

October 09.2026

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|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The Corporate Relationship<br/>Department<br/>BSE Limited<br/>P. J. Towers, Dalal Street<br/>Fort, Mumbai 400001<br/><br/>Scrip Code:532799</b> | <b>The Listing Department<br/>The National Stock Exchange of India<br/>Limited<br/>Exchange Plaza, Bandra Kurla Complex<br/>Bandra (East), Mumbai 400051<br/><br/>Symbol: HUBTOWN</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Sub: Additional investment in Subsidiary Company by way of subscription towards  
Right entitlement of Rights Issue - Disclosure under regulation 30 of Securities and  
Exchange Board of India (Listing Obligations and Disclosure Requirements)  
Regulations, 2015**

Dear Sir / Madam,

We wish to inform you that Rare Townships Private Limited (RTPL), a Subsidiary Company, has today allotted 1,22,60,843 Class A equity shares of having a face value of ₹10 each, at a premium of ₹20 per share, at an issue price of ₹30 per share for cash for the total consideration of Rs. 36,78,25,290/- to the Company. Pursuant to this, the holding of the Company in RTPL has increased from 72.91% to 74.65% of Class A equity share capital of Rare Townships Private Limited.

Brief details of the aforesaid investment, as required under Regulation 30 of the Listing Regulations read with the SEBI Circular dated July 13, 2023, are given in the **Annexure A**.

You are requested to take note of the same.

**Yours faithfully,  
For Hubtown Limited**

Shivil  
Kapoor

Digitally signed by  
Shivil Kapoor  
Date: 2026.10.09  
16:23:58 +05'30'

**Shivil Kapoor  
Company Secretary & Compliance Officer  
Membership No.: F11865**

**Annexure-A**

| Sr. No. | Particulars                                                                                                                                                                                                                                                                    | Disclosures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Name of the target entity details in brief such as size , turnover, etc.                                                                                                                                                                                                       | Rare Townships Private Limited (RTPL)<br><br>RTPL is engaged in real estate business of construction and development of residential and commercial premises. The Paid up Share Capital of the Company is Rs.47, 45, 91,730/- (considering this Rights Issue) and the Turnover of the Company was Rs.9802.79 Lakhs for the year ended March 31, 2026.                                                                                                                                               |
| 2.      | Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arm’s length” | Yes, the acquisition falls within Related Party Transaction as RTPL is a Subsidiary of the Company.<br><br>The acquisition has been made by way of subscription to equity shares having a face value of Rs 10/- each, at a premium of Rs 20/- per share, resulting in an issue price of Rs 30/- per share, on a rights basis. The transaction has been undertaken at arm’s length.<br>Further the Company, Promoters, Promoter’s Group are interested to the extent of their shareholding In RTPL. |
| 3.      | Industry to which the entity                                                                                                                                                                                                                                                   | RTPL is engaged in the real estate business of construction and development of residential and commercial premises.                                                                                                                                                                                                                                                                                                                                                                                |
| 4.      | Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)                                                                           | The acquisition is by way of rights offered for subscription of shares of RTPL, the Subsidiary of the Company.<br><br>Consequent upon the allotment, the holding of the Company in RTPL has increased from 72.91% to 74.65% in the Class A Equity Share Capital of the RTPL<br><br>Both the Company and the Issuer are in same line of business, i.e. Real Estate Business.                                                                                                                        |
| 5.      | Brief details of any governmental or regulatory approvals required for the acquisition                                                                                                                                                                                         | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| 6.        | Indicative time period for completion of the acquisition                                                                                                                                                                                               | October 08,2026 (Date of Allotment)                                                                                                                                                                                                                           |                |          |           |         |           |       |           |       |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------|-----------|---------|-----------|-------|-----------|-------|
| 7.        | Nature of consideration -whether cash consideration or share swap and details of the same                                                                                                                                                              | Cash                                                                                                                                                                                                                                                          |                |          |           |         |           |       |           |       |
| 8.        | Cost of acquisition or the price at which the shares are acquired                                                                                                                                                                                      | 12260843 Class A Equity Shares at a face value of Rs.10/- per share at a premium of Rs 20 per share at an issue price of Rs 30 Per Share, for a total consideration of Rs. 36,78,25,290/-                                                                     |                |          |           |         |           |       |           |       |
| 9.        | Percentage of shareholding / control acquired and / or number of shares acquired                                                                                                                                                                       | The holding of the Company in RTPL has increased from 72.91% to 74.65% in Class A Equity Share Capital of the RTPL.                                                                                                                                           |                |          |           |         |           |       |           |       |
| 10.       | Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief) | RTPL is domiciled in India and incorporated under the provision of the Companies Act, 1956. The Company was incorporated on June 05, 2000 and is involved in the real estate business of construction and development of residential and commercial premises. |                |          |           |         |           |       |           |       |
|           |                                                                                                                                                                                                                                                        | Turnover of RTPL for the last three financial years are as follows:                                                                                                                                                                                           |                |          |           |         |           |       |           |       |
|           |                                                                                                                                                                                                                                                        | (Rs in Lakhs)                                                                                                                                                                                                                                                 |                |          |           |         |           |       |           |       |
|           |                                                                                                                                                                                                                                                        | <table><tr><th>Financial Year</th><th>Turnover</th></tr><tr><td>2025-2026</td><td>9802.79</td></tr><tr><td>2024-2025</td><td>40.45</td></tr><tr><td>2023-2024</td><td>63.27</td></tr></table>                                                                 | Financial Year | Turnover | 2025-2026 | 9802.79 | 2024-2025 | 40.45 | 2023-2024 | 63.27 |
|           |                                                                                                                                                                                                                                                        | Financial Year                                                                                                                                                                                                                                                | Turnover       |          |           |         |           |       |           |       |
|           |                                                                                                                                                                                                                                                        | 2025-2026                                                                                                                                                                                                                                                     | 9802.79        |          |           |         |           |       |           |       |
| 2024-2025 | 40.45                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                               |                |          |           |         |           |       |           |       |
| 2023-2024 | 63.27                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                               |                |          |           |         |           |       |           |       |
|           |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                               |                |          |           |         |           |       |           |       |
|           |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                               |                |          |           |         |           |       |           |       |

This is for your information and record.

Thanking you,

Yours faithfully,  
**For Hubtown Limited**

Digitally signed  
 by Shivil Kapoor  
 Date: 2026.10.09  
 16:24:24 +05'30'

**Shivil Kapoor**  
**Company Secretary & Compliance Officer**  
**Membership No.: F11865**