

June 29, 2023

To
Listing Department
BSE Limited
20th Floor, P. J. Towers
Dalal Street, Mumbai – 400 001
Scrip Code: 543899 (CUBEINVIT)

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

Dear Sir/Ma'am,
Pursuant to Regulation 23 of SEBI (Infrastructure Investment Trusts) Regulations, 2014, as amended from time to time read with SEBI Master Circular no. SEBI/HO/DDHS/DDHS_Div3/P/CIR/2022/53 dated April 26, 2022, we are enclosing herewith a Press Release issued by Cube Highways Trust, InvIT, w.r.t issuance of long term listed non-convertible debentures (NCDs) to International Finance Corporation (IFC).

This is for the information of the Exchanges and the Unitholders.

For Cube Highways Fund Advisors Private Limited
(acting in its capacity as Investment Manager to Cube Highways Trust)

Mridul Gupta
Company Secretary and Compliance Officer

Encl: As attached

CUBE HIGHWAYS FUND ADVISORS PRIVATE LIMITED

CIN: U74999DL2021FTC379941

Regd. Office: B-376, UGF, Nirman Vihar, New Delhi - 110092

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Press Release

Cube Highways Trust Secures ₹1,030 Crore Funding from IFC through Long-Term Listed NCDs

New Delhi, India, June 29, 2023: Cube Highways Trust (Cube InvIT) [BSE/NSE: CUBEINVIT], managed by Cube Highways Fund Advisors Pvt. Ltd., successfully secured ₹1,030 crore through long-term listed non-convertible debentures (NCDs) from the International Finance Corporation (IFC). The transaction was finalized on June 28, 2023.

The funds raised through this deal will be utilized for a Special Purpose Vehicle (SPV) owned by Cube Highways Trust. Cube Highways Trust has a diversified portfolio of 18 toll and annuity road assets with an aggregate length of 1,423.60 kilometres. These road assets are located across 11 states, including Andhra Pradesh, Bihar, Haryana, Jharkhand, Karnataka, Kerala, Rajasthan, Tamil Nadu, Telangana, Uttar Pradesh, and West Bengal.

Commenting on the transaction, Vinay Sekar, CEO of Cube InvIT, said, *"We are grateful for the support and confidence shown by IFC. This collaboration further reinforces Cube's dedication to upholding exemplary standards of governance and sustainability practices. Cube Highways Trust remains committed to operating and maintaining high-quality infrastructure assets and generating long-term value for all our stakeholders."*

Pankaj Vasani, Group CFO of Cube InvIT, said, *"With a total tenure of 12 years, and a robust structure, the long-term financing provided by IFC conforms harmoniously to Cube's overarching strategic objective of fostering a resilient balance sheet, and further bolstering its financial stability and viability in the market."*

Wendy Werner, India Country Head at IFC, said, *"IFC's investment in Cube Highways Trust underscores our joint commitment to strengthening the roads sector by demonstrating the crucial role of innovative market financing for sustainable infrastructure development. Our support will help catalyze investment from other international and domestic lenders to enhance critical transport infrastructure, connectivity, and logistics. Building on a decade-long partnership with Cube Highways as a founding member, we aim to improve the quality of roads for millions across India while contributing to the country's inclusive economic growth."*

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, Abu Dhabi's sovereign investor Mubadala Investment Company, and Japan Highways International BV.

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

About IFC

IFC—a member of the World Bank Group—is the largest global development institution focused on the private sector in emerging markets. We work in more than 100 countries, using our capital, expertise, and influence to create markets and opportunities in developing countries. In fiscal year 2022, IFC committed a record \$32.8 billion to private companies and financial institutions in developing countries, leveraging the power of the private sector to end extreme poverty and boost shared prosperity as economies grapple with the impacts of global compounding crises.

For more information, visit www.ifc.org.

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