

HUBTOWN LIMITED ANNOUNCES THE APPROVAL OF ITS EQUITY SHAREHOLDERS AND CREDITORS, FOR THE PROPOSED SCHEMES OF ARRANGEMENT INVOLVING MERGER OF I) SAICHARAN CONSULTANCY PRIVATE LIMITED AND II) 25 WEST REALTY PRIVATE LIMITED

Mumbai, June 23, 2026: Hubtown Limited (“**Hubtown**” or the “**Company**”) is pleased to announce that the requisite approvals of its Equity Shareholders and Unsecured Creditors, as applicable, have been successfully obtained in respect of the following two Schemes of Arrangement under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013, pursuant to the respective directions of the Hon’ble National Company Law Tribunal, Mumbai Bench (“**NCLT**”):

1. Approval of Scheme of Arrangement (“Scheme”) in the nature of merger / amalgamation of Saicharan Consultancy Private Limited (“SCPL”) with Hubtown Limited and their respective shareholders and creditors

- a. The Equity Shareholders and Unsecured Creditors of Hubtown Limited, at their respective meetings convened pursuant to the NCLT Order dated April 9, 2026, have approved the Scheme of Arrangement providing for the amalgamation of Saicharan Consultancy Private Limited with Hubtown Limited and their respective shareholders and creditors.
- b. At the time of approval of the Scheme by Board of Directors of the Company, SCPL held 21.17% equity stake in Rare Townships Private Limited (“**RTPL**”), a subsidiary of Hubtown, which is developing the “Rising City” real estate project in Ghatkopar (East), Mumbai, Maharashtra, India. The merger / amalgamation is a strategic initiative aimed to consolidate Hubtown’s ownership in RTPL, thereby positioning Hubtown for enhanced financial growth and long-term value appreciation.
- c. Under the Scheme, the equity shareholders of SCPL shall be allotted 648 equity shares of Hubtown of face value ₹10 each for every 1 equity share of face value ₹10 held in SCPL, subject to the Scheme becoming effective and receipt of all requisite approvals.
- d. The merger will impact increase in revenue share in ‘Rising City – Ghatkopar’ project by 21.17%. In the Project out of the total 6 residential buildings, 5 buildings has been completed and OC received and the last building is expected to be completed by March 2027.

2. Approval of Scheme of Arrangement (“Scheme”) in the nature of merger / amalgamation of 25 West Realty Private Limited (“25 West”) with Hubtown Limited and their respective shareholders and creditors

- a. The Equity Shareholders of Hubtown Limited, at their meeting convened pursuant to the NCLT Order dated May 4, 2026, have also approved the Scheme of Arrangement providing for the amalgamation of 25 West Realty Private Limited with Hubtown Limited and their respective shareholders and creditors.
- b. 25 West Realty Private Limited is developing the super-luxury residential project ‘25 West’ located at Bandra (West), Mumbai, Maharashtra, India and the project is

expected to generate strong demand and financial returns given its prime location and premium positioning. The merger / amalgamation is intended to enhance the investment profile of the consolidated entity by aligning a high-potential real estate asset with a broader business platform of Hubtown.

- c. Under the Scheme, the equity shareholders of 25 West shall be allotted 42 equity shares of Hubtown of face value ₹10 each for every 1 equity share of face value ₹10 held in 25 West, subject to the Scheme becoming effective and receipt of all requisite approvals.
- d. The 25 West project is expected to generate total revenue of approximately ₹6,000 crores.

The proposed Schemes are strategic initiatives aimed at consolidating business operations and ownership interests within the group structure. The Schemes are expected to strengthen the revenue base and profitability of the Company through consolidation of business operations, consolidation of ownership interests in key real estate projects and improved operational efficiencies. The integration is also expected to enhance the investment profile and market position of the Company and create long-term value for its shareholders and other stakeholders.

While the Schemes have been approved by the Equity Shareholders and Unsecured Creditors, as applicable, with the requisite majority, the same remain subject to the sanction of the Hon'ble NCLT and such other statutory and regulatory approvals as may be required, and shall become effective only upon fulfilment of the conditions set out in the Schemes.

About Hubtown Limited

Hubtown Limited is one of India's leading real estate development companies with a diversified portfolio across residential, commercial and infrastructure development projects. The Company has developed and continues to develop landmark projects across key urban markets.

For further information, please contact:

Investor Relations

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Safe Harbour Statement

This press release contains forward-looking statements that involve risks and uncertainties. Actual results may differ materially from those expressed or implied. Hubtown Limited undertakes no obligation to update any forward-looking statements except as required by applicable law.

For Hubtown Limited

Shivil Kapoor

Company Secretary

Mem. No. F11865