

IRB Infrastructure

Estimate change	↔
TP change	↔
Rating change	↔

Bloomberg	IRB IN
Equity Shares (m)	12078
M.Cap.(INRb)/(USDb)	244.6 / 2.6
52-Week Range (INR)	24 / 19
1, 6, 12 Rel. Per (%)	-7/1/-10
12M Avg Val (INR M)	433

Financials & Valuations (INR b)

Y/E Mar	2026	2027E	2028E
Sales	76.5	86.3	108.2
EBITDA	39.8	45.7	58.0
PAT	8.8	12.2	19.4
EBITDA (%)	52.1	53.0	53.6
EPS (INR)	0.7	1.0	1.6
EPS Gr. (%)	30.4	38.8	58.4
BV/Sh. (INR)	17.3	18.2	19.6

Ratios

Net D/E	0.9	0.8	0.7
RoE (%)	4.3	5.7	8.5
RoCE (%)	6.0	6.7	8.7
Payout (%)	14.9	17.8	11.2

Valuations

P/E (x)	27.4	19.7	12.5
P/BV (x)	1.2	1.1	1.0
EV/EBITDA (x)	10.6	8.9	6.9
Div Yield (%)	0.4	0.8	0.8

Shareholding pattern (%)

As of	Jun-26	Mar-26	Jun-25
Promoter	30.8	30.8	30.4
DII	10.2	46.8	10.2
FII	43.9	7.0	43.6
Others	15.2	15.3	15.8

FII includes depository receipts

CMP: INR20 **TP: INR25 (+23%)** **Buy**

Steady performance; healthy toll growth and O&M order book to drive earnings

- Revenue rose ~2% YoY to INR21.3b in 1QFY27 (5% above our estimate). Revenue included a) gains on InvITs & related assets as per fair value measurement, and b) dividend/interest income from InvITs & related assets.
- EBITDA margins came in at 53.9% (vs. our estimate of 55%) in 1QFY27 (+850bps YoY and -230bps QoQ). EBITDA grew ~21% YoY to INR11.5b (in line). APAT rose 51% to INR3b (10% above estimate).
- Construction revenue stood at INR9.6b (-21% YoY); BOT revenue stood at INR7.3b (+14% YoY); and InvIT & related assets revenue stood at INR4.3b.
- IRB declared an interim dividend of INR0.05 per equity share.
- The order book stood at ~INR441b (excl. GST) by the end of Jun'26.
- IRB delivered a steady performance, supported by rising toll collections. However, amid subdued EPC order inflows, the company is strategically focusing on bidding for toll-operate-transfer (ToT) projects and building a sustainable O&M order book. Earnings growth is expected to be more driven by O&M and toll revenue than core EPC construction. We expect a revenue CAGR of 19% over FY26-28 with stable EBITDA margins. **We retain our estimates and reiterate our BUY rating with an SoTP-based TP of INR25.**

Strong toll collections; healthy O&M order book and TOT opportunity pipeline

- In 1QFY27, IRB reported steady operating performance. Its EBITDA growth was supported by healthy toll collections and steady contributions from its BOT and InvIT portfolios.
- The order book stood at INR441b as of Jun'26, largely led by O&M (INR441b). The executable order book from O&M and EPC stands at ~INR43b for the next two years.
- NHAI plans to develop about 1,735km of national highways on BOT with an estimated capital outlay of approximately INR576b in FY27.
- BOT assets and InvIT investments continued to deliver healthy profitability, while construction margins were under pressure amid a weak order book.

Key takeaways from the management commentary

- Awarding was muted in 1QFY27; management expects road project awarding to improve in 2HFY27, consistent with historical trends.
- IRB remains focused primarily on TOT and selective BOT projects rather than HAM or EPC opportunities.
- Toll tariff revision for FY27 was 2.5-3.0% due to lower inflation and rounding mechanisms.
- Intense competition is being witnessed in BOT and HAM projects.
- The company continues to unlock capital by transferring assets from private InvIT to public InvIT. It has signed a binding term sheet to transfer two BOT highway assets (SY & CG) with enterprise value of INR46b.

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Investors are advised to refer through important disclosures made at the last page of the Research Report.

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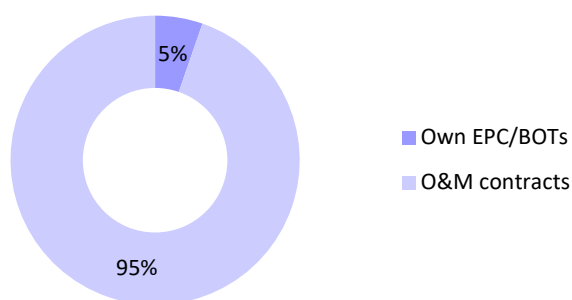
Valuation and view

- IRB reported a steady performance, supported by rising toll collections. However, amid subdued EPC order inflows, the company is strategically focusing on bidding for the ToT projects and building a sustainable O&M order book. Therefore, earnings growth is expected to be more driven by O&M and toll revenue than core EPC construction.
- We expect a revenue CAGR of 19% over FY26-28 with stable EBITDA margins. **We retain our estimates and reiterate our BUY rating with an SoTP-based TP of INR25.**

Quarterly performance

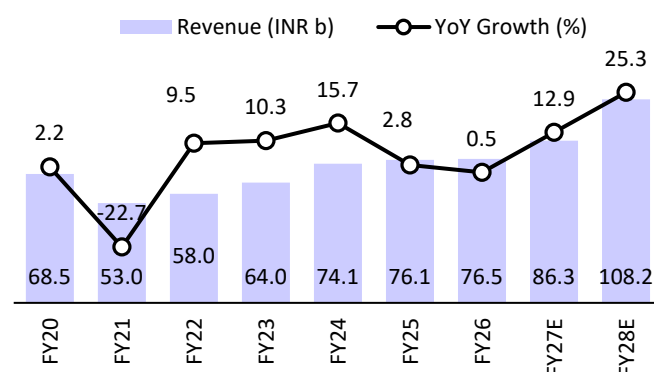
Y/E March	FY26				FY27E				FY26	FY27E	(INR m)	
	1Q	2Q	3Q	4Q	1Q	2QE	3QE	4QE			FY27 1QE	Var %
Net Sales	20,990	17,510	18,712	19,270	21,373	19,295	21,694	23,958	76,482	86,320	20,367	5
YoY Change (%)	13.3	10.4	(7.6)	(10.3)	1.8	10.2	15.9	24.3	0.5	12.9	(3.0)	
EBITDA	9,520	9,246	10,224	10,828	11,526	10,227	11,498	12,471	39,818	45,721	11,202	3
Margins (%)	45.4	52.8	54.6	56.2	53.9	53.0	53.0	52.1	52.1	53.0	55.0	
Depreciation	2,692	2,621	2,894	3,213	3,334	3,200	3,350	3,469	11,420	13,353	3,000	
Interest	4,620	4,510	4,364	4,058	4,380	4,680	4,680	4,718	17,551	18,459	4,680	
Other Income	656	493	411	499	354	500	550	675	2,058	2,079	450	
PBT before EO expense	2,864	2,608	3,377	4,056	4,166	2,847	4,018	4,959	12,905	15,988	3,972	
Extra-Ord expense	-	-	(427)	-	-	-	-	-	(427)	-	-	
PBT	2,864	2,608	2,950	4,056	4,166	2,847	4,018	4,959	12,478	15,988	3,972	
Tax	839	1,200	842	1,094	1,103	854	1,205	1,496	3,975	3,741	1,192	
Rate (%)	29.3	46.0	28.5	27.0	26.5	30.0	30.0	30.2	31.9	23.4	30.0	
Share of profit in Associates	-	-	-	-	-	-	-	-	-	-	-	
Reported PAT	2,025	1,408	2,108	2,963	3,063	1,993	2,812	3,462	8,504	12,247	2,780	
Adj PAT	2,025	1,408	2,428	2,963	3,063	1,993	2,812	3,462	8,823	12,247	2,780	10
YoY Change (%)	44.6	41.0	9.4	38.0	51.3	41.5	15.8	16.9	30.4	38.8	37.3	
Margins (%)	9.6	8.0	13.0	15.4	14.3	10.3	13.0	14.5	11.5	14.2	13.7	

Exhibit 1: Order book breakdown (1QFY27: INR441b)



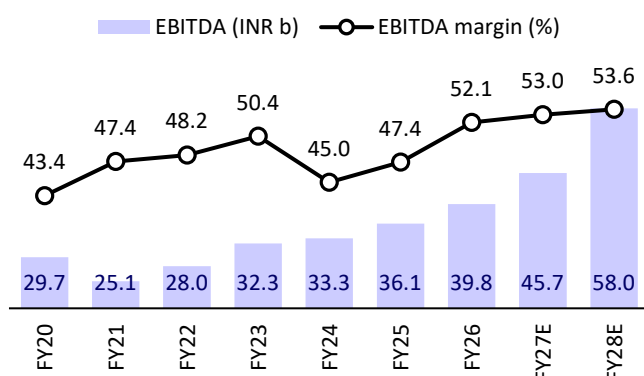
Source: MOFSL, Company

Exhibit 2: Revenue to post a 19% CAGR over FY26-28E



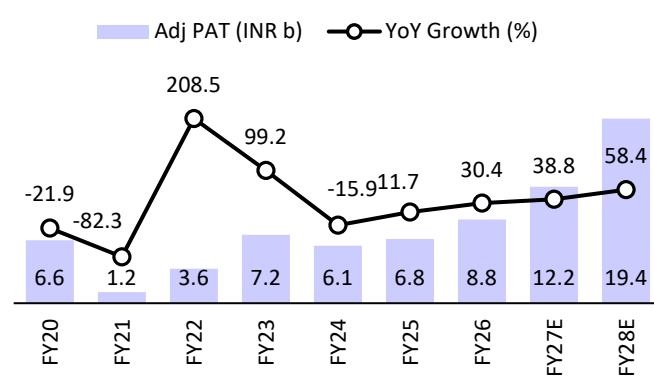
Source: MOFSL, Company

Exhibit 3: EBITDA and EBITDA margin trends



Source: MOFSL, Company

Exhibit 4: APAT to witness strong growth over FY26-28E



Source: MOFSL, Company



Highlights from the management commentary

- Consolidated EBITDA stood at INR11.5b (+21% YoY) with a margin of 53.9% (+850bp); an increase in margin was led by high profitability in the BOT segment and gains from InvIT & related assets.
- BOT EBITDA stood at INR6.6b (margin 91%); InvITs & related assets EBITDA was INR4.1b (margin 94%); construction EBITDA was ~INR1.4b (margin 15% vs. 18% YoY).
- IRB Infrastructure Trust (Private InvIT) signed a binding term sheet to transfer two BOT highway assets (SY & CG) with an enterprise value of INR46.05b.
- Management has reiterated its target of becoming net debt free by FY30 through continued deleveraging.
- Awarding was muted in 1QFY27; management expects road project awarding to improve in 2HFY27, consistent with historical trends.
- IRB remains focused primarily on TOT and selective BOT projects rather than HAM or EPC opportunities.
- Toll tariff revision for FY27 was ~2.5-3.0% due to lower inflation and rounding mechanisms.
- Intense competition is being witnessed in BOT and HAM projects.
- Private InvIT per-day toll collection rose to INR133m in 1QFY27 (from INR136m in FY26); combined Private InvIT + IRB per-day toll collection stood at INR217m.
- Distribution of INR1.99b was declared by Private InvIT in 1QFY27, proportionately contributing to IRB's cash flows.
- Cumulative distribution from both InvITs stood at INR1.36b for 1QFY27.

Order book

- Order book by Jun'26 end: INR441b (excl. GST) – O&M: INR424b, EPC: INR17b.

Industry and bidding pipeline

- NHAI plans to monetize about 2,068km of operational highways via the TOT model.
- The highway and road sector has been pegged with an ambitious monetization potential of INR4.4t under the updated National Monetization Pipeline (NMP 2.0), extending from FY26 to FY30.
- NHAI plans to develop about 1,735km of national highways on BOT with an estimated capital outlay of ~INR576b in FY27.

Medium-term vision

- The company targets to scale up its road AUM from ~INR800b to ~INR1,400b over the next three years.
- Over the next five years, it aims to improve cash RoE from ~8% to ~14%+ and deliver a PAT CAGR of ~25%, supported by annuity-led asset base and resilient traffic growth.
- The company targets a net debt-free balance sheet by FY30, driven by disciplined capital allocation and calibrated asset monetization.

Guidance

- EPC order inflows remain subdued at present, and the company is strategically focusing on building a sustainable O&M order book, which provides long-term revenue visibility and stable income streams over the next 10-12 years.
- Management expects EPC margins in the range of 18-20% (including O&M), while BOT projects are likely to deliver margins of ~90%. The order book stands at INR441b, while the company is evaluating a bid pipeline of new TOT projects in the coming months.
- The contribution from O&M revenue is expected to rise, with O&M execution increasing to 50% of the order book in the future (from ~25-30% currently).
- The focus will remain on core road infrastructure, with no diversification into unrelated sectors.
- Proceeds from asset monetization are expected to be used for competitive bidding in upcoming BOT/TOT opportunities.

Exhibit 5: Segmental performance snapshot

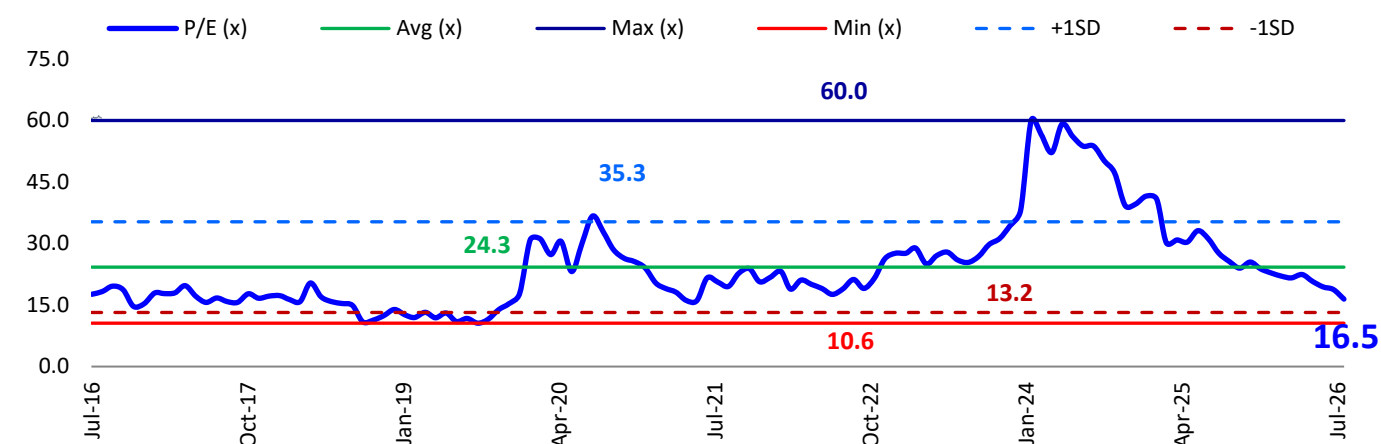
(INR m)	1QFY27	1QFY26	YoY	4QFY26	QoQ
Construction business					
Revenue	9,637	12,199	-21.0%	8,120	18.7%
EBITDA	1,406	2,516	-44.1%	1,184	18.8%
EBITDA margin (%)	14.6%	20.6%	-604	14.6%	1
BOT business					
Revenue	7,333	6,460	13.5%	7,118	3.0%
EBITDA	6,653	5,393	23.4%	6,364	4.5%
EBITDA margin (%)	90.7%	83.5%	725	89.4%	132

Source: MOFSL, Company

Exhibit 6: Our revised estimates

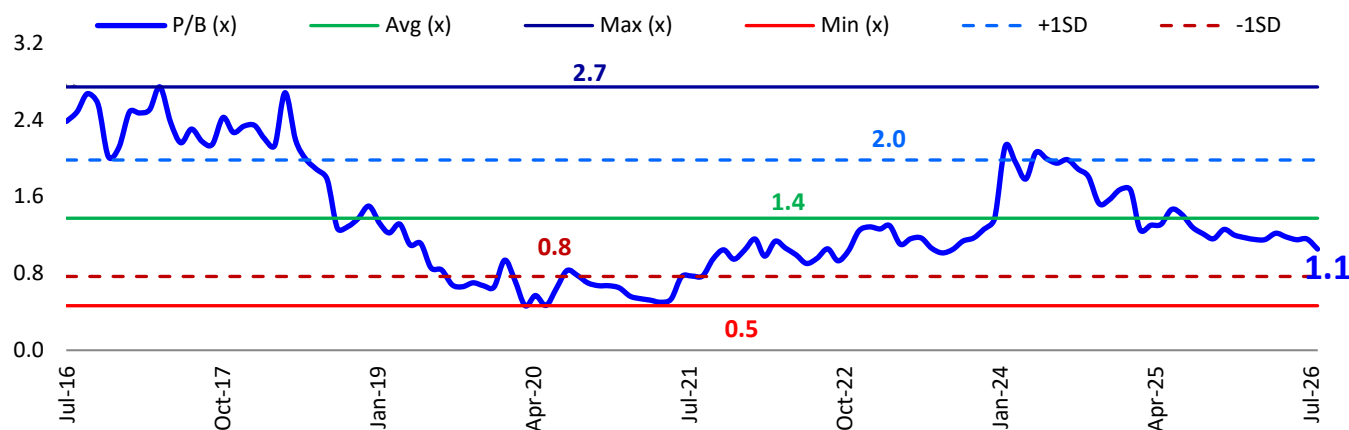
Earnings Change	Old		New		Change (%)	
INR m	FY27E	FY28E	FY27E	FY28E	FY27E	FY28E
Revenue	86,320	1,08,178	86,320	1,08,178	0.0%	0.0%
EBITDA	45,721	58,001	45,721	58,001	0.0%	0.0%
EBITDA margin	53.0%	53.6%	53%	54%	0	0
Adj. PAT	11,892	19,401	12,247	19,401	3.0%	0.0%

Exhibit 7: One-year forward P/E (x)



Source: Company, MOFSL

Exhibit 8: One-year forward P/B (x)



Source: Company, MOFSL

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Financials and valuations

Consolidated Income Statement

(INR m)

Y/E March	FY22	FY23	FY24	FY25	FY26	FY27E	FY28E
Total Income from Operations	58,037	64,016	74,090	76,135	76,482	86,320	1,08,178
Change (%)	9.5	10.3	15.7	2.8	0.5	12.9	25.3
EBITDA	27,975	32,290	33,318	36,059	39,818	45,721	58,001
Margin (%)	48.2	50.4	45.0	47.4	52.1	53.0	53.6
Depreciation	6,828	8,321	9,949	10,376	11,420	13,353	14,602
EBIT	21,147	23,968	23,368	25,682	28,398	32,368	43,399
Int. and Finance Charges	18,906	15,146	18,633	17,919	17,551	18,459	17,782
Other Income	5,517	3,017	7,928	4,181	2,058	2,079	2,100
PBT bef. EO Exp.	7,758	11,839	12,663	11,944	12,905	15,988	27,716
EO Items	0	0	0	58,041	-427	0	0
PBT after EO Exp.	7,758	11,839	12,663	69,985	12,478	15,988	27,716
Total Tax	1,882	3,569	3,456	3,807	3,975	3,741	8,315
Tax Rate (%)	24.3	30.1	27.3	5.4	31.9	23.4	30.0
Minority Interest/Associate income	-2,262	-1,070	-3,148	-1,371	0	0	0
Reported PAT	3,614	7,200	6,058	64,807	8,504	12,247	19,401
Adjusted PAT	3,614	7,200	6,058	6,766	8,824	12,247	19,401
Change (%)	208.5	99.2	-15.9	11.7	30.4	38.8	58.4
Margin (%)	6.2	11.2	8.2	8.9	11.5	14.2	17.9

Consolidated Balance Sheet

(INR m)

Y/E March	FY22	FY23	FY24	FY25	FY26	FY27E	FY28E
Equity Share Capital	6,039	6,039	6,039	6,039	6,039	12,078	12,078
Total Reserves	1,19,617	1,27,750	1,31,406	1,92,227	2,03,449	2,07,476	2,24,696
Net Worth	1,25,656	1,33,789	1,37,445	1,98,266	2,09,488	2,19,554	2,36,774
Minority Interest	0	0	0	0	0	0	0
Total Loans	1,66,853	1,67,397	1,86,490	2,05,773	2,00,081	1,97,050	1,84,885
Deferred Tax Liabilities	-435	637	2,031	20,394	24,602	24,602	24,602
Capital Employed	2,92,074	3,01,823	3,25,966	4,24,433	4,34,171	4,41,205	4,46,260
Gross Block	3,07,928	3,08,339	3,08,625	3,10,725	3,14,242	2,99,276	2,99,776
Less: Accum. Deprn.	35,217	43,538	53,487	63,864	75,284	69,510	84,112
Net Fixed Assets	2,72,711	2,64,801	2,55,138	2,46,862	2,38,958	2,29,766	2,15,664
Capital WIP	625	75	76	8	40	40	40
Total Investments	49,042	51,409	96,420	1,70,973	1,93,282	1,98,282	2,03,282
Curr. Assets, Loans and Adv.	1,01,999	1,10,739	97,061	1,21,345	1,07,702	1,17,447	1,34,463
Inventory	3,175	2,990	2,931	3,386	3,670	3,945	5,101
Account Receivables	15,934	16,352	7,586	7,490	5,734	6,916	8,943
Cash and Bank Balance	17,438	24,171	17,626	34,457	19,110	30,268	24,888
Loans and Advances and CA	65,451	67,226	68,918	76,013	79,189	76,318	95,531
Curr. Liability and Prov.	1,32,303	1,25,202	1,22,730	1,14,754	1,05,812	1,04,330	1,07,188
Other Current Liabilities	1,31,707	1,24,630	1,21,832	1,14,594	1,04,990	1,04,170	1,07,028
Provisions	596	572	898	160	821	160	160
Net Current Assets	-30,305	-14,463	-25,669	6,591	1,890	13,117	27,274
Appl. of Funds	2,92,074	3,01,823	3,25,966	4,24,433	4,34,171	4,41,205	4,46,260

Financials and valuations

Ratios

Y/E March	FY22	FY23	FY24	FY25	FY26	FY27E	FY28E
Basic (INR)							
EPS	0.3	0.6	0.5	0.6	0.7	1.0	1.6
Cash EPS	0.9	1.3	1.3	1.4	1.7	2.1	2.8
BV/Share	10.4	11.1	11.4	16.4	17.3	18.2	19.6
DPS	0.0	0.0	0.1	0.1	0.1	0.2	0.2
Payout (%)	0.0	10.5	27.4	3.7	14.9	17.8	11.2
Valuation (x)							
P/E	66.8	33.6	39.9	35.7	27.4	19.7	12.5
Cash P/E	23.1	15.6	15.1	14.1	11.9	9.4	7.1
P/BV	1.9	1.8	1.8	1.2	1.2	1.1	1.0
EV/Sales	6.7	6.0	5.5	5.4	5.5	4.7	3.7
EV/EBITDA	14.0	11.9	12.3	11.5	10.6	8.9	6.9
Dividend Yield (%)	0.0	0.0	0.7	0.7	0.4	0.8	0.8
FCF per share	-3.5	1.5	2.7	1.5	1.2	3.1	2.5
Return Ratios (%)							
RoE	3.7	5.5	4.5	4.0	4.3	5.7	8.5
RoCE	8.1	7.3	8.0	6.6	6.0	6.7	8.7
RoIC	8.3	7.4	7.8	11.3	8.8	11.4	14.1
Leverage Ratio (x)							
Interest Coverage Ratio	1.1	1.6	1.3	1.4	1.6	1.8	2.4
Net Debt/Equity	1.2	1.1	1.2	0.9	0.9	0.8	0.7

Consolidated Cash Flow Statement

Y/E March	FY22	FY23	FY24	FY25	FY26	FY27E	FY28E
OP/(Loss) before Tax							
Depreciation	7,758	10,770	9,514	68,614	12,478	15,988	27,716
Interest and Finance Charges	6,828	8,321	9,949	10,376	11,420	13,353	14,602
Direct Taxes Paid	18,906	13,109	15,930	15,158	15,885	18,459	17,782
(Inc.)/Dec. in WC	-1,882	-2,020	-2,261	-1,705	-752	-3,741	-8,315
(Inc.)/Dec. in WC	-73,115	-12,999	9,052	-10,067	-6,587	-69	-19,538
CF from Operations	-41,505	17,180	42,185	82,377	32,443	43,990	32,248
Others	-5,517	461	-1,647	-62,664	-11,463	-2,079	-2,100
CF from Operations incl. EO	-47,023	17,641	40,538	19,712	20,980	41,911	30,149
(Inc.)/Dec. in FA	4,277	99	-8,242	-1,947	-6,812	-4,161	-500
Free Cash Flow	-42,746	17,740	32,296	17,765	14,169	37,750	29,649
(Pur.)/Sale of Investments	-3,315	-4,385	-36,720	2,851	-4,575	-5,000	-5,000
Others	5,517	1,982	2,651	2,850	2,291	2,079	2,100
CF from Investments	6,479	-2,303	-42,311	3,754	-9,096	-7,082	-3,400
Issue of Shares	53,466	0	0	0	0	0	0
Inc./(Dec.) in Debt	212	4,475	13,528	9,249	-12,305	-3,031	-12,165
Interest Paid	-18,906	-12,279	-16,591	-13,984	-13,396	-18,459	-17,782
Dividend Paid	0	-755	-1,661	-2,416	-1,268	-2,181	-2,181
Others	-180	-46	-48	-47	-48	0	0
CF from Fin. Activity	34,592	-8,605	-4,772	-7,197	-27,017	-23,671	-32,128
Inc./Dec. in Cash	-5,951	6,733	-6,545	16,269	-15,132	11,158	-5,380
Opening Balance	23,390	17,438	24,171	18,188	34,242	19,110	30,268
Closing Balance	17,438	24,171	17,626	34,457	19,110	30,268	24,888

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NOTES

Explanation of Investment Rating	
Investment Rating	Expected return (over 12-month)
BUY	>=15%
SELL	< - 10%
NEUTRAL	< - 10 % to 15%
UNDER REVIEW	Rating may undergo a change
NOT RATED	We have forward looking estimates for the stock but we refrain from assigning recommendation

*In case the recommendation given by the Research Analyst is inconsistent with the investment rating legend for a continuous period of 30 days, the Research Analyst shall be within following 30 days take appropriate measures to make the recommendation consistent with the investment rating legend.

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