

BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT

FY 2025-26





Business Responsibility and Sustainability Report

SECTION A: GENERAL DISCLOSURES

I. Details of the listed entity

Sl. No	Required Information	
1	Corporate Identity Number (CIN) of the Listed Entity	Cube Highways Trust is an Infrastructure Investment Trust (InvIT) registered with the Securities and Exchange Board of India ("SEBI") having registration number as IN/InvIT/22-23/0022
2	Name of the Listed Entity	Cube Highways Trust ('Cube InvIT' / 'CHT' Trust'/InvIT)
3	Year of incorporation	April 5, 2022
4	Registered office address/Principal place of business	B-376, UGF, Nirman Vihar, New Delhi, 110092, India
5	Corporate address	19th Floor, Unit No. 1901, Tower - B, World Trade Tower, Plot No. C -1, Sector 16, Noida, Uttar Pradesh 201 301
6	E-mail	compliance.officer@cubehighways.com
7	Telephone	+91-120-4868300
8	Website	www.cubehighwaystrust.com
9	Financial year for which reporting is being done	FY 2025-26
10	Name of the Stock Exchange(s) where shares are listed	BSE Ltd. (BSE) and National Stock Exchange of India Limited (NSE) w.e.f. April 19, 2023
11	Paid-up Capital	1,34,396.03 INR Million (Unit capital)
12	Name and contact details (telephone, email address) of the person who may be contacted in case of any queries on the BRSR report	Ms. Richa Gupta Rohatgi Compliance Officer +91-120-4868300 compliance.officer@cubehighways.com
13	Reporting boundary - Are the disclosures under this report made on a standalone basis (i.e. only for the entity) or on a consolidated basis (i.e. for the entity and all the entities which form a part of its consolidated financial statements, taken together).	Consolidated*
14	Name of Assessment or Assurance Provider	DNV Business Assurance India Private Limited
15	Type of Assessment or Assurance obtained	Limited Assurance of Core KPIs

*The reporting boundary covers Cube Highways Trust owning 27 Special Purpose Vehicles ('SPVs') in FY 2025-26 and 25 SPVs in FY 2024-25.

For selected disclosures, the boundary also includes the Trust's Investment Manager (IM), Cube Highways Fund Advisors Pvt. Ltd. (CHFAPL), and Project Manager (PM), Cube Highways and Transportation Assets Advisors Pvt. Ltd. (CHTAAPL), in addition to the Trust itself.

KPI	Reporting Boundary	Coverage
Governance	FY 2025-26	27 SPV Assets, Investment Manager (IM), Project Manager (PM)
Social	FY 2025-26	27 SPV Assets, Investment Manager (IM), Project Manager (PM)
Environment		
- Energy and GHG Emissions. - Water - Waste	CY 2025	GHG Emissions - Scope 1 - Covers 27 assets; Scope 2 - Covers 27 assets and IM, PM. Energy - Fuel Data covers 27 assets, and electricity covers 27 assets and IM, PM

KPI	Reporting Boundary	Coverage
	FY 2025-26	Water data covers 27 assets and IM, PM
	FY 2025-26	Waste data covers 27 assets and IM, PM
		JUHPL and QEPL were acquired in June 2025. Accordingly, data for these projects has been considered from the acquisition date and is not annualised.
Environment		
- Energy and GHG Emissions. - Water - Waste	CY 2025	GHG Emissions - Scope 1 - Covers 27 assets; Scope 2 - Covers 27 assets and IM, PM.
		Energy – Fuel Data covers 27 assets, and electricity covers 27 assets and IM, PM
	FY 2025-26	Water data covers 27 assets and IM, PM
	FY 2025-26	Waste data covers 27 assets and IM, PM
		JUHPL and QEPL were acquired in June 2025. Accordingly, data for these projects has been considered from the acquisition date and is not annualised.

II. Products/Services

16 Details of business activities (accounting for 90% of the turnover):

Sl. No	Description of Main Activity	Description of Business Activity	% of Turnover of the entity
1	The objective of the Trust is to carry on the activities of, and to make investments as, an infrastructure investment trust, as permissible under the InvIT Regulations and in accordance with the InvIT Documents, to the extent applicable, including in eligible infrastructure projects either directly or through SPVs or Holding Company(ies) or securities of Indian companies related to the infrastructure sector or government securities or money market instruments, liquid mutual funds or cash equivalents (the "Investment Objectives")	To operate, maintain and manage a portfolio of road infrastructure assets across India, with the aim of generating sustainable income and optimizing returns for the benefit of the unitholders.	100%

17 Products/Services sold by the entity (accounting for 90% of the entity's Turnover):

Sl. No	Product / Service	NIC Code	% of total Turnover contributed
1	Trusts, funds and other financial vehicles	6430	100%
2	Activities of holding companies	6420	



III. Operation

18 Number of locations where plants and/or operations/offices of the entity are situated:

Location	Number of plants	Number of offices	Total
National	27	4	31
International	0	0	0

19 Market Served by the entity:

a. Number of locations

Locations	Number
National (No. of States)	13
International (No. of Countries)	0

b. What is the contribution of exports as a percentage of the total turnover of the entity?

Not applicable

c. A brief on types of customers

Cube Highways Trust owns and operates a portfolio of road infrastructure assets in India. Its revenue is derived from toll collections from road users on BOT assets, as well as from payments by government authorities, including the National Highways Authority of India and State agencies, under annuity and Hybrid Annuity Model (HAM) arrangements.

IV. Employees

20 Details as at the end of Financial Year:

a. Employees and workers (including differently abled):

Sl. No	Particulars	Total (A)	Male		Female	
			No.(B)	% (B/A)	No.(C)	% (C/A)
Employees						
1	Permanent (D)	980	897	92%	83	8%
2	Other than Permanent (E)	0	0	0	0	0
3	Total employees (D+E)	980	897	92%	83	8%
Workers*						
4	Permanent (F)	NA	NA	NA	NA	NA
5	Other than Permanent (G)	NA	NA	NA	NA	NA
6	Total workers (F+G)	NA	NA	NA	NA	NA

*NA – Not Applicable

Above data coverage include IM, PM and SPVs. The entity classifies 100% of its permanent workforce as employees. In addition, contractual staff engaged by our contracting partners for road operations and maintenance are not included in this report, as they are ad hoc in nature. Therefore, the category "Workers" is marked as Not Applicable

b. Differently abled Employees and workers:

Sl. No	Particulars	Total (A)	Male		Female	
			No.(B)	% (B/A)	No.(C)	% (C/A)
Differently Abled Employees						
1	Permanent (D)	0	0	0	0	0
2	Other than Permanent (E)	0	0	0	0	0
3	Total differently abled employees (D+E)	0	0	0	0	0

Sl. No	Particulars	Total (A)	Male		Female	
			No.(B)	% (B/A)	No.(C)	% (C/A)
Differently Abled Workers						
4	Permanent (F)	NA	NA	NA	NA	NA
5	Other than Permanent (G)	NA	NA	NA	NA	NA
6	Total differently abled workers (F+G)	NA	NA	NA	NA	NA

21 Participation/Inclusion/Representation of women:

	Total (A)	No. and percentage of Females	
		No. (B)	% (B / A)
Board of Directors	7	2	28.57%
Key Management Personnel*	3	1	33.34%

* BoD and KMP pertains to Investment Manager of Cube Highways Trust. This definition is consistently applied throughout the report, wherever applicable.

22 Turnover rate for permanent employees and workers (Disclose trends for the past 3 years)

	FY 2025-26 (Turnover rate in current FY)			FY 2024-25 (Turnover rate in previous FY)			FY 2023-24 (Turnover rate in the year prior to the previous FY)		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Permanent Employees*	11.05%	7.41%	10.75%	10.81%	8.22%	10.58%	10.88%	8.95%	10.72%
Permanent Workers	Not Applicable								

*The Entity categorizes 100% of its workforce as employees. Hence, there are no workers in the Entity's workforce.

23 Name of holding / subsidiary / associate companies / joint ventures

Sl. No	Name of the holding / subsidiary / associate companies / joint ventures (A)	Indicate whether holding/ Subsidiary/ Associate/ Joint Venture	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
1	Jaipur-Mahua Tollway Private Limited ('JMTPL')	Subsidiary	100	Yes
2	Mahua Bharatpur Expressways Limited ('MBEL')	Subsidiary	99.97*	Yes
3	Western UP Tollway Private Limited ('WUPTPL')	Subsidiary	100	Yes
4	Farakka-Raiganj Highways Private Limited ('FRHPL')	Subsidiary	100	Yes
5	DA Toll Road Private Limited ('DATRPL')	Subsidiary	100	Yes
6	Nelamangala Devihalli Expressway Private Limited ('NDEPL')	Subsidiary	100	Yes
7	Walayar Vaddakencherry Expressways Private Limited ('WVEPL')	Subsidiary	100	Yes
8	Hazaribagh Tollway Private Limited ('HTPL')	Subsidiary	100	Yes
9	Kotwa-Muzaffarpur Tollway Private Limited ('KMTPL')	Subsidiary	100	Yes
10	Jhansi-Lalitpur Tollway Private Limited ('JLTPL')	Subsidiary	100	Yes
11	Jhansi-Vigakheth Tollway Private Limited ('JVTPL')	Subsidiary	100	Yes
12	Lucknow-Raebareli Tollway Private Limited ('LRTPL')	Subsidiary	100	Yes
13	Madurai-Kanyakumari Tollway Private Limited ('MKTPL')	Subsidiary	100	Yes



Sl. No	Name of the holding / subsidiary / associate companies / joint ventures (A)	Indicate whether holding/ Subsidiary/ Associate/ Joint Venture	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
14	Kanyakumari-Etturavattam Tollway Private Limited ('KETPL')	Subsidiary	100	Yes
15	Salaipudhur-Madurai Tollway Private Limited ('SMTPL')	Subsidiary	100	Yes
16	Nanguneri-Kanyakumari Tollway Private Limited ('NKTPL')	Subsidiary	100	Yes
17	Ghaziabad Aligarh Expressway Private Limited ('GAEPL')	Subsidiary	100	Yes
18	Andhra Pradesh Expressway Private Limited ('APEPL')	Subsidiary	100	Yes
19	Borgaon Watambare Highways Private Limited ('BWHPL')	Subsidiary	100	Yes
20	Mangalwedha Solapur Highways Private Limited ('MSHPL')	Subsidiary	100	Yes
21	Mangloor Highways Private Limited ('MHPL')	Subsidiary	100	Yes
22	Tirumala Highways Private Limited ('THPL')	Subsidiary	100	Yes
23	Shankarampet Projects Private Limited ('SPPL')	Subsidiary	100	Yes
24	Srirangam Infra Private Limited ('SIPL')	Subsidiary	100	Yes
25	N.A.M. Expressway Private Limited ('NAMEPL')	Subsidiary	100	Yes
26	Quazigund Expressway Private Limited ('QEPL') **	Subsidiary	100	Yes
27	Jammu Udhampur Highway Private Limited ('JUHPL') **	Subsidiary	100	Yes

*0.03% of the equity share is held by Madhucon Infra Limited

** Assets acquired in June 2025 under Cube Highways Trust

VI. CSR details

24 (i) Whether CSR is applicable as per section 135 of Companies Act, 2013: (Yes/No)

Cube Highways Trust is not subject to the provisions relating to Corporate Social Responsibility under the Companies Act, 2013.

However, during FY 2025-26, 9 out of its 27 Special Purpose Vehicles, namely JMTPL, MBEL, WUPTPL, JLTPL, JVTPL, THPL, SPPL, JUHPL, and QEPL met the prescribed thresholds for applicability of CSR under the Act and have accordingly undertaken CSR activities in compliance with the statutory requirements.

The remaining SPVs, while not falling within the ambit of mandatory CSR provisions, have continued to undertake community development initiatives on a voluntary basis, aligned with the Trust's commitment towards inclusive growth and sustainable development.

(ii) Turnover (in Rs.) 42,388.85 million INR

(iii) Net worth (in Rs.) 97,826.88 million INR

VII. Transparency and Disclosure Compliances

25 Complaints/Grievances on any of the principles (Principles 1 to 9) under the national Guidelines on Responsible Business Conduct:

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in Place (Yes/ No) (If Yes, then provide web-link for grievance redress policy)	FY 2025- 26 Current Financial Year			FY 2024- 25* Previous Financial Year		
		Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Communities**							
Investors (other than shareholders)	https://www.cubehighwaystrust.com/uploads/IGR_policy_-_CHT.pdf	0	0	-	-	-	-
Shareholders	https://www.cubehighwaystrust.com/uploads/IGR_policy_-_CHT.pdf	0	0	-	-	-	-
Employees and workers	Yes, Policies integrated in HR Handbook available on Intranet	0	0	-	-	-	-
Customers (Road Users)	https://ihmcl.co.in/24x7-national-highways-helpline-1033/	7276	0	-	-	-	-
Value Chain Partners	Yes, Policies integrated in HR Handbook available on Intranet	1	0	-	-	-	-
Other (please specify)	-	-	-	-	-	-	-

Note: *Not disclosed in FY25 due to incomplete data.

** Communities raise concerns through various channels and SPVs address and resolve practical issues in control. Some issues are raised through helpline 1033.

26 Overview of the entity's material responsible business conduct issues

Please indicate material responsible business conduct and sustainability issues pertaining to environmental and social matters that present a risk or an opportunity to your business, rationale for identifying the same, approach to adapt or mitigate the risk along-with its financial implications, as per the following format

Sl. No	Material issue identified	Indicate whether Risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
1	GHG Emissions and Energy Management	Opportunity	Energy consumption and GHG emissions from construction materials, fuel, electricity use, and operational activities contribute significantly to the carbon footprint. This presents an opportunity to improve efficiency and transition towards low carbon operations in line with sustainability strategy and Scope 1 and Scope 2 intensity targets.	-	Positive. Investments in energy efficient and low carbon technologies may involve upfront costs but are expected to deliver long term benefits through reduced operating expenses, lower energy costs, and improved resilience to energy price volatility.
2	Resource Management	Opportunity	Efficient use of materials and adoption of circular practices such as RAP, CCPR, and micro surfacing reuse of MBCBs, signboards enable reduction in virgin material consumption, waste generation, and environmental footprint. This creates an opportunity to enhance resource efficiency across operations.	-	Positive. Reduced consumption of bitumen and aggregates, road furniture lowers procurement costs and improves margins. Extending asset life through sustainable technologies also reduces maintenance expenditure over the long term.
3	Climate Change	Risk	Physical climate risks such as extreme rainfall, flooding, landslides, and heat stress can impact road infrastructure, leading to asset degradation, operational disruptions, and increased maintenance requirements.	Climate risks are assessed through due diligence processes incorporating engineering assessments, and specialised testing. Standalone study also conducted to assess the risk. Proactive maintenance measures, resilience measures, and insurance coverage are implemented to manage potential impacts.	Negative. Climate related damages can result in increased repair and rehabilitation costs, operational disruptions, and potential revenue losses, affecting overall financial performance and asset value.

Sl. No	Material issue identified	Indicate whether Risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
4	Safety (Health and Road)	Risk	Occupational health and safety and road safety are critical due to high traffic volumes, diverse vehicle mix, and operational risks. Noncompliance with safety standards may result in accidents, injuries, and reputational impact.	A proactive, data-driven safety management approach is adopted, including audits/inspections, trainings, intelligent traffic management systems, and adherence to regulatory standards to minimize incidents.	Negative. Workplace safety incidents can lead to medical costs, compensation liabilities, and productivity losses, along with potential legal and reputational consequences. Increased road accidents can lead to related liabilities, repair costs, and potential revenue losses from traffic disruptions.
5	Human Capital Management	Opportunity	Human capital management presents a strategic opportunity for Cube InvIT to enhance operational efficiency, asset performance, and long-term value creation. A skilled, engaged, and well supported workforce directly contributes to improved project execution, reduced safety incidents, and higher asset uptime in road operations. From an ESG perspective, integrating human rights, diversity, equity and inclusion (DEI), and employee wellbeing strengthens workforce stability, reduces attrition, and enhances productivity.	-	Positive. A strong human capital strategy enhances productivity, innovation, and employee retention, while reducing attrition and compliance risks. Focus on DEI and human rights strengthens employer brand, improves workforce engagement, and supports long term business resilience and value creation.
6	Community Welfare	Opportunity	Engagement with local communities through CSR and development initiatives supports socio economic development and strengthens relationships with stakeholders. This creates opportunities to build trust and social acceptance.	-	Positive. Supporting welfare of local communities can lead to increased acceptance and support for its projects, reduced opposition, and improved regulatory relationships, ultimately resulting in cost savings, mitigating project delays, and increased revenue potential.



Sl. No	Material issue identified	Indicate whether Risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
7	Responsible Procurement	Opportunity and Risk	Responsible procurement presents an opportunity to enhance supply chain resilience through sustainable sourcing, supplier diversification, and stronger vendor governance. At the same time, Cube InvIT is exposed to risks arising from global supply chain disruptions, particularly in petrochemical linked inputs such as bitumen, where geopolitical developments and crude price volatility can impact availability and cost.	-	Positive and Negative. Exposure to supply chain disruptions and volatility in input material prices, particularly bitumen and other crude linked products, can lead to increased procurement costs, margin compression, and potential project delays, thereby negatively impacting financial performance. Conversely, adoption of sustainable sourcing practices, supplier diversification, and long term contracting can improve cost predictability, enhance negotiation leverage, and reduce dependency risks. This can result in cost efficiencies, improved margins, and greater financial stability over the long term.
8	Customer Experience	Opportunity	Customer experience is critical in road infrastructure operations, particularly in toll-based assets where user satisfaction is influenced by road quality, safety, traffic management, grievance redressal, and digital tolling efficiency. Enhancing commuter experience improves asset utilisation, stakeholder trust, and regulatory perception.	-	Positive. Improved customer experience can lead to higher traffic volumes, better toll realisation, and reduced disputes or penalties. It also enhances reputation, supports stakeholder acceptance, and contributes to stable and predictable revenue streams.
9	Corporate Governance and Business Ethics	Risk	Strong governance frameworks are essential to ensure transparency, accountability, and ethical conduct. Risks such as corruption, fraud, and non-transparent practices can adversely impact stakeholder trust and organisational integrity.	A comprehensive governance framework with policies, controls, and oversight mechanisms is implemented across the Investment Manager, Project Manager, and SPVs to ensure compliance and ethical conduct.	Negative. Governance failures may result in financial losses, regulatory penalties, reputational damage, and erosion of investor confidence.

Sl. No	Material issue identified	Indicate whether Risk or opportunity (R/O)	Rationale for identifying the risk / opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
10	Data Privacy and Cybersecurity	Risk	Increased reliance on digital systems and data driven operations exposes the organisation to cyber threats, data breaches, and risks to sensitive information, including personal and operational data.	Cybersecurity measures including policies, system controls, encryption, monitoring, and employee awareness are implemented to safeguard data and IT infrastructure.	Negative. Cyber incidents may lead to financial losses, regulatory penalties, operational disruption, and reputational damage.
11	Regulatory Compliance	Risk	Noncompliance with applicable laws, regulations, and standards may lead to legal action, penalties, and disruption to operations, affecting business continuity.	Robust compliance frameworks, monitoring systems, and internal controls are implemented to ensure adherence to statutory requirements.	Negative. Noncompliance can result in fines, legal liabilities, operational disruptions, and potential loss of licenses, impacting financial performance.



SECTION B: MANAGEMENT AND PROCESS DISCLOSURES

This section is aimed at helping businesses demonstrate the structures, policies and processes put in place towards adopting the NGRBC Principles and Core Elements.

Disclosure Questions			P1	P2	P3	P4	P5	P6	P7	P8	P9
Policy and management processes											
1	a	Whether your entity's policy/policies cover each principle and its core elements of the NGRBCs. (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b	Has the policy been approved by the Board? (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	c	Web Link of the Policies, if available	https://www.cubehighwaystrust.com/investor-center/corporate-governance								
2		Whether the entity has translated the policy into procedures. (Yes / No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3		Do the enlisted policies extend to your value chain partners? (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4		Name of the national and international codes/certifications/labels/ standards (e.g. Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustee) standards (e.g. SA 8000, OHSAS, ISO, BIS) adopted by your entity and mapped to each principle.	Relevant policies and practices have been formulated and implemented in line with applicable laws, regulatory requirements, and internal operational guidelines.								
5		Specific commitments, goals and targets set by the entity with defined timelines, if any.	As part of Cube InvIT's Sustainability Linked Finance Framework (SLFF), a set of measurable Sustainable performance targets (SPT) are committed: - Reduction in Scope 1 + 2 emissions intensity per lane-km - by 31% by CY 2030 compared to CY 2023 baseline - by 52% by CY 2035 compared to CY 2023 baseline - Use of aggregated respective lane-km lengths that are treated with distinctive low emissions materials and techniques as part of major maintenance over a designated period, as a proportion of total absolute lane-km distance for those roads under major maintenance in the same period, where sustainable approach is technically feasible x 100%, for an equivalent 2-lane road: >34% between FY 2024 – 30 > 22% between FY 2031 – 35 - Reach 10.5% female representation in its overall permanent workforce by FY2029-30 and 12.9% by FY2034-35, against baseline of 6.3% in FY2022-23. The SLFF is disclosed on the Cube Trust website - cubehighwaystrust.com/investor-center/debt-issue								

Disclosure Questions		P1	P2	P3	P4	P5	P6	P7	P8	P9
6	Performance of the entity against the specific commitments, goals and targets along-with reasons in case the same are not met.	Progress against Targets: 1. Scope 1 and Scope 2 emissions intensity (tCO₂e per lane km) • Baseline (CY23): 2.35 • CY24: 2.67 • CY25: 2.23 2. Sustainable material uses in periodic maintenance • Total planned (FY24–30): 2,896 (2 lane km) • FY25: 122.1 (4.21% of target) • FY26: 156.8 (5.41% of target) 3. Women participation in workforce • Baseline (FY23): 6.3% • FY24: 7.2% • FY25: 8.3% • FY26: 8.6%								
Governance, leadership and oversight										
7	Statement by director responsible for the business responsibility report, highlighting ESG related challenges, targets and achievements (listed entity has flexibility regarding the placement of this disclosure)	I am pleased to present Cube InvIT’s Business Responsibility and Sustainability Report (BRSR), reflecting our continued commitment to integrating Environmental, Social, and Governance (ESG) principles into our business strategy and operations. As one of India’s leading infrastructure investment trusts in the road sector, Cube InvIT remains focused on delivering long term value creation through sustainable and responsible infrastructure development. The infrastructure sector continues to face evolving ESG related challenges, including climate change, decarbonization, resource efficiency, climate resilience, and increasing stakeholder expectations. At Cube InvIT, we view these challenges as opportunities to strengthen operational resilience and drive sustainable growth. During the year, we made encouraging progress against KPIs under Sustainability Linked Bond (SLB). Scope 1 and Scope 2 emissions intensity reduced to 2.23 tCO₂e per lane km in CY2025 from 2.67 in CY2024, against the baseline of 2.35 in CY2023. Sustainable material use in periodic maintenance increased from 122.1 equivalent 2 lane km in FY2025 to 156.8 equivalent 2 lane km in FY2026, progressing towards the FY2030 target of 2,896 equivalent 2 lane km. Women participation in the workforce also increased steadily from 6.3% in FY2023 to 7.2% in FY2024, 8.3% in FY2025, and 8.6% in FY2026.								



Disclosure Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
	Cube InvIT continued to strengthen its decarbonization efforts through rooftop solar installations across DATRPL toll plazas with an installed capacity of approximately 395.71 kWp, embedding energy efficiency in procurement, sustainable operational action, smarter energy use, regular awareness sessions for SPVs, diligent monitoring of GHG emissions on quarter basis and strategic decision (procurement of 6,000 MWh of I RECs). Utilization of RAP during major maintenance activities and adopted sustainable approach for O&M collectively contributed to an emissions reduction of 9,086 tCO₂e during the year. We also advanced climate resilience and biodiversity initiatives through climate risk assessments aligned with IFRS S2 principles and Miyawaki plantations across five assets (1,02,000 saplings). During the year, total 4,12,595 saplings were planted (including avenue, median and Miyawaki) to strengthen biodiversity and support long term environmental resilience. On the Social front, we successfully concluded the NAMEPL Livelihood Enhancement Program with closure of three-year monthly pension support program. We continued to invest in employee wellbeing, diversity and inclusion, with key focus on leadership development, and community programmes focused on sustainability, healthcare, water access, and road safety. The initiative to undertake CDP/CSR impact assessment study demonstrates organization's commitment to continuous improvement, and selection of programs with greater social benefits. We were also recognized among India's Top 25 Safest Workplaces at the Kelp POSH Awards 2026. Cube InvIT remains committed to embedding sustainability across the infrastructure lifecycle while maintaining strong governance, transparency, and accountability. We will continue to strengthen our ESG performance and contribute meaningfully towards building resilient, low carbon, and inclusive infrastructure for India's future. Vinay C Sekar Chief Executive Officer								

8 Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy (ies).

The Board constitutes the highest authority within Cube Highways Trust's governance framework and provides overall oversight on all Environmental, Social and Governance (ESG) matters.

9 Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes / No). If yes, provide details.

The ESG Committee, functioning under the supervision of the Board, is responsible for decision making on sustainability related issues

10 Details of Review of NGRBCs by the Company:

Subject of Review	Indicate whether review was undertaken by Director / Committee of the Board/ Any other Committee									Frequency (Annually/ Half yearly/ Quarterly/ Any other – please specify)								
	P1	P2	P3	P4	P5	P6	P7	P8	P9	P1	P2	P3	P4	P5	P6	P7	P8	P9
Performance against above policies and follow up action										Annually								
Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances										Cube Highways Trust is in material compliance with all applicable regulatory requirements.								

11 Has the entity carried out independent assessment/ evaluation of the working of its policies by an external agency? (Yes/No). If yes, provide name of the agency

P1	P2	P3	P4	P5	P6	P7	P8	P9
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No

Note: Our policies (The HR Handbook was initially developed by an external third party and subsequently underwent an internal review process. The revised and updated version was formally issued in September 2025.

12 If answer to question (1) above is “No” i.e. not all Principles are covered by a policy, reasons to be stated:

a.	The entity does not consider the principles material to its business (Yes/No)	Not applicable
b.	The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No)	
c.	The entity does not have the financial or/human and technical resources available for the task (Yes/ No)	
d.	It is planned to be done in the next financial year (Yes/No)	
e.	Any other reason (please specify)	



SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

PRINCIPLE 1: Businesses should conduct and govern themselves with integrity, and in a manner that is Ethical, Transparent and Accountable.

Essential Indicators

- 1 Percentage coverage by training and awareness programmes on any of the principles during the financial year:**

Segment	Total number of training and awareness programmes held	Topics / principles covered under the training and its impact	% age of persons in respective category covered by the awareness programmes
Board of Directors	1	Policy for Familiarization Program for Independent Directors of the Investment Manager can be accessed at Cube_Familiarization_programme_policy.pdf	100%
Key Managerial Personnel	49	Tech Pathshala, Prevention of Sexual Harassment (PoSH), Compliance, Health and Wellness, Women Circle, GPTW, Cube lead program, Margdarshan, Corporate Governance	100%
Employees other than BoD and KMPs	430	Sustainable O&M Awareness, Environmental and Social Management System, Occupational Health and Services, Security Management, Prevention of Sexual Harassment (PoSH), Compliance and Ethics, Induction Training- Safety, Human Rights, CPR & First Aid Training, Work Zone Safety, Mock drills, Roadaid, Corporate Governance, Health and Wellness, Tech Pathshala, Traffic Management, Worker Management, Employee Benefits, Stakeholder & Community consultation & Grievance Redressal System, Problem solving and effective decision making, etc	**
Workers*	-	-	-

* The Entity categorizes 100% of its workforce as employees. Hence, there are no workers in the Entity's workforce.

**Cube InvIT may not be able to report the exact number of unique employees trained during the reporting period, as employees attending multiple training sessions may have been counted more than once due to the absence of unique employee level tracking.

- 2 Details of fines / penalties /punishment/ award/ compounding fees/ settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, in the Financial year, in the following format (Note: the entity shall make disclosures on the basis of materiality as specified in Regulation 30 of SEBI (Listing Obligations and Disclosure Obligations) Regulations, 2015 and as disclosed on the entity's website):**

Monetary					
	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Amount (In INR)	Brief of the Case	Has an appeal been preferred? (Yes/No)
Penalty/ Fine	Nil	Nil	Nil	Nil	Nil
Settlement	Nil	Nil	Nil	Nil	Nil
Compounding fee	Nil	Nil	Nil	Nil	Nil

Non- Monetary				
	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Brief of the Case	Has an appeal been preferred? (Yes/No)
Imprisonment	Nil	Nil	Nil	Nil
Punishment	Nil	Nil	Nil	Nil

- 3 Of the instances disclosed in Question 2 above, details of the Appeal/ Revision preferred in cases where monetary or non-monetary action has been appealed.

Case Details	Name of the regulatory/ enforcement agencies/ judicial institutions
	NA

- 4 Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a web-link to the policy.

Yes, Cube InvIT has established a robust anti-corruption framework through its Anti-Corruption Policy and Anti-Bribery and Anti-Corruption Manual. This policy is designed to promote transparency, ethical conduct, and integrity across all operations of the InvIT, its Investment Manager (IM), Project Manager (PM), and Special Purpose Vehicles (SPVs). It is applicable to all employees within these entities and underscores a zero-tolerance stance towards bribery and corrupt practices, reflecting the organization's commitment to maintaining the highest standards of governance and ethical business conduct.

- 5 Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/ corruption:

	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Directors	Nil	Nil
KMPs	Nil	Nil
Employees	Nil	Nil
Workers	Nil	Nil

- 6 Details of complaints with regard to conflict of interest:

	FY 2025-26 (Current Financial Year)		FY 2024-25 (Previous Financial Year)	
	Number	Remarks	Number	Remarks
Number of complaints received in relation to issues of Conflict of Interest of the Directors	Nil	NA	Nil	NA
Number of complaints received in relation to issues of Conflict of Interest of the KMPs	Nil	NA	Nil	NA

- 7 Provide details of any corrective action taken or underway on issues related to fines / penalties / action taken by regulators/ law enforcement agencies/ judicial institutions, on cases of corruption and conflicts of interest.

Not Applicable

- 8 Number of days of accounts payables (Accounts payable *365) / Cost of goods/services procured) in the following format:

	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Number of days of accounts payables	115*	101*

*Includes retention payable, hold back and provision for expenses (not actually due for payment)

Leadership Indicators

1 Awareness programmes conducted for value chain partners on any of the Principles during the Financial year:

Total number of awareness programmes held	Topics / principles covered under the training	% age of value chain partners covered (by value of business done with such partners) under the awareness programmes
461	Compliance, Integrity, Health Safet and Well-being, Safety, Capacity Building, Behavioural Training, Employee Benefits, etc among others	Awareness programmes covered 7,910 contractor staff*

Note: *Percentage figure could not be provided due to the vast and comprehensive nature of the value chain. Awareness and training programmes are conducted majorly for major contractors and contract workers across operations. However, the reported figures may include overlaps, as participation is currently tracked at programme level and not through a unique contractor or contract worker identification system. The organization has initiated efforts to strengthen contractor level tracking for improved monitoring and reporting going forward.

2 Does the entity have processes in place to avoid/ manage conflict of interests involving members of the Board? (Yes/No) If yes, provide details of the same

Yes, Cube InvIT has adopted a Code of Conduct in alignment with the SEBI (Infrastructure Investment Trusts) Regulations, 2015. The Code is publicly available and may be accessed through the designated link https://www.cubehighwaystrust.com/uploads/Code_of_conduct_Trust_d3f77c1936.pdf

PRINCIPLE 2: Businesses should provide goods and services in a manner that is sustainable and safe

Essential Indicators

- 1 Percentage of R&D and capital expenditure (capex) investments in specific technologies to improve the environmental and social impacts of product and processes to total Rand D and capex investments made by the entity, respectively

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year	Details of improvements in environmental and social impacts
R & D	-	-	-
Capex	-	-	-

Note: In FY26, Cube InvIT invested INR 798 million, 12.2% of its operational expenses in E&S focused implementation/ initiatives across road O&M and periodic maintenance activities. Key spent on road O&M included the installation and maintenance of battery-operated flowmeters, periodic maintenance of rainwater harvesting structures, deployment of solar-powered LED lighting and Advanced Traffic Management Systems (ATMS), adoption of energy-efficient lighting solutions, and use of CPCB IV-compliant diesel generator sets. The Company also strengthened its environmental stewardship through hiring EV-based vehicles and plantations. On social front, various community development programs executed across portfolio along with closure of NAMEPL LEP with 3 years vulnerable pension program. Further, Cube InvIT implemented innovative and resource-efficient practices during periodic maintenance including Fibre-Reinforced Micro-Surfacing, a thin 6-9 mm protective bituminous overlay that replaces conventional 25-30 mm overlays, improving pavement durability while reducing material consumption and utilisation of Reclaimed Asphalt Pavement (RAP) in Bituminous Concrete (BC) and Dense Bituminous Macadam (DBM) layers, enabling the reuse of milled asphalt, conserving virgin raw materials, and minimizing landfill waste. In FY25, Cube InvIT similarly allocated INR 720 million, representing 12% of its operational expenses, toward environmental sustainability initiatives. These investments demonstrate the Company's integrated approach to sustainable operations, resource efficiency, and responsible infrastructure development.

- 2 a. Does the entity have procedures in place for sustainable sourcing? (Yes/No)

Yes, Cube InvIT advances sustainable sourcing by engaging environmentally responsible vendors, promoting clean energy adoption, and minimising ecological impact through efficient resource use and responsible material selection. A focus on regional vendors supports inclusive growth and livelihood generation, while its Supplier Code of Conduct reinforces adherence to ethical and statutory standards.

All external parties are expected to comply with applicable laws, maintain environmental and workplace safeguards, and follow anti bribery requirements, including the Prevention of Corruption Act. A risk led vendor assessment mechanism ensures effective evaluation and oversight of third-party engagements.

Cube InvIT has also initiated capturing vendor declarations on ISO certifications or other relevant credentials, which will be integrated into the vendor information module for registered vendors to strengthen compliance and transparency.

- b. If yes, what percentage of inputs were sourced sustainably?

At present, Cube InvIT does not monitor the same.

- 3 Describe the processes in place to safely reclaim your products for reusing, recycling and disposing at the end of life, for

(a)	Plastics (including packaging)	Not Applicable for Cube InvIT
(b)	E-waste	
(c)	Hazardous waste	
(d)	Other waste	

4 Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same.

Yes, EPR requirements were applicable to one SPV, namely DATRPL, during FY 2025-26, on account of import of polymer usage associated with periodic maintenance activities involving plastic packaging. The SPV was duly registered with the Central Pollution Control Board in accordance with applicable regulatory requirements.

Leadership Indicators

1 Has the entity conducted Life Cycle Perspective / Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details in the following format?

NIC Code	Name of Product / Service	% of total Turnover contributed	Boundary for which the Life Cycle Perspective / Assessment was conducted	Whether conducted by independent external agency (Yes/No)	Results communicated in public domain (Yes/No) If yes, provide the web-link.
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No, Cube InvIT has not undertaken a Life Cycle Assessment (LCA) for its operations, as its activities do not involve the manufacture of products.

2 If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life Cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.

Name of Product / Service	Description of the risk / concern	Action Taken
Not Applicable		

3 Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry).

Indicate input material	Recycled or re-used input material to total material*	
	FY 2025-26 Current Financial Year	FY 2024-2025 Previous Financial Year
Use of Recycled Asphalt Pavement (RAP) (milling material) during periodic maintenance and shoulder works	26.6%	14.3%
Use of RAP for 4 to 6 laning of GAEPL adopting CCPR technology	NA**	83.4%

*Quantity of RAP used/ design mix executed.

**GAEPL project construction completed during FY25. Thus, not applicable for FY26.

- 4 Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed, as per the following format:

	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Re-Used	Recycled	Safely Disposed	Re-Used	Recycled	Safely Disposed
Plastics (including packaging)	Not Applicable for Cube InvIT					
E-waste						
Hazardous waste						
Other waste						

Cube InvIT does not have any products or use any packaging materials.

- 5 Reclaimed products and their packaging materials (as percentage of products sold) for each product category

Indicate product category	Reclaimed products and their packaging materials as % of total products sold in respective category
Not Applicable for Cube InvIT	



PRINCIPLE 3: Businesses should respect and promote the well-being of all employees, including those in their value chains

Essential Indicators

1 a Details of measures for the well-being of employees:

Category	% of employees covered by										
	Total (A)	Health Insurance		Accident Insurance		Maternity benefits		Paternity Benefits		Day Care facilities	
		Number (B)	% (B/A)	Number (C)	% (C/A)	Number (D)	% (D/A)	Number (E)	% (E/A)	Number (F)	% (F/A)
Permanent employees											
Male	897	897	100%	897	100%	NA	NA	59	7%	NA	NA
Female	83	83	100%	83	100%	5	6%	NA	NA	NA	NA
Total	980	980	100%	980	100%	5	1%	59	6%	NA	NA
Other than Permanent employees											
Male	0	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0

b Details of measures for the well-being of workers:

Category	% of workers covered by										
	Total (A)	Health Insurance		Accident Insurance		Maternity benefits		Paternity Benefits		Day Care facilities	
		Number (B)	% (B/A)	Number (C)	% (C/A)	Number (D)	% (D/A)	Number (E)	% (E/A)	Number (F)	% (F/A)
Permanent workers											
Male	-	-	-	-	-	-	-	-	-	-	-
Female	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-
Other than Permanent workers											
Male	-	-	-	-	-	-	-	-	-	-	-
Female	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-

c Spending on measures towards well-being of employees and workers (including permanent and other than permanent) in the following format –

	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
Cost incurred on well- being measures as a % of total revenue of the Cube InvIT*	0.12	0.13

*Include expenditure towards parental leaves (maternity and paternity leaves benefits), employees' insurances viz. Group Medical, Group Personal Accident and Group Term Life Insurance. Further, cost incurred on Cube Care-Wellness program is also included.

2 Details of retirement benefits, for Current FY and Previous Financial Year.

Benefits	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)
PF*	100%	0	Y	100%	0	Y
Gratuity**	100%	0	Y	100%	0	Y
ESI	100%*	0	Y	100%*	0	Y
Others — NPS and Superannuation	-	-	-	0	0	0

* Basis on applicability wr.t. employee salary

** Actuarial valuation of gratuity

***The Entity categorizes 100% of its workforce as employees. Hence, there are no workers in the Entity's workforce. Above data coverage include IM, PM and SPVs.

3 Accessibility of workplaces

Are the premises / offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard

Yes, certain facilities of Cube InvIT are equipped with accessibility features, such as elevators and ramps, to support individuals with disabilities.

4 Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy.

Yes, Cube InvIT is committed to fostering a workforce that reflects diverse sections of society. It ensures equitable employment opportunities for persons with disabilities and promotes an inclusive work environment grounded in respect and dignity for all employees. The Equal Opportunities Policy, incorporated within the HR Manual, is available on the organisation's intranet and accessible to all employees.

5 Return to work and Retention rates of permanent employees and workers that took parental leave.

Gender	Permanent employees		Permanent workers	
	Return to work rate	Retention rate	Return to work rate	Retention rate
Male	100%	100%	Not Applicable as Cube InvIT does not have any workers	
Female	100%	100%		
Total	100%	100%		

Above data coverage include IM, PM and SPVs.

6 Is there a mechanism available to receive and redress grievances for the following categories of employees and worker? If yes, give details of the mechanism in brief.

	Yes/No (If Yes, then give details of the mechanism in brief)
Permanent Workers	Cube InvIT does not have any workers.
Other than Permanent Workers	
Permanent Employees	Yes, Cube InvIT has instituted a structured grievance redressal mechanism to address employee concerns. Grievances may be raised through designated channels, including communication with the Compliance Officer (Compliance, Ethics & Investigation) via email or submitting a ticket through the Darwin Box "Helpdesk" platform. All matters reported are systematically tracked, evaluated, and resolved in a timely manner to ensure effective closure.
Other than Permanent Employees	



7 Membership of employees and worker in association(s) or Unions recognised by the listed entity:

Category	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Total employees / workers in respective category (A)	No. of employees / workers in respective category, who are part of association(s) or Union (B)	% (B / A)	Total employees / workers in respective category (C)	No. of employees / workers in respective category, who are part of association(s) or Union (D)	% (D / C)
Total Permanent Employees						
Male	Currently, the SPVs do not have an employee union					
Female						
Total						
Total Permanent Workers						
Male	Not Applicable					
Female						
Total						

8 Details of training given to employees and workers:

Category	FY 2025-26 Current Financial Year					FY 2024-25 Previous Financial Year				
	Total (A)	On Health and safety measures*		On Skill upgradation		Total (D)	On Health and safety measures		On Skill upgradation	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No. F	% (F/D)
Employees										
Male	14928*	3949*	26%	10979*	74%	11326*	5444*	48.07%	5882*	51.93%
Female										
Total	14928*	3949*	26%	10979*	74%	11326*	5444*	48.07%	5882*	51.93%
Workers										
Male	Not Applicable									
Female										
Total										

*Note: The reported figures may not represent the exact number of unique Cube InvIT employees trained during the reporting period, as the data includes overlaps. Employees participating in multiple training sessions may have been counted more than once due to the absence of unique employee level tracking.

Above data coverage includes IM, PM and SPVs.

9 Details of performance and career development reviews of employees and worker:

Category	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Total (A)	No.(B)	% (B/A)	Total (C)	No.(D)	% (D/C)
Employees						
Male	897	835	93.09	876	828	94.52
Female	83	71	85.54	79	75	94.94
Total	980	906	92.45	955	903	94.55

Category	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Total (A)	No.(B)	% (B/A)	Total (C)	No.(D)	% (D/C)

Workers*

Male

Female

Total

Not Applicable

Note: Not all employees underwent performance evaluation during the reporting period, as employees who joined after 1 October were not eligible in accordance with the Company's policy, which stipulates a minimum tenure to enable a meaningful assessment.

Above data coverage include IM, PM and SPVs.

*The Entity categorizes 100% of its workforce as employees.

10 Health and safety management system:

a.	Whether an occupational health and safety management system has been implemented by the entity? (Yes/ No). If yes, the coverage such system?	Yes. Cube InvIT has implemented a comprehensive Occupational Health and Safety Management System, supported by established Standard Operating Procedures (SOPs) comprising of Hazard Identification and Risk Assessment (HIRA) for specific activities, defined safety KPIs, root cause analysis mechanisms, and real time digital tools such as the ROADaid application. The framework enables proactive risk identification, timely implementation of corrective actions, and continuous monitoring to enhance workplace safety performance across operations. To support continual improvement in work zone safety practices, the OHS manual is being updated with a focus on improving work processes, strengthening the organizational safety culture, enhancing training and awareness, and implementing robust monitoring and feedback mechanisms.
b.	What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?	Work related hazards and risks are systematically identified and assessed through a defined Root Cause Analysis (RCA) based Standard Operating Procedure (SOP), applicable to all Occupational Health and Safety (OHS) incidents and accidents. The framework enables effective identification of underlying causes, evaluation of associated risks, and implementation of corrective and preventive actions to strengthen workplace safety and support continuous improvement across operations.
c.	Whether you have processes for workers to report the work-related hazards and to remove themselves from such risks. (Y/N)	Yes. Cube InvIT has established an Occupational Health and Safety (OHS) Root Cause Analysis (RCA) based Standard Operating Procedure (SOP) that enables workers to report work related hazards, unsafe conditions, and incidents. The mechanism ensures timely investigation, implementation of corrective and preventive actions, and continuous monitoring to strengthen workplace safety across operations.
d.	Do the employees/ worker of the entity have access to non-occupational medical and healthcare services? (Yes/ No)	Yes. Employees and workers are provided access to non-occupational healthcare services through comprehensive health insurance coverage, annual health check-ups, and ongoing wellness initiatives such as online "Wellness Wednesday" sessions. These measures support preventive healthcare, employee well-being, and access to medical assistance during unforeseen circumstances.



11 Details of safety related incidents, in the following format:

Safety Incident/Number	Category	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked)*	Employees	0.55	0.63
	Workers	0.71	1.47
Total recordable work-related injuries	Employees	1	1
	Workers	15 (10 Injury cases and 5 fatalities)	19 (18 Injury cases and 1 fatality)
No. of fatalities	Employees	0	0
	Workers	5	1
High consequence work-related injury or ill-health (excluding fatalities)	Employees	0	0
	Workers	0	0

Note: Safety related incident data for contractual workers, has also been disclosed, as it constitutes a material KPI monitored by Cube InvIT. The Trust does not have any permanent or non-permanent workers on its direct rolls.

*Overall LTIFR including both Employee and Workers is 0.70 for FY25-26.

12 Describe the measures taken by the entity to ensure a safe and healthy workplace.

During the year, Cube InvIT has introduced few initiatives across corporate and SPVs which aided in further enhancement to existing system to promote a safe and healthy working environment for employees, workers, and visitors. Key initiatives include:

- Fostering an organizational safety culture:** Organization-wide Safety Pledge, Uniform Emergency Visitor Card initiative.
- Improvements in established Health and Safety SOPs:** To ensure continual improvement in system and process towards safety and health
- Improving work processes and Provision of PPE:** Availability of appropriate protective equipment to mitigate exposure to workplace risks.
- Deployment of Shadow Vehicles:** Use of dedicated vehicles during maintenance activities to enhance safety in work zones.
- Training and Emergency Preparedness:** Regular safety training sessions and mock drills to strengthen preparedness and response capabilities.
- SPV Rating system:** Covering critical dimensions such as work zone safety, IMS compliance, PPE usage, accident reporting, safety trainings, and awareness programs, enabling objective performance tracking and informed decision-making.
- Periodic Safety Evaluations:** Ongoing assessments through digital tools, audits, and risk evaluations, with timely corrective actions and management reporting.
- Fire Safety Measures:** Installation of fire extinguishers at critical locations within plaza premises to manage fire-related risks.

These measures collectively support the creation of a secure and health-conscious workplace environment.

13 Number of Complaints on the following made by employees and workers:

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year				
	Filed during the year	Pending resolution at the end of the year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Working Conditions	0	0	-	0	0	-
Health and Safety	0	0	-	0	0	-

14 Assessments for the year:

	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Health and safety practices	100%
Working Conditions	100%

15 Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health and safety practices and working conditions.

The organization continues to proactively strengthen workplace safety and employee well-being through various initiatives undertaken across operations. During the year, Cube InvIT has implemented measures focused on enhancing occupational health and safety practices, processes and workplace conditions for employees and workers. Key initiatives include varied efforts to enhance work safety culture within organisation and SPVs, SPV rating system and standardisation of Work Zone Vehicle integrating upstream shadow protection, systematic TMP material deployment, and controlled withdrawal into a single operational setup

In total, 96 such vehicles have been standardised with these arrangements across the 23 assets. In addition, transportation facility has been introduced at few assets to support safe and convenient commuting for workers to work zones.

Safety Trolley with Sign Board initiative was also introduced as a simple, practical, and costeffective solution to improve visibility and compliance at work zones.

Leadership Indicators

1 Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N).

Employees – Y*

Workers – Y**

* Employees' insurances viz. Group Medical, Group Personal Accident and Group Term Life Insurance

** Covered under Worker Compensation policy for respective SPVs

2 Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners.

Cube InvIT has established a formal and well defined compliance process to ensure that all the service based value chain partners adhere to applicable statutory obligations relating to deduction and remittance of dues. Adherence to applicable legal requirements, including statutory payments, is embedded within contractual terms with such partners.

Prior to the release of contractors' monthly payments, supporting documentation such as wage registers and PF/ ESI challans for the relevant period is required to be submitted as evidence of compliance. These documents are duly reviewed, following which payments are processed upon satisfactory verification. In addition, annual internal audits through independent third party also cover the review of key compliances. Based on the above diligent process, corrective actions are taken to close any identified gaps.

3 Provide the number of employees / workers having suffered high consequence work related injury / ill-health / fatalities (as reported in Q11 of Essential Indicators above), who have been rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment:

	Total no. of affected employees/ workers		No. of employees/workers that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment	
	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Employees	0	0	0	0
Workers	0	0	0	0

4 Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/ No)

The Company does not currently have a formal transition assistance programme for separating employees. However, it may consider introducing initiatives in the future to support continued employability following retirement or termination of employment.

5 Details on assessment of value chain partners:

	% of value chain partners (by value of business done with such partners) that were assessed
Health and safety practices	52%
Working Conditions	52%

Note: Above % includes all service providers engaged for construction works, vehicle hiring, RoW maintenance, and incident management services out of total value chain partners (services and material). These vendors are evaluated by the respective SPVs based on work performance and adherence to safety SOPs during execution of activities.

6 Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners.

Value chain partners are integral to the effective operation and maintenance of Cube InvIT's assets. Considering their critical role, Cube InvIT places strong emphasis on enhancing OHS standards and improving working conditions through targeted initiatives, robust oversight and continuous engagement with contractors /vendors working at ground.

Initiatives such as deployment of standardized work zone vehicle, provision of transportation facility for workers are taken to improve safety within work zones and reduce operational risks for contract workers. In addition, periodic safety training, ongoing vendor assessments, and continuous monitoring mechanisms are implemented to reinforce compliance with applicable occupational health and safety requirements.

PRINCIPLE 4: Businesses should respect the interests of and be responsive to all its stakeholders

Essential Indicators

1 Describe the processes for identifying key stakeholder groups of the entity:

At Cube InvIT, significant emphasis is placed on identifying and engaging with stakeholders who may influence, or be influenced by, its operations. The identification process is based on a detailed assessment of business activities and their potential impact on various groups. Key stakeholder categories include:

- Government and regulators
- Investors
- Highway users
- Banks and financial institutions
- Employees
- Insurers
- External providers (suppliers and contractors)
- Communities

Through structured engagement with these groups, Cube InvIT seeks to foster trust, gain insights into stakeholder expectations, and align its strategies accordingly. This engagement approach is continuously reviewed and refined to remain responsive to evolving stakeholder priorities.

2 List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group

Stakeholder Group	Whether identified as Vulnerable and Marginalized Group (Yes/ No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/Quarterly / others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Government and Regulators	No	• Notices • Physical Meetings • Written/verbal communication	Regularly on a need basis	• SEBI • Interaction with NHAI, CALA, Revenue and District / Police authorities, Elected representatives, Educational Institutions, Gram Panchayat etc. - Compliance with rules and regulations Timely reporting through various compliance- based forums
Investors	No	• Investor Meetings • Concalls • Annual Report • Website • Written/verbal communication	• Quarterly • Half-yearly • Annually • Need based	• Financial Performance • Growth and Business Plans • ESG updates • Corporate Actions • Grievances
Highway / Expressway Users	No	• Physical interactions • Written/verbal communication • Emails • Website	Regularly on need basis	• Road user experience • Grievances • Explore new improvement opportunities



Stakeholder Group	Whether identified as Vulnerable and Marginalized Group (Yes/ No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/Quarterly / others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Bank/ Financial Institutions	No	- Website - Emails - Written communication	Regularly on a need basis	Make the lenders aware of business plans, performance and sustainability
Employees	No	- Employee engagement programmes - Internal publications and circulars - Feedback and surveys - Performance updates - Learning and development programmes - Written/verbal communication	Department wise internal interaction programmes, Feedback, and survey conducted periodically / Half yearly / annually	- Employee awareness on rules / regulations, benefits, career / personal growth, opportunities etc. - Ensuring a safe, healthy and nurturing work environment - Grievance redressal
Insurers	No	- Website - Emails	Regularly on a need basis	Timely disclosures and facilitating surveys at SPV premises
External providers (Suppliers), Contractors	No	- Website - Meetings - Communication via telephone, email, etc	Regularly on a need basis	- Procurement of material / Equipment / services - Vendor Awareness Programmes related to quantity and quality, health, environment, safety etc
Local residents/ Communities	Yes	- Website - Email - Physical meetings / Community meetings	Regularly on a need basis	- Needs / impact assessment - Local skill and livelihood development. - Community development - hospitals, schools, sanitation infrastructure etc. - Awareness sessions on safety / security of infrastructure, assets and product transport - Grievance redressal / public hearings etc

Leadership Indicators

1 Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board.

Cube InvIT recognizes the importance of engaging with stakeholders on economic, environmental, and social (EES) matters relevant to its operations and has established a structured consultation and reporting framework to keep the Board informed of stakeholder perspectives.

The Investment Manager (IM) serves as the primary interface with investors, the Board, and the Project Management (PM) team.

The PM team is responsible for facilitating stakeholder engagement on EES aspects, including interactions with SPVs and key stakeholders such as regulators, road users, employees, and communities, while on-ground engagement is managed by the respective SPVs.

Periodic updates are provided through a formal reporting mechanism, wherein relevant functions submit quarterly inputs to the IM, covering performance, progress, and emerging considerations.

These are consolidated into a comprehensive update presented to the Board, encompassing economic, environmental, social, and governance aspects.

The Board reviews these updates and provides strategic guidance, which is subsequently communicated to the respective teams to support continuous improvement and alignment with organizational objectives.

2 Whether stakeholder consultation is used to support the identification and management of environmental, and social topics (Yes / No).

If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.

Cube InvIT recognizes stakeholder consultation as a key input for identifying and managing material environmental and social topics. The process involves engagement with communities, regulators, and other relevant stakeholders to capture feedback on E&S risks and opportunities.

The various functions including SPV teams, E&S, CSR or Social Initiatives team undertakes consultations across project locations to understand stakeholder concerns, expectations, and priorities, and to inform decision making.

In FY 2025-26, we conducted stakeholder consultations for various projects, including:

1. CSR/ CDP activities: We consulted with local communities and stakeholders to identify their needs and priorities and design our CSR / CDP activities accordingly.
2. CSR and CDP performance assessment: A third party was engaged to conduct an evidence based assessment across six assets (MKTPL, KETPL, SMTPL, NKTPPL, NAMEPL, JMTPL). Through stakeholder consultations, impact evaluation, and primary and secondary research, the exercise aided in identifying community needs, development gaps, and program effectiveness across diverse geographic and socio-economic contexts. Findings will inform the strategic design and delivery of future community development initiatives through Cube Highways Roots Foundation (CHRF) for greater social impact.
3. Road O&M activities: We engaged with stakeholders, including the Project Director (PD), National Highways Authority of India (NHAI), State Highway Authority (APRDC- NAMEPL) and local communities, to understand their expectations and concerns related to road operations and maintenance.

We incorporate the practical suggestions and feedback received from stakeholders into our operations.

3 Provide details of instances of engagement with, and actions taken to, address the concerns of vulnerable/ marginalized stakeholder groups.

At Cube InvIT, we recognize the importance of engaging with and addressing the concerns of vulnerable and marginalized stakeholder groups that may be disproportionately impacted by our operations. While the nature of our business activities may not directly target these groups, proactive measures have been undertaken through project level interventions and CSR initiatives to identify, engage, and support affected communities.

Under the **NAMEPL LEP project**, vulnerable individuals and families, including persons with disabilities, chronically ill individuals, and widowed people impacted during road construction activities through retrospective assessment, were provided monthly pension support for a period of three years (with last monthly payment in November 2025) to help mitigate earlier impacts and support livelihood continuity.

In addition, Cube InvIT's **CSR initiatives** are focused on addressing the needs of vulnerable and marginalized groups (such as TB eradication program), including women, children, and elderly individuals, through programs related to education, healthcare, community welfare, and social development aimed at improving their overall quality of life.



PRINCIPLE 5: Businesses should respect and promote human rights

Essential Indicators

- 1 Employees and workers who have been provided training on human rights issues and policy(ies) of the entity, in the following format:

Category	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Total (A)	No. of employees / workers covered (B)*	% (B / A)	Total (C)	No. of employees / workers covered (D)	% (D / C)
Employees						
Permanent	980	980	100	955	955	100
Other than permanent	0	0	0	0	0	0
Total Employees	980	980	100	955	955	100
Workers						
Permanent	Not Applicable					
Other than permanent						
Total Workers						

Above data coverage include IM, PM and SPVs.

* The Entity categorizes 100% of its workforce as employees. Hence, there are no workers in the Entity's workforce.

- 2 Details of minimum wages paid to employees and workers, in the following format:

Category	FY 2025-26 Current Financial Year					FY 2024-25 Previous Financial Year				
	Total (A)	Equal to Minimum Wage		More than Minimum Wage		Total (D)	Equal to Minimum Wage		More than Minimum Wage	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No. F	% (F/D)
Employees										
Permanent	980	0	0	980	100	955	0	0	955	100
Male	897	0	0	897	100	876	0	0	876	100
Female	83	0	0	83	100	79	0	0	79	100
Other than permanent	0	0	0	0	0	0	0	0	0	0
Male	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0
Workers										
Permanent										
Male	Not Applicable									
Female										
Other than permanent										
Male										
Female										

3 Details of remuneration/salary/wages, in the following format:

b. Gross wages paid to females as % of total wages paid by the entity, in the following format:

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Gross wages paid to females as % of total wages	12.93	12.78

4 Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No)

Yes, human right related issues can be raised to the Compliance Officer and CHRO.

5 Describe the internal mechanisms in place to redress grievances related to human rights issues.

Cube InvIT has established a formal framework to address human rights-related grievances. Concerns, including instances of discrimination, may be reported to the Compliance Officer (Compliance, Ethics & Investigation) or through the Darwin Box platform. Additionally, an ethics helpline and whistleblower mechanism, administered by an independent third party under the supervision of the Compliance Officer (Compliance, Ethics & Investigation), are in place.

All reported concerns are systematically reviewed and addressed through defined procedures. Employees are also provided with training on grievance reporting and escalation processes to ensure effective and timely resolution

6 Number of Complaints on the following made by employees and workers:

	FY 2025-26 Current Financial Year			FY 2024-25 Previous Financial Year		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Sexual Harassment	1	1	The case was related to workplace harassment and closed as on 26.05.2026	1	0	Complaint was closed
Discrimination at workplace	0	0	-	0	0	-
Child Labour	0	0	-	0	0	-
Forced Labour/ Involuntary Labour	0	0	-	0	0	-
Wages	0	0	-	0	0	-
Other Human rights related issues	0	0	-	0	0	-

7 Complaints filed under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, in the following format:

	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Total Complaints reported under Sexual Harassment on of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH)	1*	1
Complaints on POSH as a % of female employees / workers	1.23%	1.37%
Complaints on POSH upheld	0	0

* The case was registered as a PoSH case but after the investigations conducted by the PoSH IC, it was concluded

that it is a case of workplace harassment.

8 Mechanisms to prevent adverse consequences to the complaint in discrimination and harassment cases

Cube InvIT has instituted a comprehensive Whistleblower Policy that establishes a secure and confidential channel for reporting instances of discrimination, harassment, or other unethical conduct. The framework safeguards individuals raising concerns against any form of retaliation or adverse action, thereby reinforcing a culture of transparency and accountability. This reflects Cube InvIT's commitment to fostering a work environment that upholds dignity, fairness, and the ability to report concerns without apprehension.

9 Do human rights requirements form part of your business agreements and contracts? (Yes/No)

Core human rights requirements are incorporated into third-party agreements and are subject to ongoing oversight through internal review processes as well as independent external audits.

10 Assessments for the year:

	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Child labour	100
Forced/involuntary labour	100
Sexual harassment	100
Discrimination at workplace	100
Wages	100
Others – please specify	-

11 Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 10 above.

NA

Leadership Indicators

1 Details of a business process being modified / introduced as a result of addressing human rights grievances/ complaints.

During the reporting period, no new business processes were introduced or existing processes modified for addressing human rights related grievances or complaints.

2 Details of the scope and coverage of any Human rights due diligence conducted.

Cube InvIT remains committed to promoting fair working conditions and respecting human rights across its operations.

Assessment of Human Right aspects is integral part of Environment & Social Due Diligence (conducted as per IFC PSs guidelines) conducted prior to asset acquisition. Recommendations (under E&S Action Plan) based on gap assessment are integrated in the system for implementation.

To strengthen oversight and compliance, annual audits are conducted by independent external agencies along with internal monitoring across its SPVs covering workplace practices, labour conditions, and human rights related processes. The observations and recommendations arising from these assessments support continuous improvement initiatives and help enhance workplace safety, employee wellbeing, and a culture of dignity and respect across operations.

3 Is the premise/office of the entity accessible to differently abled visitors, as per the requirements of the Rights of Persons with Disabilities Act, 2016?

Yes, certain facilities of Cube InvIT are equipped with accessibility provisions to accommodate visitors with disabilities.

4 Details on assessment of value chain partners:

	% of value chain partners (by value of business done with such partners) that were assessed
Sexual Harassment	100
Discrimination at workplace	100
Child Labour	100
Forced Labour/Involuntary Labour	100
Wages	100
Others – please specify	-

Note: All vendors are evaluated prior to appointment in accordance with the organization's Third-Party Due Diligence SOP to assess the vendor's capability and compliance with the organization's ethical standards, as well as to identify and mitigate potential legal and reputational risks associated with the engagement.

Further, all vendors proposed for engagement are required, at the time of onboarding, to submit declarations confirming compliance with applicable laws and regulations and adherence to ethical business practices, including the avoidance of any unlawful activities. These declarations are renewed annually through the designated system-based process. In addition, vendors (manpower based agreement) engaged in routine project activities are required to submit declarations covering the aforementioned aspects along with their monthly invoices, or whenever specifically requested as part of an assessment or review process.

Furthermore, an independent external party is appointed to conduct internal audits of the SPVs. The scope of these audits includes verification of compliance with the above requirements, along with the assessment of other relevant governance, compliance, and operational aspects.

5 Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 4 above.

Based on the assessments conducted across value chain partners, no significant instances relating to sexual harassment, workplace discrimination, child labour, forced labour, or wage related noncompliance were identified during the reporting period. Nevertheless, the organization continues to strengthen its responsible procurement and vendor management practices through ongoing monitoring and engagement initiatives.

Vendors are required to comply with applicable labour, ethical, environmental, and safety requirements at the time of onboarding and through periodic assessments. Measures undertaken include vendor due diligence, supplier diversification to reduce dependency risks, integration of sustainability considerations within procurement processes, and monitoring of vendor performance during execution of works and services. In addition, initiatives such as development of a Vendor Information Module and Vendor Performance Module are being undertaken to strengthen tracking of vendor compliance relating to quality, occupational health and safety, environmental management systems, and ethical business practices.



PRINCIPLE 6: Businesses should respect and make efforts to protect and restore the environment

Essential Indicators

- 1 Details of total energy consumption (in Joules or multiples) and energy intensity, in the following format: (GJ)**

Parameter	CY 2025 Current Financial Year	CY 2024 Previous Financial Year
From renewable sources		
Total electricity consumption (A)	497	485
Total fuel consumption (B)	-	0
Energy consumption through other sources (C)	-	0
Total energy consumed from renewable sources (A+B+C)	497	485
From non-renewable sources		
Total electricity consumption (D)	1,27,544	92,122
Total fuel consumption (E)	44,178	25,794
Energy consumption through other sources (F)	0	0
Total energy consumed from non-renewable sources (D+E+F)	1,71,722	1,17,916
Total energy consumed (A+B+C+D+E+F)	1,72,220	1,18,400
Energy intensity per rupee of turnover (Total energy consumed / Revenue from operations in Cr.)	4.39	3.68
Energy intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total energy consumed / Revenue from operations adjusted for PPP)	89.30	75.99
Energy intensity in terms of physical output (Total energy consumption / Production in metric tonne) (GJ/ lane-km)	19.67	15.6
Energy intensity (optional) – the relevant metric may be selected by the entity	-	-

*For India - IMF PPP Conversion Factor is 20.34 INR/Int. US\$ (Source: <https://www.imf.org/external/datamapper/PPPEX@WEO/OEMDC>)

Note: The data presented above pertains to 27 SPVs for CY 2025 and 24 SPVs for CY 2024. Electricity consumption data for CY 2025 includes 27 SPVs along with IM and PM operations, while for CY 2024, it includes 24 SPVs along with IM and PM operations.

The Energy and GHG-related data (against question no. 7) have been reported on a calendar year basis, aligned with the company's measurable targets established under its Sustainability-Linked Financing Framework, which forms the basis for its Sustainability-Linked Bond.

Note: Indicate if any independent assessment/ evaluation/ assurance has been carried out by an external agency? (Y/N) If yes, Name of the external agency	Yes, DNV Business Assurance India Private Limited
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- 2 Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any.**

No, PAT scheme is not applicable to the Cube InvIT.

3 Provide details of the following disclosures related to water, in the following format:

Parameter	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Water withdrawal by source (in kilolitres)		
(i) Surface water	0	0
(ii) Groundwater	2,15,373.25	1,94,674
(iii) Third party water	4,43,887.51	3,88,748
(iv) Seawater / desalinated water	0	0
(v) Others	0	0
Total volume of water withdrawal (in kilolitres) (i + ii + iii + iv + v)	6,59,260.77	5,83,423
Total volume of water consumption (in kilolitres)	6,59,260.77	5,83,423
Water intensity per rupee of turnover (Total water consumption / Revenue from operations in Cr.)	15.55	17.64
Water intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total water consumption / Revenue from operations adjusted for PPP)	316.34	364.47
Water intensity in terms of physical output (Total energy consumption / Production in metric tonne) (GJ/ lane-km)	75.31	69.04
Water intensity (optional) – the relevant metric may be selected by the entity	-	-
** For India - IMF PPP Conversion Factor is 20.34 INR/Int. US\$ (Source: https://www.imf.org/external/datamapper/PPPEX@WEO/OEMDC)		
Note: The data presented above includes groundwater extracted through 22 SPV borewells, purchased tanker water for plantation watering in 22 SPVs, potable water consumption across 27 SPVs, and total water consumption at the Corporate Offices (CO), pertaining to IM, PM for FY 2025–26. FY2024-25 data includes IM, PM, and 25 SPVs.		
Note: Indicate if any independent assessment/ evaluation/ assurance has been carried out by an external agency? (Y/N) If yes, Name of the external agency	Yes, DNV Business Assurance India Private Limited	

4 Provide the following details related to water discharged:

Parameter	FY 2025-26 Current Financial Year	FY 2024-25* Previous Financial Year
Water discharge by destination and level of treatment (in kilolitres)		
(i) To Surface water		
- No treatment	0	0
- With treatment – please specify level of treatment	0	0
(ii) To Groundwater		
- No treatment	0	0
- With treatment – please specify level of treatment	0	0
(iii) To Seawater		
- No treatment	0	0
- With treatment – please specify level of treatment	0	0
(iv) Sent to third parties		
- No treatment	74,616.39**	0
- With treatment – please specify level of treatment	0	0



Parameter	FY 2025-26 Current Financial Year	FY 2024-25* Previous Financial Year
(v) Others (Municipal Sewers)		
- No treatment	0	0
- With treatment – please specify level of treatment	0	0
Total wastewater discharged (in kilolitres)	74,616.39	0
<i>*Cube InvIT did not track water discharge at SPV level due to various challenges including multiple use of water withdrawal from borewells such as cleaning, flushing and other domestic purposes, some dedicated borewells solely being used for plantation watering etc</i>		
<i>**The data pertains to domestic wastewater generated from the public toilet blocks and toll plaza toilets across 27 SPVs, which is discharged to connected septic tanks across 27 SPVs.</i>		
Note: Indicate if any independent assessment/ evaluation/ assurance has been carried out by an external agency? (Y/N) If yes, Name of the external agency	Yes, DNV Business Assurance India Private Limited	

- 5 Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation.** Not applicable, as Cube InvIT does not generate hazardous effluents. Domestic Wastewater from sanitation facilities (Public Toilet Blocks and toll plaza admin building toilets) is directed to connected septic tanks, which are periodically maintained and disposal of domestic wastewater to municipality authorized Third party in accordance with applicable practices.

- 6 Please provide details of air emissions (other than GHG emissions) by the entity, in the following format:**

Parameter	Please specify unit	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
NOx	Metric Tonnes	0.57	0.44
SOx	Metric Tonnes	0.14	0.10
Particulate Matter (PM)	Metric Tonnes	0.16	0.19
Persistent organic pollutants (POP)	NA	-	-
Volatile organic compounds (VOC)	NA	-	-
Hazardous air pollutants (HAP)	NA	-	-
Others – please specify	-		

**Toll plazas under the Asset are equipped with small-capacity standby Diesel Generator (DG) sets which are considered source of air pollution to compile above data. In accordance with CPCB/SPCB regulations, the stack heights of the DG sets have been suitably enhanced, and annual stack emission monitoring is undertaken to ensure ongoing compliance with applicable environmental standards*

Note: Indicate if any independent assessment/ evaluation/ assurance has been carried out by an external agency?
(Y/N) If yes, Name of the external agency

No

- 7 Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) and its intensity, in the following format:**

Parameter	Unit	CY 2025 Current Financial Year	CY 2024 Previous Financial Year
Total Scope 1 emissions (Break-up of the GHG into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	Metric tonnes of CO ₂ equivalent	3,407	2,025.8
Total Scope 2 emissions (Break-up of the GHG into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	Metric tonnes of CO ₂ equivalent	19,702*	17,476

Parameter	Unit	CY 2025 Current Financial Year	CY 2024 Previous Financial Year
Total Scope 1 and Scope 2 emission intensity per rupee of turnover (Total Scope 1 and Scope 2 GHG emissions / Revenue from operations in Cr.)	Metric tonnes of CO ₂ equivalent / ₹ Million	0.59	0.61
Total Scope 1 and Scope 2 emission intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total Scope 1 and Scope 2 GHG emissions / Revenue from operations adjusted for PPP)	Metric tonnes of CO ₂ equivalent / Million \$	11.98	12.52
Total Scope 1 and Scope 2 emission intensity in terms of physical output (Total Scope 1 and Scope 2 GHG emissions / Full Time Equivalent)	Metric tonnes of CO ₂ equivalent / lane-km	2.64	2.57
Total Scope 1 and Scope 2 emission intensity (optional) – the relevant metric may be selected by the entity	-	-	-

For India - IMF PPP Conversion Factor is 20.34 INR/Int. US\$ (Source: <https://www.imf.org/external/datamapper/PPPEX@WEO/OEMDC>)

Note: The data presented above pertains to 27 SPVs for CY 2025 and 24 SPVs for CY 2024 along with IM and PM operations.

The Energy (against question No. 1) and GHG-related data (as above) have been reported on a calendar year basis, aligned with the company's measurable targets established under its Sustainability-Linked Financing Framework, which forms the basis for its Sustainability-Linked Bond.

* For CY25, Scope 2 GHG emissions were calculated using the market-based methodology, considering the procurement and retirement of International Renewable Energy Certificates (I RECs) against purchased electricity consumption. Scope 2 emissions on location-based mechanism are 23,716 tCO₂e.

Note: QEPL, a tunnel asset (energy intensive nature) acquired in June 2025, contributed 3,598 tCO₂e to the portfolio's total emission in CY2025, accounting for 15% of the overall footprint.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.	Yes, DNV Business Assurance India Private Limited
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8 Does the entity have any project related to reducing Green House Gas emission? If Yes, then provide details.

Yes, Cube InvIT has undertaken multiple initiatives during FY 2025–26 to reduce greenhouse gas (GHG) emissions across its operations and value chain. Key initiatives include:

- **Energy Audits:** Comprehensive energy audit initiated at two assets to understand the related gaps and opportunities to enhance efficiency leading to cost and GHG reduction.
- **Energy Efficient Streetlights and Floodlights:** Use of Energy efficient streetlights / flood lights with luminous efficacy of 135 lm/W or more (whenever replacement or installation needed).
- **Solar Power Installation:** Installation of rooftop and canopy solar power systems across 3 toll plazas at DATRPL under PPA model. This increases renewable energy consumption and reduces Scope 2 emissions.



- **Energy Efficient Appliances :** Replacement of 29 old ACs with BEE 5 star rated inverter ACs (ISEER >5.2) across 3 operational locations. This improves energy efficiency and lowers electricity related emissions.
- **DG Set Modernization:** Replacement of old DG set with CPCB IV compliant at DATRPL and gas-based DG system at WVEPL, along with assessment of biofuel blending options. This initiative reduces fuel consumption and Scope 1 emissions.
- **IoT Enabled Energy Monitoring Systems:** Deployment of IoT based systems for monitoring energy consumption from streetlights, DG sets, toll plazas, and offices. This supports energy optimization and emission reduction.
- **Electricity Data Automation:** Implementation of centralized energy management and strengthened electricity data tracking systems to improve energy monitoring and GHG emission estimation.
- **Vehicle and Equipment Efficiency Measures:** Introduction of GPS based monitoring and electric vehicles at select SPVs to optimize fuel consumption and reduce Scope 1 emissions.
- **Light Motion Sensors:** Motion sensors installed in office areas at few projects to prevent energy wastage by ensuring lights operate only when required.

9 Provide details related to waste management by the entity, in the following format:

Parameter	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Total Waste generated (in metric tonnes)		
Plastic waste (A)	19.17	19.06
E-waste (B)	9.92	16.19
Bio-medical waste (C)	0.34	-
Construction and demolition waste (D)	33,681.81	42,515.57
Battery waste (E)	16.29	0.35
Radioactive waste (F)	0.00	-
Other Hazardous waste (Oil-soaked cotton waste, DG filters, paint cans, chemical cans, paint residue, oil sludge, DG chimney soot, coolant oil and used oil). Please specify, if any. (G)*	1.09	1.04
Other non-hazardous waste generated (H). Please specify, if any. (Break-up by composition i.e. by materials relevant to the sector)	236.97	1115.39
Total (A+B + C + D + E + F + G + H)	33,965.59	43,667.60
Waste intensity per rupee of turnover (Total waste generated / Revenue from operations) (MT / INR Million)	0.80	1.32
Waste intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) (Total waste generated / Revenue from operations adjusted for PPP) (MT/ Million \$)	16.30	27.28
Waste intensity in terms of physical output (Total waste generated // lane-km) (MT/ lane-km)	3.88	5.17
Waste intensity (optional) – the relevant metric may be selected by the entity	-	-

Parameter	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)		
Category of waste		
(i) Recycled**	16.22	0
(ii) Re-used ***	33,555.01	42,463
(iii) Other recovery operations ****	126.80	52.56
Total	33,698.03	42,515.57
For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)		
Category of waste		
(i) Incineration	0.34	0
(ii) Landfilling	116.34	0
(iii) Other disposal operations (through recyclers)*****	305.44	1150.99
Total*****	422.12	1150.99
<i>Note: The data presented above is based on currently available information and may not fully represent the total quantity of waste generated during the reporting period. Construction and Demolition (C&D) waste includes milling material generated during highway periodic maintenance activities, which was subsequently reused in overlaying, and damaged metal beam crash barriers. Biomedical waste primarily comprises of used bandages, cotton and other first aid materials generated during accident-related emergency response and medical assistance activities.</i> <i>* Hazardous waste primarily refers to waste(used) oil generated during servicing of DG sets used as power backup for toll plaza operations. Certain quantities could not be disposed off immediately due to minimal waste generation volumes and operational constraints.</i> <i>** Recycled waste includes municipal/solid waste generated from the corporate offices and recycled by owner as part of Building's Waste-Management process.</i> <i>*** Reclaimed Asphalt Pavement (RAP) was reused during major maintenance activities across four SPVs (JMTPL, MBEL, NAMEPL and WUPTPL).</i> <i>**** Damaged metal beam crash barriers were refurbished and reused</i> <i>*****Other waste disposal includes the scrap, E-waste and hazardous waste disposed off to authorized vendors.</i> <i>*****The quantity of waste disposed during FY 2025-26 is higher than the quantity of waste generated during the year (Total -D), as the disposed waste also includes waste accumulated from previous reporting year.</i>		
Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency		Yes, DNV Business Assurance India Private Limited

10 Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such wastes

Waste management at Cube InvIT is guided by a structured approach encompassing material flow tracking, periodic assessments to identify improvement opportunities, and adherence to a defined waste hierarchy. Reduction efforts include the adoption of advanced techniques and exploration of reuse-focused initiatives, supported by employee training in minimization practices and safe handling. Continuous process optimization and improved construction/maintenance methodologies are also pursued to limit waste generation.

For hazardous waste, established procedures are followed in accordance with the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, as prescribed by the Central Pollution Control Board. Such waste is disposed off through authorized agencies, with SPVs ensuring full regulatory compliance.

Non-hazardous waste is managed through a structured framework, with disposal methods determined based on waste characteristics, prioritizing reuse, recycling, and environmentally sound disposal. Project teams ensure adherence to applicable regulations, optimize material recovery, and coordinate with authorized recyclers and local authorities where relevant.

- 11 If the entity has operations/offices in/around ecologically sensitive areas (such as National parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / clearances are required, please specify details in the following format:**

Sl. No	Location of operations/offices	Type of operations	Whether the conditions of environmental approval/clearance are being complied with? (Y/N) If no, the reasons thereof and corrective action taken, if any
1	DA Toll Road Private Limited project, near Soor Sarovar Bird Sanctuary, India	Road infrastructure (toll road project)	Yes. Environmental Clearance granted by the Ministry of Environment and Forests (MoEF) in July 2012 to National Highways Authority of India (NHAI), followed by No Objection Certificates from MoEF and National Board for Wildlife (NBWL) in 2013. All stipulated conditions have been complied with.
2	Jammu Udhampur Highway Private Limited (Ramnagar Wildlife Sanctuary and Nandini Wildlife Sanctuary)	Road and Tunnel Operation and Maintenance	Yes, Environmental Clearance (EC): Granted by the Ministry of Environment and Forests (MoEF) in August 2010 to the National Highways Authority of India (NHAI). No Objection Certificate (NOC): Subsequently obtained from both MoEF and the National Board for Wildlife (NBWL) in January 2011.

- 12 Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current Financial year:**

Name and brief details of project	EIA Notification No.	Date	Whether conducted by independent external agency (Yes / No)	Results communicated in public domain (Yes / No)	Relevant Web link
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Not Applicable

- 13 Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India; such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection act and rules thereunder (Y/N). If not, provide details of all such non-compliances, in the following format:**

Sl. No	Specify the law / regulation / guidelines which was not complied with	Provide details of the non-compliance	Any fines / penalties / action taken by regulatory agencies such as pollution control boards or by courts	Corrective action taken, if any
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Not Applicable

Leadership Indicators

1 Water withdrawal, consumption and discharge in areas of water stress (in kilolitres):

For each facility / plant located in areas of water stress, provide the following information:

(i) Name of the area	Four SPVs – GAEPL, JMTPL, MBEL, and WVEPL
(ii) Nature of operations	Toll operations and O&M
(iii) Water withdrawal, consumption and discharge in the following format:	

Parameter	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Water withdrawal by source (in kilolitres)		
(i) Surface water	-	-
(ii) Groundwater*	26,189	22,516
(iii) Third party water**	-	-
(iv) Seawater / desalinated water	-	-
(v) Others	-	-
Total volume of water withdrawal (in kilolitres)***	26,189	22,516
Total volume of water consumption (in kilolitres)	26,189	22,516
Water intensity per rupee of turnover (Water consumed / turnover)	0.62	0.68
Water intensity (optional) – the relevant metric may be selected by the entity	2.99	2.66
Water discharge by destination and level of treatment (in kilolitres)		
(i) Into Surface water		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(ii) Into Groundwater		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(iii) Into Seawater		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(iv) Sent to third-parties		
- No treatment	15,180	-
- With treatment – please specify level of treatment	-	-
(v) Others		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
Total water discharged (in kilolitres)	15,180	-

Note: Indicate if any independent assessment/ evaluation/ assurance has been carried out by an external agency? (Y/N)
If yes, name of the external agency

No

*Water consumption in water-stressed areas is associated with four SPVs- GAEPL, JMTPL, MBEL, and WVEPL, located in areas classified as Critical or Over-Exploited by the Ground Water Department. NOCs/NOC exemptions have been obtained for three SPVs as per applicable Central /State ground water extraction acts, while alternative options of water requirement are being explored for GAEPL.

** Water sourced through third party (tanker water for plantation watering) is not taken into consideration under water stress areas considering broader source of water.



***Locations in water-stressed regions have been strengthened through water conservation measures across SPVs, including 13 RWH structures (6 in GAEPL, 5 in JMTPL, 1 in MBEL and 1 in WVEPL) within the project premises and 9 ponds (8 along JMTPL and 1 along MBEL) developed under CSR activities.

2 Please provide details of total Scope 3 emissions and its intensity, in the following format:

Parameter	Unit	CY 2025 Current Financial Year	CY 2024 Previous Financial Year
Total Scope 3 emissions (Break-up of the GHG into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	Metric tonnes of CO ₂ equivalent	75,077	67,114
Total Scope 3 emissions per rupee of turnover (Total Scope 3 emissions / Revenue from operations in Cr.)	Metric tonnes of CO ₂ equivalent / Rs. crore	1.91	2.08
Total Scope 3 emission intensity (option) – the relevant metric may be selected by the entity	-	-	-
Note: The data presented above pertains to IM, PM & 27 SPVs for FY 2025-26 and IM, PM & 25 SPVs for FY 2024-25.			
Note: Indicate if any independent assessment/ evaluation/ assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency		No	

3 With respect to the ecologically sensitive areas reported at Question 11 of Essential Indicators above, provide details of significant direct and indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities.

No Impact

4 If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives, as per the following format:

Sl. No	Initiative undertaken	Details of the initiative (Web-link, if any, may be provided along-with summary)	Outcome of the initiative
1.	Reclaimed Asphalt Pavement (RAP)	Use of RAP in Bituminous Concrete (BC) and Dense Bituminous Macadam (DBM) for major maintenance, reducing reliance on virgin materials and lowering Scope 3 emissions.	During FY 25-2026, RAP usage included 28,173.59 MT in BC, 2,216.42 MT in DBM, and 3165 MT in shoulder works, totalling ~33,555 MT at four projects. This resulted in significant conservation of natural resources and reduction in embodied emissions from asphalt production. In CY2025, the total GHG emissions reductions totaled to ~ 953 tCO ₂ e by implementing BC-RAP 25% Mix and DBM-RAP over conventional method at three projects (Quantity of RAP used ~79,772 MT).
2.	Refurbishment and reuse of MBCBs	Damaged Metal Beam Crash Barriers (MBCBs) are refurbished and reused through inhouse processes across SPVs.	A total of 126.8 MT (2,863 units) of MBCBs were refurbished, of which 27.21 MT (616 units) were reused across 14 SPVs, reducing material consumption and waste generation.

Sl. No	Initiative undertaken	Details of the initiative (Web-link, if any, may be provided along-with summary)	Outcome of the initiative
3.	Refurbishment and reuse of signboards	Signboards are refurbished at inhouse fabrication yards and redeployed across project sites.	8,430 signboards were refurbished, of which 2,903 were reused during FY 2025-26, supporting circular material use and reducing procurement needs.
4.	Micro fine milling	Adoption of micro fine milling for minor rutting treatment without use of fresh bitumen or aggregates, eliminating heating requirements.	Achieved up to 39 percent rut reduction, improved surface quality, and delivered 70 to 90 percent cost savings, while reducing material use and associated emissions at six projects.
5.	Energy efficiency initiatives	Implementation of decarbonisation strategy- energy efficient equipment, and operational efficiency measures across assets.	Reduction in electricity consumption and improved energy performance across SPVs, contributing to lower Scope 2 emissions and operating costs.
6.	Renewable energy adoption (solar)	Installation of solar power systems at project sites, including toll plazas.	In FY25-26, Solar installation at DATRPL of 395.71 kWp contributes to clean energy generation, reducing dependence on grid electricity which led to GHG emissions reduction by ~10 tCO ₂ e (installed in year end).
7.	Solar based ATMS system	Installation of solar panels for the ATMS system to enable a shift from grid electricity to a hybrid renewable energy source.	Installed at JLTPL in FY26. Total installed across seven assets.
8.	I-REC procurement	Procurement of 6000 International Renewable Energy Certificates (I REC) for selected SPVs.	Supports reduction of Scope 2 emissions for SPVs such as DATRPL, GAEPL, and SIPL by offsetting grid electricity consumption with renewable energy attributes reducing ~4000 tCO ₂ e.
9.	Biodiversity enhancement (Miyawaki plantations)	Development of Miyawaki forests across six assets to enhance local biodiversity and green cover.	Improved ecological value, enhanced carbon sequestration potential by planting 1,02,000 saplings across five SPVs in FY 2025-26. It strengthened biodiversity outcomes at project locations.
10.	Mobility and travel monitoring optimisation	Monitoring and streamlining of administrative travel including car and flight usage.	Improved tracking and optimisation of travel related emissions, supporting better Scope 3 emission management and operational efficiency.
11.	Reuse of RO reject water	FRHPL installed dedicated storage systems at TP 2 and TP 1 for collection and reuse of RO reject water for cleaning and plantation watering purposes. KMTPL also took initiative to reuse RO reject water installed in plaza to recharge the existing pond in the plaza premises.	A 3,200-litre sump was installed at Bagsarai Toll Plaza (TP2) and a 24,500-litre storage tank was dedicated at Lakshmipur Toll Plaza (TP1) for reuse of RO reject water, supporting reduction in freshwater consumption and improved water efficiency across operations. At KMTPL, average of 2.4Kl/d of RO reject water is being reused. The water recharges the pond and used for plantation watering inside premises.

Sl. No	Initiative undertaken	Details of the initiative (Web-link, if any, may be provided along-with summary)	Outcome of the initiative
12.	Rain water harvesting	Rainwater harvesting systems are implemented across two primary catchment areas within the portfolio. Rooftop catchments at plaza premises contribute through 24 recharge pits, while the majority of recharges are driven by surface runoff from highways, supported by 244 recharge pits.	Ground water recharge. 8 RWH pits were constructed across 4 projects in the reporting period.
13.	Pond	As a water conservation measure, thirteen ponds have been developed/ renovated by SPVs in premises or under social initiatives to enhance water storage, ground water recharge and compliance to Ground water extraction NOC condition.	Developed withing plaza premises – KMTPL and JLTPL Developed under Social Initiatives – JVTPL Adopted and renovated under Social Initiatives – One along MBEL, one along WUPTPL and eight along JMTPL Cube InvIT is evaluating the quantum of ground water recharge under current ongoing water audit process.

5 Does the entity have a business continuity and disaster management plan? Give details in 100 words/ web link.

Cube InvIT's approach to emergency preparedness, particularly in relation to Occupational Health and Safety (OHS), is governed through the Emergency Preparedness Plan embedded within the Environmental and Social Management System (ESMS) Standard Operating Procedures (SOPs). In line with this framework, the Special Purpose Vehicles (SPVs) have implemented site specific emergency response procedures to effectively manage emergencies arising from unforeseen disruptive events.

The established procedures are designed to address a broad range of operational risks and emergency scenarios, with the objective of minimizing disruptions, safeguarding personnel and assets, and ensuring business continuity across project sites. In addition, the SPVs align their preparedness measures with the respective District Disaster Management Plans (DDMPs) issued by local authorities, which provide guidance on risk mitigation, emergency response, and recovery measures for off-site or large-scale emergencies.

Further, Cube InvIT is in the process of developing a formal and comprehensive portfolio wide Disaster Management Plan (DMP) and Business Continuity Plan (BCP) to further strengthen organizational resilience and preparedness against unforeseen events.

6 Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard Nil

7 Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impacts. Nil

8 How many Green Credits have been generated or procured:

a. By the listed entity	Nil
b. By the top ten (in terms of value of purchases and sales, respectively) value chain partners	Not Available

PRINCIPLE 7: Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent

Essential Indicators

- 1 a. Number of affiliations with trade and industry chambers/ associations.

3

- b. List the top 10 trade and industry chambers/ associations (determined based on the total members of such body) the entity is a member of/ affiliated to.

Sl. No	Name of the trade and industry chambers/ associations	Reach of trade and industry chambers/ associations (State / National)
1	Bharat InvITs Association	National
2	National Highways Builders Federation (NHBF)*	National
3	Highway Operators Association (I) (HOAI)*	National

*Registration is with CHTAAPL (PM).

- 2 Provide details of corrective action taken or underway on any issues related to anticompetitive conduct by the entity, based on adverse orders from regulatory authorities.

Name of authority	Brief of the case	Corrective action taken
Nil		

Leadership Indicators

- 1 Details of public policy positions advocated by the entity:

Sl. No	Public policy advocated	Method resorted for such advocacy	Whether information available in public domain? (Yes/No)	Frequency of Review by Board (Annually/ Half yearly/ Quarterly / Others - please specify)	Web Link, if available
Nil					



PRINCIPLE 8: Businesses should promote inclusive growth and equitable development

Essential Indicators

- 1 Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current Financial year.

Name and brief details of project	SIA Notification No.	Date of notification	Whether conducted by independent external agency (Yes / No)	Results communicated in public domain (Yes / No)	Relevant Web link
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Nil

- 2 Provide information on project(s) for which ongoing Rehabilitation and Resettlement (Rand R) is being undertaken by your entity, in the following format:

Sl. No	Name of Project for which Rand R is ongoing	State	District	No. of Project Affected Families (PAFs)	% of PAFs covered by Rand R	Amounts paid to PAFs in the FY (In INR)
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Not Applicable

Our operations and expansion projects have not resulted in the displacement of any population or their livelihoods. As a result, we have not undertaken any Rehabilitation and Resettlement (Rand R) activities.

- 3 Describe the mechanisms to receive and redress grievances of the community. Not Applicable

- 4 Percentage of input material (inputs to total inputs by value) sourced from suppliers:

Parameter	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Directly sourced from MSMEs/ small producers	35.27%	25.78%
Directly sourced within India	99.99%	99.91%

- 5 Job creation in smaller towns – Disclose wages paid to persons employed (including employees or workers employed on a permanent or non-permanent / on contract basis) in the following locations, as % of total wage cost

Location	FY 2025-26 Current Financial Year	FY 2024-25 Previous Financial Year
Rural	18.80%	14.44%
Semi-urban	8.23%	7.23%
Urban	12.64%	12.82%
Metropolitan	60.33%	65.51%

Leadership Indicators

- 1 Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):

Details of negative social impact identified	Corrective action taken
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Not Applicable

- 2 Provide the following information on CSR projects undertaken by your entity in designated aspirational districts as identified by government bodies:

Sl. No	State	Aspirational District	Amount spent (In INR)
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NIL

- 3 (a) Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalized /vulnerable groups? (Yes/No)

No

- (b) From which marginalized /vulnerable groups do you procure?

Not Applicable

- (c) What percentage of total procurement (by value) does it constitute?

Nil

- 4 Details of the benefits derived and shared from the intellectual properties owned or acquired by your entity (in the current financial year), based on traditional knowledge:

Sl. No.	Intellectual Property based on traditional knowledge	Owned/ Acquired (Yes/No)	Benefit shared (Yes / No)	Basis of calculating benefit share
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Not Applicable

- 5 Details of corrective actions taken or underway, based on any adverse order in intellectual property related disputes wherein usage of traditional knowledge is involved.

Name of authority	Brief of the Case	Corrective action taken
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Not Applicable

- 6 Details of beneficiaries of CSR Projects:

During FY 2025–26, the CSR provisions were applicable to 9 out of the 27 Special Purpose Vehicles, namely JMTPL, MBEL, WUPTPL, JLTPL, JVTPL, THPL, SPPL, JUHPL, and QEPL. Accordingly, the related CSR initiatives were undertaken in compliance with the applicable requirements.

Sl. No	Project Title	No. of persons benefitted from CSR Projects	% of beneficiaries from vulnerable and marginalized groups
1	Tuberculosis Eradication	1230	100%
2	Scholarship Distribution	163	100%
3	Solar lamp distribution	815	~100%
4	Skill Development (Tailoring Training)	89	~50%
5	Skill Development (Fiber Moulding Training Program)	67	100%
6	Computer Training	130	~50%
7	Winter Blanket Distribution	600	100%
8	Solar Street Lights*	Community at large	100%
9	Miyawaki plantation**	Community at large	-
10	Preventive Healthcare***	Community at large	~100%
11	Pond creation in between Miyawaki plantation^	Community at large	-
12	New Pond Creation and Renovation/Improvement of Community Pond^^	Community at large	-

Note:

*Installation of 200 streetlights across villages in Daurala (50), Mator (50), Kanora (35), Aterna (40), and Dhanju (25) under WUPTPL.

** Plantation of 8,000 trees near Dausa Collectorate and 24,000 trees at the Delhi Mumbai Expressway loop at CH 170.150 R (near Bhandrej).

*** Provision of one X ray machine to a hospital at CHC Sikandra.

^ Creation of a pond integrated within Miyawaki plantation under JMTPL.

^^ Construction of new pond at Kandsera Kala (Talbehat Block) and Renovation/Improvement of existing community Pond at Kanoda (Daurala Block) for Groundwater Recharge under JVTPL and WUPTPL respectively.



PRINCIPLE 9: Businesses should engage with and provide value to their consumers in a responsible manner

Essential Indicators

1 Describe the mechanisms in place to receive and respond to consumer complaints and feedback.

As an infrastructure investment trust, Cube InvIT does not have a direct retail consumer base; however, users of its project roads may be regarded as recipients of its services. To address their concerns, a structured Grievance Redressal Mechanism (GRM) has been established.

The GRM provides a transparent and efficient framework for lodging and resolving complaints related to highway operations, ensuring that all concerns are addressed in a timely and systematic manner.

2 Turnover of products and/ services as a percentage of turnover from all products/service that carry information about:

	As a percentage to total turnover
Environmental and social parameters relevant to the product	Not Applicable
Safe and responsible usage	
Recycling and/or safe disposal	

3 Number of consumer complaints in respect of the following:

	FY 2025-26 Current Financial Year		Remarks	FY 2024-25 Previous Financial Year		Remarks
	Received during the year	Pending resolution at end of year		Received during the year	Pending resolution at end of year	
Data privacy	0	0	-	0	0	-
Advertising	0	0	-	0	0	-
Cyber-security	0	0	-	0	0	-
Delivery of essential services	0	0	-	0	0	-
Restrictive Trade Practices	0	0	-	0	0	-
Unfair Trade Practices	0	0	-	0	0	-
Other	7276*	0	-	0	0	-

*The number under Consumer complaints (other category) depicts the complaints from road users lodged through through #1033 and registered at toll plazas

4 Details of instances of product recalls on account of safety issues:

	Number	Reasons for recall
Voluntary recalls	Not Applicable	
Forced recalls		

5 Does the entity have a framework/ policy on cyber security and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy.

Yes, Cube InvIT has comprehensive cyber security and data privacy framework aimed at safeguarding its data, securing IT infrastructure, and mitigating cyber risks. The Cyber Security Policy outlines protocols to ensure confidentiality, integrity, and availability of information, along with the protection of systems and networks. Key elements include:

- Protection of sensitive data from unauthorized access, disclosure, or theft
- Secure mechanisms for data transfer within and outside the organization
- Safeguarding of devices, including laptops, mobile devices, and other endpoints
- Measures to address email-related risks such as phishing, spam, and malicious content
- Deployment of antivirus solutions and firewalls to prevent malware and unauthorized access
- Encryption of critical data to enhance information security

- Governance of third-party access to systems and data
- Regular training and awareness programmes to strengthen employee understanding of cyber risks and data privacy
- Compliance with applicable laws, regulations, and industry standards relating to cyber security and data protection

6 Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services

Not Applicable

7 Provide the following information relating to data breaches:

a. Number of instances of data breaches	Nil
b. Percentage of data breaches involving personally identifiable information of customers	Nil
c. Impact, if any, of the data breaches	Not Applicable

Leadership Indicators

1 Channels / Platforms where information on products and services of the entity can be accessed (provide web link, if available).

Cube InvIT ensures accessibility of information relating to its operations through its digital platforms. Key channels include:

- Official Website: Serves as a comprehensive source of information on operations, updates, and disclosures. Link: <https://www.cubehighwaystrust.com/>
- LinkedIn: Maintains an active presence to share updates, announcements, and insights on its activities. Link: <https://www.linkedin.com/company/cube-highways/>

2 Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.

At Cube InvIT, emphasis is placed on ensuring both the safety and convenience of road users across its assets. To support this, a range of initiatives have been undertaken to disseminate relevant information, enhance user awareness, and encourage responsible driving behavior. Key measures include:

- Informational Signage: Installation of clear and visible signboards at regular intervals, providing details on toll plaza locations, tariff structures, payment options, nearby amenities, and emergency contact information.
- Road Safety Initiatives: Conducting awareness campaigns, workshops, and outreach programmes to promote adherence to traffic regulations and safe driving practices.
- Digital Outreach: Leveraging social media platforms to share updates on road conditions, safety advisories, and service-related information.
- Stakeholder Engagement: Collaborating with local authorities, transport associations, and other relevant stakeholders to strengthen road safety awareness and outreach efforts.
- Toll Operations Awareness: Sensitizing users on toll plaza procedures, payment mechanisms, and compliance with traffic norms at toll points.
- Driver Awareness Programmes: Organizing targeted sessions to educate drivers on safe driving practices, vehicle upkeep, and overall road safety.

3 Mechanisms in place to inform consumers of any risk of disruption/discontinuation of essential services

At Cube InvIT, priority is accorded to ensuring the safety and convenience of road users while minimising disruptions to essential services. To this end, the following measures have been implemented:

- Work Zone Management: During routine maintenance, designated work zones are established, with deployment of shadow vehicles and installation of appropriate signage and warning systems to alert road users and manage potential risks.

- **Communication during Major Maintenance:** For periodic maintenance activities, information is disseminated through signboards indicating associated risks, Variable Message Signs (VMS) displaying ongoing work updates, advance newspaper advertisements, and information posters at rest plazas to inform road users and local communities.
- **Multi-channel Outreach:** Public notice boards at strategic locations, digital platforms including social media, and direct engagement with local communities are utilised to communicate maintenance activities and potential disruptions. These measures ensure timely dissemination of information and support safe and efficient highway operations.

4 Does the entity display product information on the product over and above what is mandated as per local laws? (Yes/No/) If yes, provide details in brief. Did your entity carry out any survey with regard to consumer satisfaction relating to the major products / services of the entity, significant locations of operation of the entity or the entity as a whole? (Yes/No)

Not Applicable



INDEPENDENT ASSURANCE STATEMENT

to the Management of Cube Highways Trust

Cube Highways Trust (Registration Number IN/InvIT/22-23/0022), hereafter referred to as 'Cube Highways Trust' or 'the Company') commissioned DNV Business Assurance India Private Limited ('DNV', 'us' or 'we') to undertake an independent assurance of the Company's disclosures in Business Responsibility and Sustainability Report (hereafter referred as 'BRSR'). The disclosures include BRSR Core as per Annexure 17A of SEBI's Master Circular for BRSR (Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026, dated January 30, 2026).



Our Conclusion:

On the basis of the assessment undertaken, nothing has come to our attention to suggest the BRSR Core Key Performance Indicators (KPIs) under 9 ESG attributes (as listed in Annexure I of this statement) do not properly adhere to the reporting requirements outlined in the Industry Standard on Reporting of BRSR Core.

Scope of Work and Boundary

The scope of our engagement includes independent assurance of 'BRSR Core' attributes for limited level of assurance for the Financial Year (FY) 2025-26.

Boundary covers the performance of Cube Highways Trust operations that fall under the direct operational control of the Company's Legal structure. Based on the agreed scope with the Company, the boundary of limited assurance covers the operations of Cube Highways Trust across India. For Attribute 1: GHG footprint and Attribute 3: Energy footprint, data boundary is limited to 27 SPVs, IM and PM, and is reported for Calendar Year (CY) 2025.

Reporting Criteria and Standards

The disclosures have been prepared by Cube Highways Trust with reference to:

- Industry Standard on Reporting of BRSR Core, Circular No.: SEBI/HO/CFD/CFD-PoD-1/P/CIR/2024/177 dated Dec 20, 2024.
- BRSR Core (Annexure 17A) as per Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026, "Master circular for compliance with the provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 by listed entities", dated January 30, 2026.
- Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard.

Assurance Methodology/Standard

This assurance engagement has been carried out in accordance with DNV's VeriSustain™ protocol, V6.0, which is based on our professional experience and international assurance practice, and the international standard in Assurance Engagements, ISAE 3000 (revised) - Assurance Engagements other than Audits or Reviews of Historical Financial Information. DNV's VeriSustain™ Protocol, V6.0 has been developed in accordance with the most widely accepted reporting and assurance standards. Apart from DNV's VeriSustain™ protocol (V6.0), DNV team has also followed ISO 14064-3 - Specification with guidance for the verification and validation of greenhouse gas statements to evaluate disclosures with respect to Greenhouse gases disclosures.

Basis of our conclusion

As part of our independent assurance engagement, we have evaluated the reported environmental, social, and governance (ESG) information against the agreed criteria. Throughout the engagement, we exercised professional judgment and maintained professional skepticism to support our assessment and the conclusions reached based on the limited assurance procedures performed.

As part of the assurance process, a multi-disciplinary team of assurance specialists performed assurance work for selected sites of Cube Highways Trust. We carried out the following activities:

- Reviewed the disclosures under BRSR Core, encompassing the framework for assurance consisting of a set of Key Performance Indicators (KPIs) under 9 ESG attributes.
- Our focus included disclosures, management processes, and key ESG metrics specified under the BRSR Core. The Industry Standard on Reporting of BRSR Core used a basis of limited level of assurance.

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DNV Business Assurance India Private Limited

Our competence and Independence

DNV applies its own management standards and compliance policies for quality control, which are based on the principles enclosed within ISO/IEC 17029:2019- Conformity Assessment - General principles and requirements for validation and verification bodies and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements. DNV has complied with the Code of Conduct during the assurance engagement. DNV's established policies and procedures are designed to ensure that DNV, its personnel and, where applicable, others are subject to independence requirements (including personnel of other entities of DNV) and maintain independence where required by relevant ethical requirements.

This engagement work was carried out by an independent team of sustainability assurance professionals. During the reporting period i.e. FY 2025-26, DNV, to the best of its knowledge, was not involved in any non-audit/non-assurance work with the Company and its Group entities which could lead to any Conflict of Interest. DNV was not involved in the preparation of any statements or data included in the Report except for this Assurance Statement. DNV maintains complete impartiality toward stakeholders interviewed during the assurance process.

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- Understanding the key systems, processes and controls for collecting, managing and reporting the Key Performance Indicators (KPIs) of BRSR Core. Understand and test, on a sample basis to evaluate adherence to the reporting principles.
- Collect and evaluate documentary evidence and management representations supporting adherence to the reporting principles. We adopted a risk-based approach, that is, we concentrated our assurance efforts on the issues of high material relevance to the Company's business and its key stakeholders.
- DNV audit team conducted on-site audit for corporate office. Sample based assessment of site-specific data disclosures was carried out. We were free to choose sites for conducting our assessment. Please refer to annexure II for more details.
- Verification of the consolidated reported performance disclosures in context to the Principle of Completeness as per VeriSustain™ Protocol, V6.0 for limited level of assurance for the disclosures.

Inherent Limitations

DNV's assurance engagement assume that the data and information provided by the Company to us as part of our review have been provided in good faith, is true, complete, sufficient, and authentic, and is free from material misstatements. The assurance scope has the following limitations:

- The assurance engagement considers an uncertainty of $\pm 5\%$ based on materiality threshold for estimation/measurement errors and omissions.
- DNV has not been involved in evaluation or assessment of any financial data/performance of the company. DNV's opinion on specific BRSR Core Attribute 8 on "Number of days of accounts payable", Attribute 9 "Open-ness of business" and all sections of BRSR core indicators where currency or INR has been applied relies on the third party audited financial reports of the Company. DNV does not take any responsibility of the financial data reported in the audited financial reports of the Company.
- The assessment is limited to data and information within the defined Reporting Period. Any data outside this period is not considered within the scope of assurance.
- Data outside the operations specified in the assurance boundary is excluded from the assurance, unless explicitly mentioned otherwise in this statement.
- The assurance does not cover the Company's statements that express opinions, claims, beliefs, aspirations, expectations, aims, or future intentions. Additionally, assertions related to Intellectual Property Rights and other competitive issues are beyond the scope of this assurance.
- The assessment does not include a review of the Company's strategy or other related linkages expressed in the Report. These aspects are not within the scope of the assurance engagement.
- The assurance does not extend to mapping the Report with reporting frameworks other than those specifically mentioned. Any assessments or comparisons with frameworks beyond the specified ones are not considered in this engagement.
- Aspects of the Report that fall outside the mentioned scope and boundary are not subject to assurance. The assessment is limited to the defined parameters.
- The assurance engagement does not include a review of legal compliances. Compliance with legal requirements is not within the scope of this assurance, and the Company is responsible for ensuring adherence to relevant laws.

Responsibility of the Company

Cube Highways Trust has the sole responsibility for the preparation of the BRSR Report and is responsible for all information disclosed for BRSR Core 9 ESG attributes in BRSR Report. The company is responsible for maintaining processes and procedures for collecting, analyzing and reporting the information and also, ensuring the quality and consistency of the information presented in the Report. Cube Highways Trust is also responsible for ensuring the maintenance and integrity of its website and any referenced BRSR disclosures on their website.

DNV's Responsibility

In performing this assurance work, DNV's responsibility is to the Management of the Company; however, this statement represents our independent opinion and is intended to inform the outcome of the assurance to the stakeholders of the Company. DNV disclaims any liability or co-responsibility for any decision a person or entity would make based on this assurance statement.

Use and distribution of Assurance Statement

This assurance statement, including our conclusion has been prepared solely for the exclusive use and benefit of management of the company and solely for the purpose for which it is provided. To the fullest extent permitted by law, DNV does not assume responsibility to anyone other than company for DNV's work or this assurance statement. We have not performed any work, and do not express any conclusion, on any other information that may be published outside of the Report and/or on Company's website for the current reporting period.

The use of this assurance statement shall be governed by the terms and conditions of the contract between DNV and the Cube Highways Trust. DNV does not accept any liability if this assurance statement is used for any purpose other than its intended use, nor does it accept liability to any third party in respect of this assurance statement.

For DNV Business Assurance India Private Limited,	
Sarkar, Chandan Digitally signed by Sarkar, Chandan Date: 2026.06.18 15:25:06 +05'30'	Sharma, Anjana Digitally signed by Sharma, Anjana Date: 2026.06.18 15:41:39 +05'30'
Chandan Sarkar Lead Verifier	Anjana Sharma Assurance Reviewer
Assurance Team: Jas Sahib Singh Chadha, Himanshu Babbar	

18/06/2026, Bengaluru, India.

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DNV Business Assurance India Private Limited

Statement Number: DNV-2026-ASR-873399

Annexure I - BRSR Core Verified Data

Sr. No.	Attribute	Parameter	Unit of Measures	Verified Value
1	Green-house gas (GHG) footprint*	Total Scope 1 emissions (Break-up of the GHG into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	Total emissions (tCO ₂ e)	3,407
		Total Scope 2 emissions (Break-up of the GHG (CO ₂ e) into CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, SF ₆ , NF ₃ , if available)	Total emissions (tCO ₂ e)	19,702
		Total Scope 1 and Scope 2 emission intensity per rupee of turnover	tCO ₂ e/Total Revenue from Operations	0.59
		Total Scope 1 and Scope 2 emission intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)	tCO ₂ e / Total Revenue from Operations adjusted for PPP in USD	11.98
		Total Scope 1 and Scope 2 emissions (MT) / Total Output of Product or Services	Metric tonnes of CO ₂ equivalent / lane-km	2.64
2	Water footprint	Total water consumption	KL	659,260.77
		Water consumption intensity	KL / Total Revenue from Operations	15.55
			KL / Total Revenue from Operations adjusted for PPP in USD	316.34
			KL / Product or Service	75.31
		Water Discharge by destination and levels of Treatment	KL	74,616.39
3	Energy footprint	Total energy consumed	Giga Joules (GJ)	172,220
		% of energy consumed from renewable sources	In % terms	0.29%
		Energy intensity	GJ/ Total Revenue from Operations	4.39
			GJ/ Total Revenue from Operations adjusted for PPP in USD	89.30
			(Total energy consumption / Production in metric tonne) (GJ/ lane-km)	19.67
4	Embracing circularity - details related to waste management by the entity	Plastic waste (A)	MT	19.17
		E-waste (B)	MT	9.92
		Bio-medical waste (C)	MT	0.34
		Construction and demolition waste (D)	MT	33,681.81
		Battery waste (E)	MT	16.29
		Radioactive waste (F)	MT	0.00
		Other Hazardous waste (G)	MT	1.09
		Total Non-Hazardous Waste (H)	MT	236.97
		Total (A+B + C + D + E + F + G + H)	MT	33,965.59
		Waste intensity per rupee of turnover from operations	Metric tonnes /Total Revenue from Operations	0.80
		Waste intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)	Total waste generated in MT/ Revenue from operations adjusted for PPP	16.30
		Waste intensity in terms of physical output (Total waste generated / lane-km)	MT/ lane-km	3.88
		For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations	MT	33,698.03
			Intensity	0.99
		For each category of waste generated, total waste disposed by nature of disposal method	MT	422.12
			Intensity	0.01
5	Enhancing Employee Wellbeing and Safety	Spending on measures towards well-being of employees and workers - cost incurred as a % of total revenue of the company	In % terms	0.12
		Details of safety related incidents for employees and workers (including contract-workforce e.g. workers in the company's construction sites)	Number of Permanent Disabilities	0
			Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked)	0.70 (LTIFR for employees - 0.55 & LTIFR for Workers - 0.71)
			No. of fatalities	5
6	Enabling Gender Diversity in	Gross wages paid to females as % of wages paid	In % terms	12.93



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	Business	Complaints on POSH	Total Complaints on Sexual Harassment (POSH) reported	1
			Complaints on POSH as a % of female employees / workers	1.23
			Complaints on POSH upheld	0
7	Enabling Inclusive Development	Input material sourced from following sources as % of total purchases -and from within India	Directly sourced from MSMEs/ small producers (In % terms - As % of total purchases by value)	35.27%
			Sourced directly from within India	99.99%
		Job creation in smaller towns - Wages paid to persons employed in smaller towns (permanent or non-permanent /on contract) as % of total wage cost	Location	
			Rural	18.80%
			Semi-urban	8.23%
			Urban	12.64%
	Metropolitan	60.33%		
8	Fairness in Engaging with Customers and Suppliers	Instances involving loss / breach of data of customers as a percentage of total data breaches or cyber security events	In % terms	0
		Number of days of accounts payable	(Accounts payable *365) / Cost of goods/services procured	115
9	Open-ness of business	Concentration of purchases & sales done with trading houses, dealers, and related parties Loans and advances & investments with related parties	Purchases from trading houses as % of total purchases	NA
			Number of trading houses where purchases are made from	NA
			Purchases from top 10 trading houses as % of total purchases from trading houses	NA
			Sales to dealers / distributors as % of total sales	NA
			Number of dealers / distributors to whom sales are made	NA
			Sales to top 10 dealers / distributors as % of total sales to dealers / distributors	NA
			Share of RPTs (as respective %age) in	
			Purchases	18.84%
			Sales	NA
			Loans & advances	NA
			Investments	NA

* For Attribute 1: GHG footprint and Attribute 3: Energy footprint, data boundary is limited to 27 SPVs, IM and PM, and is reported for Calendar Year (CY) 2025. The emission factors for fuel are sourced from the IPCC (Inter-governmental Panel on Climate Change) database. The emission factor considered for non-renewable purchased electricity is as per CEA CO2 baseline database, version 21.0.

Annexure II - Sites selected for audits

S.no	Site	Location
1.	Corporate Office (onsite audit)	Cube Highways -Gurgaon office**
2.	SPVs (onsite audit)	Delhi Agra Toll Road Private Limited (DATRPL) Ghaziabad Aligarh Expressway Private Limited (GAEPL)

**Note: The entire dataset of portfolio is centrally managed at the head office.