

**September 25, 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  
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

**Subject:** Disclosure of information w.r.t. encumbrance on Units of Cube Highways Trust (InvIT) by Sponsor

Dear Sir/Ma'am,

In terms of the disclosure requirements set out under Regulation 10.3.1 of Chapter 10 of the Securities and Exchange Board of India's Master Circular bearing reference number SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025, please find enclosed herewith **Annexure A** containing the disclosure as received from Cube Highways and Infrastructure III Pte. Ltd. (one of the Sponsors) with regard to creation of encumbrance on the Units of Cube Highways Trust, InvIT.

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**

**Enclosed: As Above**

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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**CUBE HIGHWAYS FUND ADVISORS PRIVATE LIMITED**

CIN: U74999DL2021FTC379941

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

**Corporate Office:** Unit No. 1901, 19<sup>th</sup> 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



To,  
 Cube Highways Fund Advisors Private Limited  
 (acting as Investment Manager to Cube Highways Trust, InvIT)  
 B-376, Nirman Vihar, New Delhi-110092

**Kind Attn:** Ms. Richa Gupta Rohatgi, Compliance Officer

Dear Madam,

Pursuant to Regulation 10.2.1 of Chapter 10 of the Securities and Exchange Board of India's Master Circular bearing reference number SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025, kindly note the below disclosure:

#### Details of encumbrance

Name of InvIT	Cube Highways Trust
Name of the recognised stock exchanges where the units of InvIT are listed	BSE Limited and National Stock Exchange of India Limited
Name of the sponsor as applicable	Cube Highways and Infrastructure III Pte Ltd
Total unitholding	No. of units – 279,654,900 % of total outstanding units -20.81%
<b>Specific details about the encumbrance</b>	
	Encumbrance (Date of creation of encumbrance: <u>22.09.2025</u> )
Type of encumbrance	Indirect
No. and % of units encumbered	No. of units: 78,044,436 % of total outstanding units: 5.81%
Encumbered units as a % of total units held	27.91%
Period of encumbrance	Period beginning from 22.09.2025 and ending on 25.09.2026
Name of the entity in whose favour units have been encumbered	Sumitomo Mitsui Banking Corporation Singapore Branch
Purpose of borrowing	Cube Highways and Infrastructure II Pte Ltd ("CH II") – a group company of CH III intends to acquire all the shares and OCDs (or equivalent ownership interests) of Chenani-Nashri Tunnelway Limited, a company formed under the laws of India having its registered office at The IL&FS Financial Centre, Plot No. C-22, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400051 ("CNTL"), on a fully diluted



basis and taking into account the conversion of any instruments issued which are convertible into shares, whether on an optional or mandatory basis and if required subscribe to the debt instruments (including compulsory convertible debentures, optionally convertible debentures and non-convertible debentures) issued by CNTL ("**Acquisition**"). The Acquisition requires a capital infusion to meet the agreed-upon investment commitment. However, ISQ Asia Infrastructure Holdings Pte. Ltd. ("**ISQ**") is currently unable to provide additional funds for this purpose. To meet the financing investment requirements, ISQ Asia Infrastructure Holdings II Pte. Ltd. ("**ISQ II**"), an associate company of ISQ, has agreed to fulfill the commitment. For the purpose of CH II's investment in CNTL, ISQ II intends to take up a secured syndicated loan facility from Standard Chartered Bank (Singapore) Limited and Sumitomo Mitsui Banking Corporation Singapore Branch as original lenders and Sumitomo Mitsui Banking Corporation Singapore Branch as agent (the "**Agent**") ("**Facility**"). ISQ II intends to pledge Class B Shares held by it in CH II and the Ordinary shares of CH III in favour of lenders to secure the Facility. Since the shares of CH III will be pledged, the lenders, as an indirect recourse, will have the right to sell the units held by CH III in Cube Highways Trust (ISQ II's portion) in the event of an enforcement.

Signature of Authorised Signatory: Kunal Agarwal

Designation: Director

Place: Singapore

Date: 24-September-2025