CUBE HIGHWAYS
FUND ADVISORS

September 14, 2026

To

Listing Department
BSE Limited
20th Floor, P. J. Towers
Dalal Street, Mumbai – 400 001
Units:
Scrip Code: 543899 ISIN: INE0NR623014
Non-convertible debentures:
Scrip Code: 974936 ISIN: INE0NR607017
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 India Limited
Exchange Plaza, C-1, Block-G
Bandra-Kurla Complex, Bandra (E)
Mumbai - 400 051
Symbol: CUBEINVIT

Subject: Intimation regarding execution of Binding Offer

Dear Sir/Madam,

Pursuant to the provisions of Regulation 23(6) of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended, read with the SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025, as amended and other applicable laws and regulations, if any, this is to inform you that today, i.e., September 14, 2026, the Investment Manager (acting on behalf of Cube Highways Trust) (the "Trust"), has entered into a Binding Offer with M/s Apco Infratech Private Limited ("Apco") and M/s Chetak Enterprises Limited ("Chetak"), (Apco and Chetak, each a "Seller" and collectively, the "Sellers"), and M/s Apco Chetak Ultraway Private Limited and M/s Apco Chetak Expressway Private Limited (collectively, the "SPVs"), to acquire 100% of the equity share capital of the SPVs on certain terms and conditions.

The details of the SPVs are enclosed as **Annexure A.**

We kindly request you to 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: 2026.09.14 21:14:19 +05'30'

Richa Gupta Rohatgi
Company Secretary and Compliance Officer

Copy 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

Annexure-A

Details of Assets proposed to be acquired

<table>
<tr><td>Name of the target entities and brief details</td><td>1. M/s Apco Chetak Ultraway Private Limited (“ACUPL”); and
2. M/s Apco Chetak Expressway Private Limited (“ACEPL”)</td></tr>
<tr><td>Industry to which the entity proposed to be acquired belongs</td><td>The entities belong to the (Road) Infrastructure Industry.</td></tr>
<tr><td>State in which these assets are located</td><td>1. ACUPL – Uttar Pradesh
2. ACEPL – Uttar Pradesh</td></tr>
<tr><td>Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired</td><td>No</td></tr>
<tr><td>Percentage of shareholding/control proposed to be acquired</td><td>100%</td></tr>
<tr><td>Object and impact of the proposed acquisition</td><td>The proposed acquisition is expected to strengthen Cube InvIT’s revenue base and further enhance the yield and Net Asset Value (NAV).</td></tr>
<tr><td>Consideration - whether cash consideration or share swap or any other form and details of the same</td><td>Cash</td></tr>
<tr><td>Cost of acquisition or the price at which the shares are acquired</td><td>The total consideration contemplated under the Binding Offer is subject to adjustments in accordance with the terms of the Binding Offer and the definitive agreements. The final consideration shall be disclosed upon execution of the definitive agreements.</td></tr>
<tr><td>Indicative time period for completion of the acquisition</td><td>The proposed acquisition is expected to be completed subject to the satisfaction of applicable conditions precedent and closing conditions, including receipt of statutory clearances and other applicable approvals/consents, as agreed upon in the definitive agreements.</td></tr>
<tr><td>Portfolio size post finalization of the current pipeline</td><td>Cube InvIT will have a portfolio comprising 29 SPVs located across India.</td></tr>
<tr><td>Any governmental or regulatory approvals required for the acquisition</td><td>The proposed acquisition shall be subject to the receipt of requisite approvals from the National Highways Authority of India (“NHAI”), the Income Tax Authorities, and such other governmental or regulatory authorities as may be required under applicable law.</td></tr>
<tr><td>Brief background about the entities proposed to be acquired in terms of products/line of business acquired, date of incorporation, country in which the acquired entities has presence and any other significant information (in brief)</td><td>
<table>
<tr><td>Asset</td><td>Length (Km)</td><td>Remaining concession life</td><td>Date of Incorporation</td><td>Country</td></tr>
<tr><td>ACUPL</td><td>8.360 to 27.740 km</td><td>~9.5 years</td><td>07 April 2017</td><td rowspan="2">India</td></tr>
<tr><td>ACEPL</td><td>27.740 to 49.346 km</td><td>~8 years</td><td>01 February 2016</td></tr>
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CUBE HIGHWAYS FUND ADVISORS PRIVATE LIMITED
CIN: U74999DL2021FTC379941
Regd. Office: B-376, UGF, Nirman Vihar, New Delhi - 110092
Corporate Office: Unit No. 1901, 19th Floor, Tower-B, World Trade Tower, Plot No. C-1, Sector-16, Noida, U.P-201301
E-mail: - compliance.officer@cubeinvit.com, **Phone:** +91-120-4868300