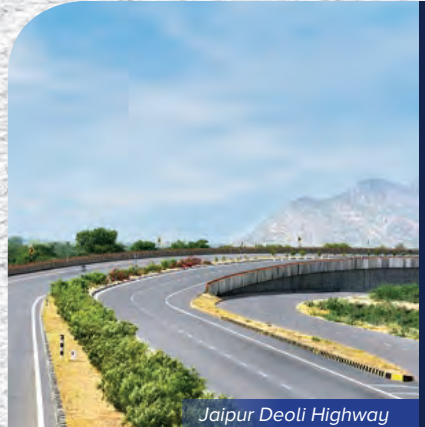


ANNUAL
REPORT
2021-22



Pathankot Amritsar Highway



Jaipur Deoli Highway



Tumkur Chitradurga Highway



Tumkur Chitradurga Highway



Contents

01-09

CORPORATE OVERVIEW

Corporate Information [_01](#)

IRB InvIT: Efficiently Managing Assets and Delivering Sustained Returns [_02](#)

Performing Resiliently Across Our Geographically Diversified Portfolio [_04](#)

Project-wise Performance in FY 2021-22 [_05](#)

Track Record of Strong and Stable Performance [_06](#)

Investment Manager's Message [_07](#)

Environment, Social and Governance [_08](#)

Strong Governance with Able Leadership [_09](#)

11-38

STATUTORY REPORTS

Report of Investment Manager [_11](#)

Management Discussion and Analysis [_29](#)

39-125

FINANCIAL STATEMENTS

Consolidated Financial Statements [_39](#)

Standalone Financial Statements [_89](#)



Corporate Information

IRB InvIT Fund (Trust)

Registered Office

IRB Complex,
Chandivali Farm, Chandivali Village,
Andheri (E), Mumbai - 400 072,
Maharashtra, India

SEBI Registration No:

IN/InvIT/15-16/0001
Tel.: 022 6640 4299
Fax: 022 6640 4274
E-mail: info@irbinvit.co.in
Website: www.irbinvit.co.in

Compliance Officer:

Ms. Swapna Vengurlekar

Bankers/Lenders

State Bank of India
IDFC First Bank Ltd.
Indian Bank

Auditors

Suresh Surana & Associates LLP

Securities Information

BSE Ltd.: 540526
National Stock Exchange of India Ltd.:
IRBINVIT
ISIN: INE183W23014

Investment Manager

IRB Infrastructure Private Limited
CIN: U28920MH1997PTC112628

Registered Office

IRB Complex,
Chandivali Farm, Chandivali Village,
Andheri (E), Mumbai - 400 072,
Maharashtra, India
Tel.: +91 22 6640 4299
Fax: +91 22 6640 4274
E-mail: info@irbfl.co.in
Website: www.irbfl.co.in

Board of Directors

Mr. R. P. Singh
Chairman of the Board

Mr. Sunil Tandon
Independent Director

Mr. Vinod Kumar Menon
Whole-time Director and CEO

Mr. Nikesh Jain
Independent Director

Key Managerial Personnel

Mr. Vinod Kumar Menon
Whole-time Director and CEO

Mr. Rushabh Gandhi
Chief Financial Officer

Ms. Swapna Vengurlekar
*Company Secretary and
Compliance Officer*

Trustee of the Trust

IDBI Trusteeship Services Limited
Asian Building, Ground Floor,
17, R. Kamani Marg,
Ballard Estate
Mumbai - 400 001
Tel.: +91 22 4080 7000
Fax: +91 6631 1776
E-mail: itsl@idbitrustee.co.in

Contact Persons

- Mr. Shivaji Gunware
- Mr. Naresh Sachwani

Registrar & Transfer Agent

Kfin Technologies Limited
Selenium Building, Tower B,
Plot No. 31 & 32, Financial District,
Nanakramguda, Serilingampally,
Hyderabad - 500 032
Tel.: +91 40 6716 2222, 7961 1000

Valuer

Mr. S. Sundararaman
5B, "A" Block, 5th Floor,
Mena Kampala Arcade, New #18 & 20,
Thiagaraya Road,
T. Nagar, Chennai - 600 017
Tel: +91 4428154192
Fax: +91 4442132024
IBBI Registration Number -
IBBI/RV/06/2018/10238

Review Opinion Report

Baker Tilly DHC Business Private Limited
Devarati, 1st Floor,
8 Dr Rajendra Road,
Kolkata - 700 020



Tumkur Chitradurga Highway

IRB InvIT: Efficiently Managing Assets and Delivering Sustained Returns

IRB InvIT Fund (IRB InvIT), backed by marquee investors, is India's first infrastructure investment trust formed to democratize ownership of road assets and providing consistent returns to investors.

We operate and maintain a portfolio of well-established road assets in a highly-efficient manner to ensure seamless traffic flow and thus high toll collections. Over the years, continual improvement in effectively managing operating cost and a robust financial structure marked by AAA credit rating and low-cost debt, have enabled us to sustainably generate higher cash flows for distribution among unitholders.

Having a solid financial position and backing from the Sponsors, we are well-positioned to take advantage of the growth potential in India's road sector. We intend to continually and cautiously review and enhance our portfolio to drive more value creation.

Profile

IRB InvIT is an infrastructure investment trust. Established in 2017, it provides investors a platform to invest in cash flow (toll) generating road infrastructure assets. The Trust raised capital by issuing units to investors which was subsequently listed on the stock exchanges. It obtained the Registration no. IN/InvIT/15-16/0001 from the Securities and Exchange Board of India (SEBI), under SEBI (Infrastructure Investment Trusts) Regulations, 2014.

What Makes IRB InvIT an Attractive Investment Asset

AAA Rated

AAA/Stable rating from both CARE ratings and India ratings

Value Accretive Growth

Stable cumulative returns of ₹ 50.30/ unit of distribution to unit holders involving ₹ ~29,200 millions of cash distributed in less than five years

Assets with Proven Track Record

Seven geographically diversified assets with a proven track record of growth in traffic and toll

Operational Efficiency

Fixed price O&M agreement for a period of 10 years with project manager

Optimal Capital Structure

Low debt equity of 0.27:1 providing headroom for growth

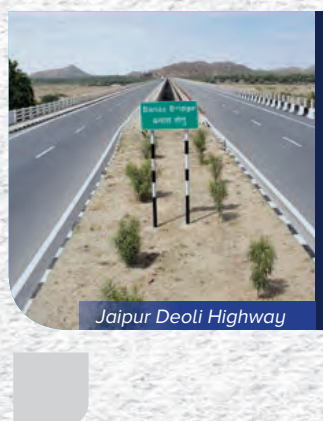
Low Cost of Financing

Low financing cost of 7.25%

Note: Bharuch-Surat project has been successfully handed over to the Authority on March 31, 2022



Talegaon Amravati Highway



Performing Resiliently Across Our Geographically Diversified Portfolio

Over an existence of last 5 years, we have been maintaining a solid and geographically diversified portfolio of seven toll generating road assets, managed in pursuant to National Highways Authority of India's (NHAI) Concession Agreements. These assets have a strong track record of consistent growth in traffic and toll collections.

Despite the persistent challenging scenarios arising out of the COVID-19 Pandemic and Farmers' agitation in some part of the Country, these assets continued to deliver a solid performance in the second consecutive year, i.e., FY22, reinforcing their quality and growth potentials.

How IRB InvIT Assets Performed

13.95%

Increase in per day gross toll collections from ₹ 4.3 Crore in FY 2020-21 to ₹ 4.9 Crore in FY 2021-22

₹ 3.92 Million

Average per day collections at Pathankot-Amritsar BOT Project toll plazas during December 2021 to March 2022

₹ 11,586 Million

Total EBITDA from projects as compared to ₹ 9,343 Million in FY 2020-21

₹ 17,753 Million

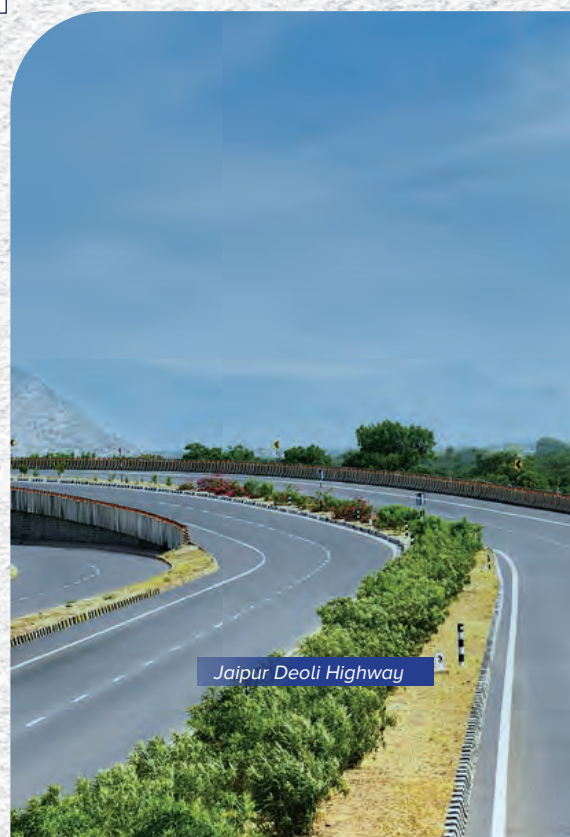
Total Gross Toll Collections as compared to ₹ 14,873 Million in FY 2020-21

₹ 14,003 Million

Total Net Income from operations as compared to ₹ 11,609 Million in FY 2020-21



Jaipur Deoli Highway



Jaipur Deoli Highway

Project-wise Performance in FY 2021-22

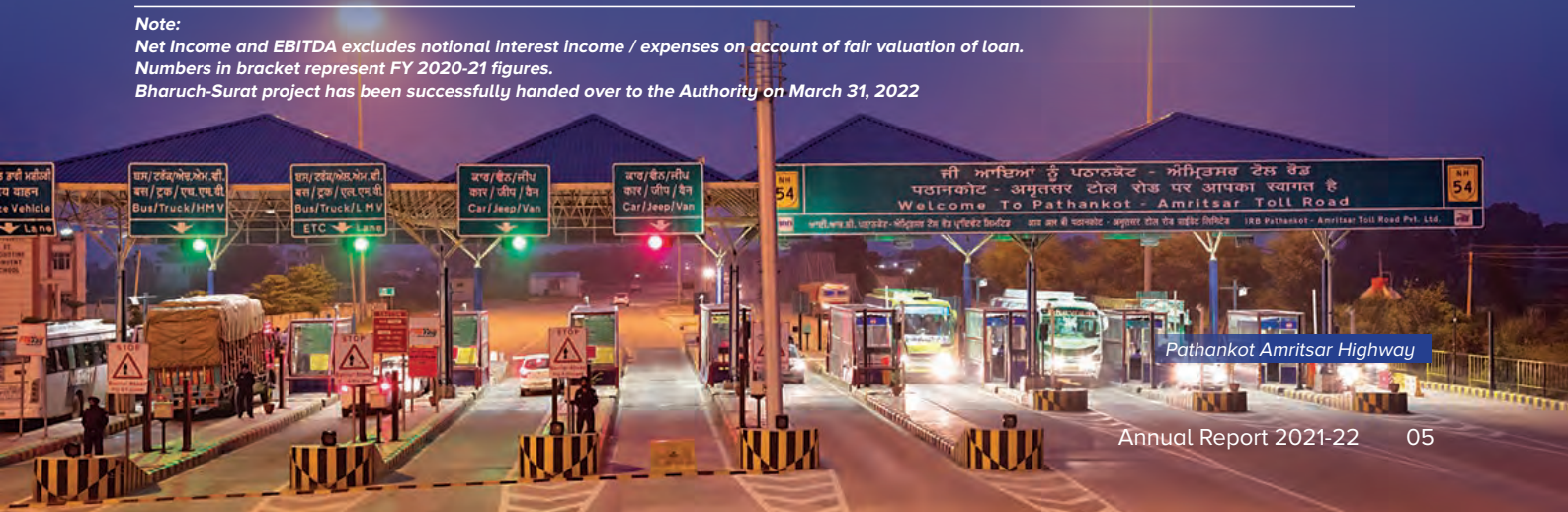
IDAA Infrastructure Limited (IDAA) Bharuch - Surat BOT Project 65 km (47.35 km six-lane and 17.65 km four-lane)	Gross Toll Collections ₹ 2,981 Million (₹ 2,377 Million)	Net Income ₹ 3,005 Million (₹ 2,375 Million)	EBITDA ₹ 2,329 Million (₹ 1,787 Million)
IRB Surat Dahisar Tollway Limited (IRBSD) Surat - Dahisar BOT Project 239 km six-lane carriageway	Gross Toll Collections ₹ 8,205 Million (₹ 6,702 Million)	Net Income ₹ 4,033 Million (₹ 3,399 Million)	EBITDA ₹ 3,867 Million (₹ 2,991 Million)
IRB Talegaon Amravati Tollway Limited (IRBTA) Talegaon - Amravati BOT Project 66.73 km four-lane carriageway	Gross Toll Collections ₹ 798 Million (₹ 725 Million)	Net Income ₹ 790 Million (₹ 726 Million)	EBITDA ₹ 526 Million (₹ 553 Million)
IRB Jaipur Deoli Tollway Limited (IRBJD) Jaipur - Deoli BOT Project 148.77 km six-lane carriageway	Gross Toll Collections ₹ 1,202 Million (₹ 1,025 Million)	Net Income ₹ 1,213 Million (₹ 1,043 Million)	EBITDA ₹ 742 Million (₹ 606 Million)
IRB Tumkur Chitradurga Tollway Limited (IRBTC) Tumkur - Chitradurga BOT Project 114.00 km six-lane carriageway	Gross Toll Collections ₹ 2,963 Million (₹ 2,626 Million)	Net Income ₹ 2,759 Million (₹ 2,681 Million)	EBITDA ₹ 2,603 Million (₹ 2,612 Million)
M.V.R Infrastructure & Tollways Limited (MVR) Omaller - Salem - Namakkal BOT Project 68.63 km four-lane carriageway	Gross Toll Collections ₹ 1,189 Million (₹ 963 Million)	Net Income ₹ 942 Million (₹ 755 Million)	EBITDA ₹ 810 Million (₹ 647 Million)
IRB Pathankot Amritsar Toll Road Limited (IRBPA) Pathankot - Amritsar BOT Project 102.42 km four-lane carriageway	Gross Toll Collections ₹ 415 Million (₹ 455 Million)	Net Income ₹ 1,231 Million (₹ 596 Million)	EBITDA ₹ 810 Million (₹ 189 Million)

Note:

Net Income and EBITDA excludes notional interest income / expenses on account of fair valuation of loan.

Numbers in bracket represent FY 2020-21 figures.

Bharuch-Surat project has been successfully handed over to the Authority on March 31, 2022



Track Record of Strong and Stable Performance



Investment Manager's Message



Backed by a resurgent economy and sharp tariff rate revision of 10.2% from April 2022 in four of our assets, we expect healthy growth in revenue for these projects

Dear Unitholders,

On behalf of the Board of Directors of Investment Manager, it gives me great pleasure to share the performance highlights of IRB InvIT Fund ("the Trust") for FY 2021-22.

FY 2021-22 witnessed the 2nd and 3rd waves of COVID-19 pandemic resulting in partial lockdown which restricted business activity across all projects. In addition to this, farmers' agitation hampered the operations of our project in Punjab for nearly nine months. Despite the above challenges, your Trust was able to distribute ₹ 9.00 per unit for FY 2021-22, aggregating a total distribution of ₹ 50.30 per unit since listing in May 2017.

On completion of the respective concession periods, the Bharuch-Surat BOT Project was handed over to NHAI at the end of FY 2021-22 and Surat-Dahisar BOT Project was handed over to NHAI in May 2022. During the year, we have re-financed a significant part of the external debt of the Trust resulting in interest savings of 0.35% p.a. Your Trust continues to enjoy AAA ratings for its debt.

In the last few months, we have seen a good recovery in traffic. Our toll collection through FASTag (ETC) has reached more than 95%, resulting in further efficiency and transparency. Backed by a resurgent economy and sharp tariff rate revision of 10.2% from April 2022 in four of our assets, we expect healthy growth in revenue for these projects.

We are actively engaged in evaluation of potential acquisition opportunities. We are also looking at the projects of the Sponsor Company. We will reach out to our esteemed unitholders after due diligence and full evaluation.

I would like to thank all the stakeholders, including our Sponsor/ Project Manager, staff, and vendors who have done a tremendous job despite the challenges posed by COVID. To conclude, I once again express my sincere gratitude to all the unitholders for the continued faith in the Trust, and the valuable support and guidance from time to time.

Thank you.

R. P. Singh

Chairman of the Board,

Investment Manager of the Trust

Talegaon Amravati Highway

Environment, Social and Governance

Environment

Operating Responsibly

We are committed to operating in an environmentally and socially responsible manner and have adopted a 'We Care' attitude towards it. We demonstrate this through sustained and well-planned initiatives including:

- Ensuring all parties to the Trust imbibe 'We Care' attitude across their functions and initiatives
- Ensuring environmental and social consciousness in operations and maintenance of all Portfolio Assets under the Trust
- Deploying advanced technology-based equipment and machinery, and systems-driven approach in all process to enhance productivity and efficiency
- Undertaking efforts around adequate tree plantations, re-cycling of construction materials, water conservation, minimizing environmental impact of operations and optimizing resource usage to low carbon footprint

Social

Ensuring Health and Wellbeing of Employees

We undertake initiatives around employee health & safety and well-being, and strive for a performance-driven culture. This helps in enhancing employee motivation and productivity for driving organizational growth.

Key employees related initiatives include:

- Adopting a culture of health and safety excellence led by strong leadership and people commitment at all levels. We ensure stringently following all the health and safety guidelines laid down by regulatory to achieve our prime objective of zero high risk incidents
- Having in place a robust talent management program focused on acquiring talent with diverse knowledge and skills, and constantly engaging with them to enhance their productivity. This helps in driving operational performance while ensuring lower costs and risks
- Supporting development of local people and economy through local procurement of goods and services as well as hiring local people wherever possible

Giving back to Society

We strive for holistic development of communities, especially the underprivileged, through facilitating projects aimed at bringing positive change at scale and also remaining responsive to their needs.

Key social initiatives include:

We encourage parties to Trust to promote and facilitate health and educational initiatives, especially focused on girl child in coordination with local bodies, voluntary organizations and other Government departments.

Governance

Ensuring Interest of all Stakeholders

We undertake sustained engagements with all stakeholders to understand and address their issues on priority basis. Further, we interact with the Regulators towards improving regulatory framework in the interest of all stakeholders. Our efforts are helping us build strong Stakeholder Relations and reduce grievances.

Experienced and Diverse Board

IRB InvIT is managed by Investment Manager. They have a robust top management and Board with members having diverse skills and experience. Some of their professionals have made strategic contribution in development of banking and infrastructure sectors over last four decades. Their Board has significant independence with atleast half members being Independent which ensures considering interest of all stakeholders.

Transparent and Ethical Practices

We have well-defined policies and Code of Conduct which governs all actions of the Trust and related parties, thereby ensuring conducting business in an ethical manner. We have also since inception appointed renowned Audit firm to ensure our accounts are true and fair. The Trust does not have any instances relating to unethical practices or frauds.

Further, as on March 31, 2022, 95% of our toll collection is done electronically through FASTag/ETC which ensures high level of efficiency and transparency.

Trustee

Our Trustee, IDBI Trusteeship Services Ltd, plays active role in ensuring that all conduct and actions of the Trust is carried out in line with its stated objectives and the regulatory requirement.