

October 28, 2026

To
Listing Department
BSE Limited
India Limited
20th Floor, P. J. Towers
Dalal Street, Mumbai – 400 001

Listing Department
National Stock Exchange of
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

Scrip Code: 978257 ISIN: INE0NR607108

Sub: Press Release - Distribution to Unitholders for the quarter ended September 30, 2026

Ref: Outcome of the Board Meeting held on October 28, 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 September 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: 2026.10.28
19:38:04 +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

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

Cube Highways Trust Reports 10.27% H1 FY27 Revenue Growth; Declares ₹3.79 per Unit Distribution

New Delhi, October 28, 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 half year ended September 30, 2026.

At its meeting held today, the Investment Manager’s Board of Directors approved a distribution of ₹3.79 per unit (DPU) for the quarter. The Trust reported strong performance, with total distributions of ₹509 crores for the quarter, comprising of ₹1.76 per unit as interest, ₹0.32 per unit as dividend, and ₹1.71 per unit as return of capital. The total H1 FY27 distribution amounts to ₹1,040 crores, with a cumulative DPU of ₹7.74.

Pankaj Vasani, Group CFO of Cube InvIT, stated: *“We have had a remarkable quarter and half year, headlined by our transition to a publicly listed InvIT and stellar revenue performance. Revenue from operations stood at ₹22,008 Mn, up 10.27% year-on-year; while total consolidated income stood at ₹22,605 Mn. Traffic trends were strongly positive across most corridors, driving 13.6% quarterly toll revenue growth and 11.6% traffic growth YoY, while EBITDA improved to ₹15,869 Mn. The Trust maintained a Net Debt/EV ratio of 44.42%, with net debt of ₹161 billion. Total Assets Under Management (AUM) stood at ₹362 Bn.*

The WUPTPL and APEPL concessions reached their scheduled conclusion during the half-year, a natural part of the portfolio lifecycle. The acquisition of the Committed Assets, comprising CNTL, DTPL, BFHL and WMTPL, continues to be on track. As we move into the second half of the year, our priorities are clear: complete the acquisitions, maintain prudent leverage and deliver distributions in line with guidance”.

The Investment Manager’s Board has increased its full-year FY27 DPU guidance to ₹15.50 per unit from ₹14.50 per unit in Q1, supported by strong traffic performance during the period.

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

The record date for the distribution is October 31, 2026, and the distribution payout will be made on or before November 6, 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 half year ended September 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