August 14, 2026

To

Listing Department
BSE Limited
India Limited
20th Floor, P. J. Towers
Dalal Street, Mumbai – 400 001
Scrip Code: 543899 ISIN: INE0NR623014
Scrip Code: 974936 ISIN: INE0NR607017
Scrip Code: 975770 ISIN: INE0NR607025
Scrip Code: 976397 ISIN: INE0NR607033
Scrip Code: 976434 ISIN: INE0NR607041
Scrip Code: 976636 ISIN: INE0NR607058
Scrip Code: 976637 ISIN: INE0NR607066
Scrip Code: 977036 ISIN: INE0NR607074
Scrip Code: 977037 ISIN: INE0NR607082
Scrip Code: 977917 ISIN: INE0NR607090

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

Sub: Press Release - Distribution to Unitholders for the Quarter Ended June 30, 2026

Ref: Outcome of the Board Meeting held on August 14, 2026

Dear Sir/Madam,

Pursuant to Regulation 23 of the SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time, we are enclosing herewith a Press Release issued by Cube Highways Trust, InvIT, in relation to the distribution to Unitholders for the quarter ended June 30, 2026.

Please take the same on record.

For **Cube Highways Fund Advisors Private Limited**
(acting in its capacity as Investment Manager to Cube Highways Trust)

Richa Gupta Rohatgi
Digitally signed by Richa Gupta Rohatgi
Date: 2026.08.14 22:20:17 +05'30'

Richa Gupta Rohatgi
Compliance Officer and Company Secretary

Enclosed: as above

CC to:

Trustee to the InvIT
Axis Trustee Services Limited
Axis House, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025

Debt Security Trustee
Catalyst Trusteeship Limited
901, 9th Floor, Tower-B Peninsula
Business Park, Senapati Bapat Marg
Lower Parel(W), Mumbai, Maharashtra- 400013

For Immediate Release

Cube Highways Trust Reports 19.3% Revenue Growth in First Quarter; Declares ₹3.95 per Unit Distribution

New Delhi, August 14, 2026 | Cube Highways Trust ("Cube InvIT") [NSE/BSE: CUBEINVIT/543899], managed by Cube Highways Fund Advisors Pvt. Ltd. (the "Investment Manager"), today announced its results for the quarter ended June 30, 2026.

The Board of Directors of the Investment Manager approved a Distribution Per Unit (DPU) of ₹3.95 for Q1 FY27, aggregating to a total distribution of ₹531 crore. The distribution comprises ₹2.10 per unit as interest, ₹1.08 per unit as dividend, ₹0.76 per unit as repayment of SPV loan and ₹0.01 per unit as treasury income.

Pankaj Vasani, Group CFO of Cube InvIT, stated: *"Q1 FY27 is the first quarter we report as a public listed InvIT, and we are delighted to welcome a considerably wider base of unitholders. The results for the quarter substantiate the continued strong showing across key performance metrics.*

Revenue from operations stood at ₹1,127 crore, up 19.3% YoY, while total consolidated income stood at ₹1,157 crore. Toll revenue increased 11.3%, and traffic grew 9.3% YoY, reflecting healthy underlying performance across our portfolio. EBITDA increased 16.7% YoY to ₹819 crore. NAV stood at ₹149.6 per unit as of June 30, 2026, compared with ₹145.8 per unit as at March 31, 2026. Debt, including deferred payments, stood at ₹17,645 crore, with Net Debt/EV at 45.17%. AUM remained stable at ₹367 billion.

As we enter our next phase as a public listed InvIT, our priorities remain unchanged: disciplined asset management, prudent capital allocation, value-accretive growth and stable returns for our unitholders."

The Board of the Investment Manager also approved an upward revision of full-year FY27 DPU guidance to ₹14.50 per unit, from ₹14.00 per unit estimated previously, supported by strong traffic performance during the quarter.

Cube InvIT continues to maintain AAA/Stable ratings from CRISIL Ratings, India Ratings and ICRA.

The record date for the distribution is August 19, 2026, and the distribution payout will be made on or before August 26, 2026.

About Cube Highways Trust

Cube Highways Trust ("Cube InvIT") is an irrevocable Trust established under the Indian Trusts Act, 1882, and registered with the Securities and Exchange Board of India (SEBI) as an Infrastructure Investment Trust (SEBI Registration No: IN/InvIT/22-23/0022). Cube InvIT converted from a private listed InvIT to a public listed InvIT with effect from July 31, 2026. Our Sponsor is a part of the Cube Group, which is an institutionally-owned road infrastructure platform backed by a diversified investor base, including I Squared Capital (through ISQ Fund III Asia Infrastructure Holdings Pte. Ltd), Platinum Rock B 2014 RSC Limited (as trustee of the Platinum Stone A 2014 Trust, a wholly owned subsidiary of the Abu Dhabi Investment Authority) ("Platinum Rock"), Varese IRR LP ("BCI") and Mubadala Investment Company PJSC ("MIC") (through Seventy Second Investment Company LLC).

The results for the quarter ended June 30, 2026, and other relevant disclosures are available on Cube InvIT's website and on the websites of BSE Limited and the National Stock Exchange of India Limited.

For more information, please visit: www.cubehighwaystrust.com

Media contact: corpcomm@cubeinvit.com