

Date: August 20, 2025

To

Listing Department
BSE 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

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

Subject: Intimation for allotment of secured, rated, listed, redeemable, non-convertible debt securities by Cube Highways Trust ("InvIT")

Ref: Letter dated May 28, 2025 ("Letter")

Dear Sir/Madam,

In continuation to our Letter, this is to inform you that today i.e. August 20, 2025, the Board of Directors of Cube Highways Fund Advisors Private Limited, Investment Manager of Cube Highways Trust ("InvIT"), has approved the allotment of senior, secured, rated, listed, redeemable, non-convertible debt securities (Debentures) on private placement basis for an aggregating amount of INR 820/- Crores (Rupees Eight Hundred and Twenty Crores only) in two tranches, in the following manner:

- 42,000 (Forty-Two Thousand) Debentures having a face value of INR 1,00,000 (Indian Rupees One Lakh) each for an aggregate amount of INR 420,00,00,000/- (Indian Rupees Four Hundred and Twenty Crores only) with an interest rate of 6.9300% and a tenor of 3 Years and 6 Months; ("**Tranche I Debentures**") and
- 40,000 (Forty Thousand) Debentures having a face value of INR 1,00,000 (Indian Rupees One Lakh) each for an aggregate amount of INR 400,00,00,000/- (Indian Rupees Four Hundred Crores only) with an interest rate of 7.3015% and a tenor of 10 Years ("**Tranche II Debentures**").

This is in reference to the applicable provisions of Securities Exchange Board of India (SEBI) (Infrastructure Investment Trusts) Regulations, 2014, and Regulation 51 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, and other applicable laws.

Further, pursuant to Regulation 23 of SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time, we are enclosing herewith a Press Release by InvIT in this regard.

The same can also be accessed at

https://www.cubehighwaystrust.com/uploads/Press_Release_by_Cube_Highways_Trust_20-08-2025.pdf.

Request 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
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@cubehighways.com, Phone: +91-120-4868300

Copy to:

Cc:

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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Press Release

Cube Highways Trust Secures ₹820 Crore through AAA Rated NCDs

New Delhi, India, August 20, 2025: Cube Highways Trust (Cube InvIT) [NSE/BSE: CUBEINVIT/543899], managed by Cube Highways Fund Advisors Pvt. Ltd., announces the successful closure of its latest bond issuance, securing investor interest with bids amounting to ₹820 crores across two tenors – 3.5 years and 10 years – at competitive rates.

Cube InvIT's Board approved the allotment of 82,000 Non-Convertible Debentures (NCDs) with a face value of ₹1 lakh each, aggregating to ₹820 crores on a private placement basis on August 20, 2025.

The 3.5 years NCDs with a maturity date of 20 February 2029 were issued at a coupon of 6.9300% while the 10 years NCDs with a maturity date of 20 August 2035 were issued at a coupon of 7.3015%. The proceeds from this issue will primarily be used to repay the existing indebtedness. Following this transaction, fixed rate borrowings will constitute 33.4% of Cube InvIT's obligations.

ICRA Limited and India Ratings & Research Private Limited have assigned a rating of AAA/Stable to the Debt Securities.

Trilegal and Cyril Amarchand Mangaldas served as legal advisors for the issuance. Catalyst Trusteeship Limited acted as the debenture trustee. The issue will be listed in the wholesale debt market segment of BSE Limited.

About Cube Highways Trust

Cube Highways Trust ("Cube InvIT") is an irrevocable Trust set up under the Indian Trusts Act, 1882 and registered with the Securities Exchange Board of India (SEBI) as an Infrastructure Investment Trust. It is backed by a diversified investor base, including I Squared Capital, a wholly owned subsidiary of the Abu Dhabi Investment Authority (ADIA), British Columbia Investment Management Corporation, and Abu Dhabi's sovereign investor Mubadala Investment Company.

Cube Highways Trust is engaged in implementing the public-private partnership ("PPP") model in the country's highways sector to operate and manage highway projects in association with the central and state governments.

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