

Date: September 30, 2026

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

Listing Department
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

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

Ref: Intimation Letter dated August 14, 2026 ("Letter")

Dear Sir/Madam,

In continuation of our Letter and with 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, this is to inform you that today i.e. September 30, 2026, the Board of Directors of Cube Highways Fund Advisors Private Limited, Investment Manager of Cube Highways Trust ("InvIT"), by way of resolution passed by circulation, has approved the allotment of 1,15,000 (One Lakh and Fifteen Thousand only) senior, secured, rated, listed, redeemable, non-convertible debt securities ("Debentures") having a face value of INR 1,00,000 (Indian Rupees One Lakh) each, aggregating to INR 1,15,00,00,000 (Indian Rupees One Thousand One Hundred and Fifty Crore only), to eligible investors on a private placement basis at a coupon rate of 7.50%, having a maturity date of September 30, 2031, as per the terms and conditions mentioned in the Key Information Document dated September 24, 2026.

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_Release30092026.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

Digitally signed by
Richa Gupta Rohatgi
Date: 2026.09.30
18:59:32 +05'30'

Richa Gupta Rohatgi
Company Secretary and Compliance Officer

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

Press Release

Cube Highways Trust raises ₹1,150 crore through AAA-rated NCDs

New Delhi, September 30, 2026 | Cube Highways Trust (“Cube InvIT”) [NSE/BSE: CUBEINVIT/543899], managed by Cube Highways Fund Advisors Pvt. Ltd. (the “Investment Manager”), has successfully raised ₹1,150 crore through the issuance of senior, secured, listed, rated, redeemable, non-convertible debentures (NCDs) carrying a face value of ₹1 lakh each and a coupon of 7.50% per annum, payable quarterly, with a tenor of five years.

The Investment Manager undertook the issuance through the NSE Electronic Bidding Platform, and the bidding process concluded on September 28, 2026. The NCDs are proposed to be utilised towards refinancing, in part or in full, of outstanding senior debt facilities and/or commercial papers, and funding of capital expenditure and maintenance expenses in relation to the Project SPVs.

Institutional investors subscribed to the NCDs, with ₹550 crore allocated to Axis Bank Limited and ₹600 crore to ICICI Bank Limited. Axis Bank Limited was allotted ₹165 crore as Anchor Investor and ₹385 crore as Non-Anchor Investor, while ICICI Bank Limited was allotted ₹180 crore and ₹420 crore, respectively, across the relevant allocations.

The transaction forms part of Cube InvIT’s broader financing programme approved for raising financial assistance of up to ₹4,500 crore, across one or more tranches and through a combination of NCDs, commercial papers and/or rupee-denominated facilities.

Disclosure: Axis Bank Limited is a related party of Cube Highways Trust by virtue of being the promoter of Axis Trustee Services Limited, the Trustee of Cube Highways Trust. The relevant related party transaction approvals of the Audit Committee and Board have been obtained in accordance with the applicable regulatory framework.

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).

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

Media contact: corpcomm@cubeinvit.com