

May 22, 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: 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

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

Sub: Press Release by Cube Highways Trust, InvIT

Ref: Outcome of Board Meeting dated May 22, 2026

Dear Sir/Madam,

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 Cube Highways Trust, InvIT, w.r.t declaration of distribution to Unitholders for the quarter ended March 31, 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
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

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

Press Release

Cube Highways Trust Continues Strong Fiscal Performance, Reports Annual DPU of ₹ 13.77 per Unit for FY26

New Delhi, May 22, 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 and year ended March 31, 2026.

The Board of Directors of the Investment Manager has approved a Distribution Per Unit (DPU) of ₹ 3.57 for the quarter. The total distribution for the quarter amounts to ₹ 480 crores. This distribution comprises ₹ 1.74 per unit as interest, ₹ 0.27 per unit as dividend, ₹ 1.55 per unit as repayment of SPV loan and ₹ 0.01 per unit as treasury income.

Pankaj Vasani, Group CFO of Cube InvIT, stated: “*Cube Highways Trust ended the financial year with consolidated income increasing 26.23% YoY to ₹4,359 crores and consolidated EBITDA rising 29.95% YoY to ₹3,092 crores. Revenue from operations grew 28.17% YoY to ₹4,239 crores, driven by robust traffic growth of 8.1% and supported by value-accretive acquisitions during the year.*”

FY26 was a defining year for Cube Highways Trust, as we delivered our highest-ever annual distribution since listing, amounting to ₹1,851 crores and a DPU of ₹13.77. Net Asset Value (NAV) stood at ₹ 145.8/unit, up from ₹ 142.7/unit as at 31 December 2025. Net debt (including deferred payments) remained stable at ₹17,768 crores, while the Trust maintained a prudent Net Debt/EV ratio of 46.82%. Total Assets Under Management stood at ₹36,842 crores.

We believe that these outcomes reflect our portfolio's resilience, disciplined capital management, and teams' consistent execution. We remain grateful to our investors, partners, and stakeholders for their continued trust and support.”

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

The record date for the distribution is May 27, 2026, and the distribution payout will be made on or before June 04, 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). Our Sponsor and Sponsor Group are 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).

Cube Highways Trust is engaged in implementing the public-private partnership (“PPP”) model in India’s highways sector to operate and manage highways in association with the central and state governments.

Investors can view the results for the year ended March 31, 2026, along with other relevant disclosures, on the websites of Cube InvIT (www.cubehighwaystrust.com), BSE Limited (www.bseindia.com), and the National Stock Exchange of India Limited (www.nseindia.com).

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

Media contact: corpcomm@cubehighways.com

Disclaimer: Cube Highways Trust is proposing, subject to receipt of requisite approvals, market conditions and other considerations, conversion from private listed to public listing of the InvIT and to make an initial public offer of its units and has filed a draft offer document with the Securities and Exchange Board of India (“SEBI”). The draft offer document is available on the website of the SEBI at www.sebi.gov.in, the websites of the stock exchanges, at www.nse-india.com and www.bseindia.com, as well as on the websites of the lead managers, namely, Kotak Mahindra Capital Company Limited, HDFC Bank Limited, HSBC Securities and Capital Markets (India) Private Limited and JM Financial Limited at <https://investmentbank.kotak.com>, www.hdfc.bank.in, www.business.hsbc.co.in and www.jmfl.com, respectively. Investors should note that investment in units may involve risks and for details relating to such risks, prospective investors should carefully read the draft offer document, including sections entitled “Risk Factors” and “Forward-Looking Statements”. Prospective investors should not rely on the draft offer document filed with SEBI and stock exchanges in making any investment decision.

This announcement is not an offer of securities for sale in the United States or elsewhere. This announcement is not for publication or distribution, directly or indirectly, in or into the United States. The units described in this announcement have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “U.S. Securities Act”) or any other applicable law of the United States and, unless so registered, may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable U.S. state securities laws. There will be no public offering of securities in the United States.