

Date: September 15, 2026

To
Listing Department Listing Department
BSE Limited
20th Floor, P. J. Towers
Dalal Street, Mumbai-400001

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

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

Sub.: Intimation of expiry of concession period and initiation of handover process in respect of Andhra Pradesh Expressway Private Limited, a project SPV of Cube Highways Trust

Dear Sir/Madam,

This is with reference to Regulation 23 of Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 ("InvIT Regulations") as amended from time to time, please note that the concession period for one of our Special Purpose Vehicles of Cube Highways Trust ("Trust"), namely, Andhra Pradesh Expressway Private Limited ("APEPL or Project SPV"), has expired on September 14, 2026 at 23:59:59 Hrs, in accordance with the Concession Agreement signed by and between the Project SPV and National Highways Authority of India ("NHAI").

APEPL has initiated the contractual handover process of the project to NHAI, in accordance with the terms of the Concession Agreement.

Pursuant to Regulation 2(1)(zy)(ii) of the SEBI InvIT Regulations, read with SEBI circular dated May 15, 2026, APEPL will continue to be classified as a SPV, subject to fulfilment of the prescribed conditions. The Investment Manager is evaluating the permissible options for APEPL and will implement the selected course within the applicable regulatory timelines, subject to requisite approvals.

Brief details of the Project SPV

APEPL is a private limited company incorporated on November 11, 2005, under the erstwhile Companies Act, 1956 (CIN: U63031DL2005PTC349200). APEPL was originally incorporated as "Andhra Pradesh Expressway Limited" a public limited company. Subsequently, it converted into a private limited company, and a fresh certificate of incorporation dated April 23, 2025, was issued. On March 20, 2006, the NHAI and APEPL entered in a concession agreement whereby it was engaged for NH-44 (erstwhile NH 7), between Kothakota in Telangana and Kurnool in Andhra Pradesh (from km. 136+077 in Kothakota to km. 210+699 in Kurnool) in the state of Telangana on Hybrid Annuity Model.

You are requested to kindly take the same on record.

Thanking you

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: 2026.09.15 18:27:17 +05'30'

Richa Gupta Rohatgi
Compliance Officer and Company Secretary

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

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

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