

Regd. Office: Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai-400071
Tel.: +91-22-2526 5000 • Fax: +91-22-2526 5099 • www.hubtown.co.in • CIN:L45200MH1989PLC050688

October 29, 2026

To,
BSE Limited
The Corporate Relations Department,
1st Floor, P.J. Towers, Dalal Street,
Fort, Mumbai - 400 001,
Maharashtra, India

National Stock Exchange of India Limited
The Listing Department,
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051,
Maharashtra, India

Scrip Code: 532799

Symbol: HUBTOWN

Dear Sir/Madam,

Sub: Outcome of the Board Meeting held on October 29, 2026

Dear Sir / Madam,

We write to inform you that at the meeting of the Board of Directors of the Company held today i.e. October 29, 2026, the Board has inter-alia approved and taken on record the Unaudited Standalone and Consolidated Financial Results for the quarter and half-year ended September 30, 2026, which have been subjected to limited review by the Statutory Auditors of the Company, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI Listing Regulations).

Copies of the said results along with the Limited Review Reports issued by the Statutory Auditors of the Company are annexed hereto and the same are being uploaded on the website of the Company i.e. www.hubtown.co.in. The Unaudited Financial Results are also being published in the newspapers, in the format prescribed under Regulation 47(1) (b) of the SEBI Listing Regulations.

Please note that in terms of the Company's Code of Conduct for Prohibition of Insider Trading, the window for trading in shares of the Company by its Directors, designated employees and connected person will open on October 31, 2026.

The meeting of the Board of Directors commenced at 6:00 P.M. and concluded at 7:00 P.M.

You are requested to take the above information on record.

Thanking You

For and on behalf of
Hubtown Limited

Shivil Kapoor
Digitally signed by Shivil Kapoor
DN: cn=Shivil Kapoor, o=Hubtown Limited,
email=shivil.kapoor@hubtown.co.in, c=IN,
serialNumber=1, reason=I am the signer of this
document.
Date: 2026.10.29 15:08:49 +05'30'

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

Enclosures: As above.

Independent Auditor's Review Report on Unaudited Standalone Financial Results of Hubtown Limited for the Quarter and Half Year ended September 30, 2026 pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended.

To,

The Board of Directors

Hubtown Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of HUBTOWN LIMITED ('the Company') for the quarter ended September 30, 2026 and year to date results for the period 01st April 2026 to 30th September 2026, ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Regulation").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making enquiries, preliminary of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under Section 143 (10) of the Companies Act, 2013, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Basis of Qualified Opinion
 - a) As Stated in Note 14 to the standalone financial result of the company for the quarter and half year ended 30th September, 2026, with regards the Company not having provided for interest amounting to Rs 534.29 Lakhs and Rs 1062.77 Lakhs respectively on certain Inter-corporate deposits and advances in current quarter. Consequently, to above, finance cost for the quarter and half year ended 30th September 2026 has been understated by Rs 534.29 Lakhs and Rs 1062.77 Lakhs respectively resulting in a consequential decrease in the loss for the quarter and half year ended 30th September, 2026.
5. Based on our review conducted, except for the impact on the results of the matter described in para 4 above, nothing has come to our attention that causes us to believe that the accompanying statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34,



prescribed under Section 133 of the Companies Act, 2013, the SEBI circular and other accounting principles generally accepted in India, and has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

For J B T M & Associates LLP
Firm Registration No.: W100365
Chartered Accountants


Yashika Jain
Partner



Membership No.: 168952

UDIN: 26168952HCJUJA2944

Place: Mumbai

Date: October 29, 2026

HUBTOWN LIMITED						
CIN : L45200MH1989PLC050688						
Registered Office: Hubtown Seasons, CTS No. 489-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai - 400 071						
Phone : +91 22 25265000 Fax : +91 22 25265099						
E-mail : investorcell@hubtown.co.in ; Website : www.hubtown.co.in						
Statement of Unaudited Standalone Financial Results for the Quarter and Half year ended September 30, 2026						
(₹ in Lakhs except per share data)						
Sr. No.	Particulars	Quarter ended		Half year ended		Year ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2025	31.03.2026
		Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income					
	a Revenue from Operations	1,775	2,122	11,220	3,897	35,218
	b Other Income	5,921	3,924	5,045	9,845	15,799
	Total Income (a+b)	7,696	6,046	16,265	13,742	51,017
2	Expenses					
	a. Cost of construction and development	2,684	3,489	2,494	6,173	14,096
	b. Purchases of stock-in-trade	7	-	-	7	19,402
	c. Changes in inventories of work-in-progress, finished properties and FSI	(2,515)	(4,186)	7,845	(6,701)	(11,884)
	d. Employee benefits expense	370	341	257	711	1,126
	e. Finance costs	1,302	2,821	1,470	4,123	9,245
	f. Depreciation and amortisation expense	53	51	57	104	221
	g. Other expenses	1,121	1,181	1,209	2,302	5,876
	Total Expenses (a+b+c+d+e+f+g)	3,022	3,697	13,332	6,719	38,082
3	Profit/(Loss) before Exceptional Item and Tax (1-2)	4,674	2,349	2,933	7,023	12,935
4	Add/(Less) Exceptional Item (net of tax expense)	(1,488)	-	-	(1,488)	-
5	Profit/(Loss) before Tax (3+/-4)	3,186	2,349	2,933	5,535	12,935
6	Tax Expense / (Credit)					
	(Add)/Less					
	a. Current Tax	-	-	-	-	-
	b. Deferred Tax Charge / (Credit)	833	578	2,409	1,411	1,738
	c Excess / (Short) provision for taxation in earlier years	-	-	271	-	275
	Total Tax expense (a+/-b+/-c)	833	578	2,680	1,411	2,013
7	Net Profit/(Loss) for the period (5+/-6)	2,353	1,771	253	4,124	10,922
8	Other Comprehensive Income (net of tax)	33	-	(2)	33	(22)
9	Total Other Comprehensive Income/ (Loss) (7+8)	2,386	1,771	251	4,157	10,900
10	Paid-up Equity Share Capital - Face Value ₹ 10 each	14,210	14,210	14,210	14,210	14,210
11	Other equity (excluding revaluation reserve)					271,132
12	Earnings Per Equity Share of ₹ 10 each (not annualised)					
	Basic EPS (₹)	1.66	1.25	0.18	2.90	7.81
	Diluted EPS (₹)	1.66	1.25	0.18	2.90	7.81



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HUBTOWN LIMITED

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E-mail : investorcell@hubtown.co.in ; Website : www.hubtown.co.in

Statement of Unaudited Standalone Assets and Liabilities as at September 30, 2026

(Rs. in Lakhs)

Particulars		As at 30.09.2026 Unaudited	As at 31.03.2026 Audited
A	ASSETS		
I	Non-current Assets		
	(a) Property, Plant and Equipment	486	407
	(b) Investment Property	1,853	1,901
	(c) Intangible Assets	102	125
	(d) Financial Assets		
	(i) Investments	61,849	61,848
	(ii) Loans and Advances	92,813	84,581
	(iii) Other financial assets	368	882
	(e) Deferred Tax Assets (net)	-	-
	(f) Other Non-Current Assets	158	158
	Total Non-Current Assets	157,629	149,902
II	Current Assets		
	(a) Inventories	123,906	117,168
	(b) Financial Assets		
	(i) Investments	1,443	1,407
	(ii) Trade receivables	17,931	22,103
	(iii) Cash and cash equivalents	2,280	4,513
	(iv) Other Bank balances	1,409	710
	(v) Loans and Advances	31,656	12,204
	(vi) Other financial assets	63,344	86,549
	(c) Current Tax Assets	877	1,662
	(d) Other Current Assets	5,970	5,256
	Total Current Assets	248,816	251,572
	TOTAL ASSETS	406,445	401,474
B	EQUITY AND LIABILITIES		
I	Equity		
	(a) Equity Share Capital	14,210	14,210
	(b) Other Equity	275,288	271,132
	Total Equity	289,498	285,342
II	Liabilities		
	(i) Non-Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	14,463	13,122
	(ii) Lease Liability	68	91
	(iii) Other financial liabilities	1,235	1,119
	(b) Deferred Tax Liabilities (Net)	2,497	1,086
	(c) Provisions	164	181
	Total Non-Current Liabilities	18,427	15,599
	(ii) Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	26,204	27,814
	(ii) Lease Liability	42	37
	(iii) Trade payables		
	- due to MSME	3,163	38
	- due to Other	11,158	11,753
	(iv) Other financial liabilities	26,643	26,631
	(b) Other Current Liabilities	31,288	34,243
	(c) Provisions	22	17
	Total Current Liabilities	98,520	100,533
	Total Liabilities	116,947	116,132
	TOTAL EQUITY AND LIABILITIES	406,445	401,474



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Statement of Unaudited Standalone Cash Flow for the Half Year Ended September 30, 2026

(₹ in lakhs)

Particulars		For the half year ended 30th Sep, 2026	For the half year ended 30th Sep, 2025
[A]	CASH FLOW FROM OPERATING ACTIVITIES		
	Profit/(Loss) before tax	5,535	8,679
	Adjustments for:		
	Interest Expense	4,111	1,915
	Interest expense on financial liabilities measured at fair value	-	1
	Interest expense on account of Right to use	12	3
	Share of Profit / (Loss) from investment in partnership firms and JVs	(2)	(30)
	Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	81	87
	Depreciation on lease assets	23	21
	Unwinding of Interest free loans	-	(45)
	Sundry balances written off	90	-
	Provision no longer required	-	(4,036)
	Interest income	(8,106)	(4,051)
	Remeasurement of the net defined benefit liability / asset	33	(2)
	Interest income on financial liabilities measured at fair value	(4)	(1)
	Unwinding of security deposits	-	(28)
	Provision for Diminution in the value of Investment	(1)	-
	Sundry credit balances appropriated	(1,072)	(280)
	Operating Profit/(Loss) before changes in working capital	700	2,233
	Adjustment for (Increase)/Decrease in Operating Assets		
	Adjustments for decrease (increase) in inventories	(6,738)	(3,159)
		4,172	1,247
	Adjustments for decrease (increase) in trade receivables, current		
	Adjustments for decrease (increase) in other current assets	(714)	(90)
	Adjustments for decrease (increase) in other non-current assets	-	(1)
	Adjustments for other financial assets, non-current	514	(130)
	Adjustments for other financial assets, current	4,398	10,914
	Adjustment for Increase/(Decrease) in Operating Liabilities		
	Adjustments for increase (decrease) in trade payables, current	2,530	(3,804)
	Adjustments for increase (decrease) in other current liabilities	(2,955)	(6,638)
	Adjustments for provisions, current	5	(1)
	Adjustments for provisions, non-current	(17)	38
	Adjustments for other financial liabilities, current	(758)	9,101
	Adjustments for other financial liabilities, non-current	116	36
	Changes in Investments	2	30
	Cash flow from operations after changes in working capital	1,255	9,776
	Net Direct Taxes (Paid)/Refunded	785	(363)
	Net Cash Flow from/(used in) Operating Activities	2,040	9,413
[B]	CASH FLOW FROM INVESTING ACTIVITIES		
		(113)	(101)
	Purchase of property, plant and equipment and intangible assets		
	Proceeds from sales of investment property	-	-
	Cash receipts from repayment of advances and loans made to other parties / Cash payment towards loans and advances made to other parties	(8,878)	(37,952)
	Changes in current Investment	(36)	(1,616)
	Interest received	8,110	4,097
	Bank Balances not considered as Cash and Cash Equivalents	(699)	1,555
	Net Cash Flow from/(used in) Investing Activities	(1,616)	(34,017)
[C]	CASH FLOW FROM FINANCING ACTIVITIES		
	Proceeds from issuing shares	-	-
	Equity Component of Compulsory Convertible Debentures	-	-
	Proceeds from borrowings	572	20,035
	Repayments of borrowings	(1,343)	(68)
	Proceeds from issue of share warrants	-	10,313
	Payments of finance lease liabilities	(17)	(26)
	Interest paid	(1,869)	(1,511)
	Net Cash Flow from/(used in) Financing Activities	(2,657)	28,743
	Net Increase/ (Decrease) in Cash and Cash Equivalents	(2,233)	4,139
	Cash & Cash Equivalents at beginning of period (see Note 1)	4,513	2,744
	Cash and Cash Equivalents at end of period (see Note 1)	2,280	6,883
Notes:			
1	Cash and Cash equivalents comprise of:		
	Cash on Hand	56	56
	Balance with Banks	2,224	6,827
	Cash and Cash equivalents	2,280	6,883
2	Figures of the previous year have been regrouped / reclassified wherever necessary.		



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**UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR
ENDED SEPTEMBER 30, 2026**

NOTES:

1. The above financial results, which have been subjected to limited review by the Auditors of the Company, were reviewed by the Audit and Compliance Committee of Directors and subsequently approved and taken on record by the Board of Directors of the Company in its meeting held on October 29, 2026, as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. The above financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016.
3. The figures for the quarter ended September 30, 2026 are the balancing figures between the unaudited figures in respect of the half year ended September 30, 2026 and the published figures for the quarter ended June 30, 2026 of the financial year 2026-27.
4. Given the nature of real estate business, the profit / losses do not necessarily accrue evenly over the period and as such, the results of a quarter / year may not be representative of the profits / losses for the period.
5. As the Company's business activity falls within a single primary business segment viz. "Real Estate Development", the disclosure requirements as per IND AS – 108 'Operating Segments' are not applicable.
6. Costs of the projects are based on the management's estimate of the cost to be incurred upto the completion of the project, which is reviewed periodically.
7. The 'Incomplete Projects' of the Company included in inventories are under various stages of development and are expected to have a net realizable value greater than their cost.
8. The Company has advanced certain amounts to entities in which it has business interest with a view to participate in the earnings of the Projects being implemented by the recipient entities and has also charged interest on some of these advances. Considering the nature of the businesses in which these entities operate, the amounts so advanced are considered to be repayable on call / demand as the recovery period of such amounts so advanced are not measurable precisely.
9. Income from operations includes share of profit / (loss) (net) from partnership firms, AOPs as stated hereunder:

(₹ in lakhs)

Particulars	Quarter ended			Half Year ended	
	30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025
i) Audited	---	---	---	---	---
ii) Management Reviewed (Refer footnote)	(0.73)	(1.19)	10	(1.92)	(30)

Footnotes:

The results of partnership firms, AOPs for the quarter ended September 30, 2026 are prepared and compiled by the Management of such firms and have been reviewed by the Management of Hubtown Limited.

10. Loans and advances, other receivables, debtors and creditors are subject to confirmations and are considered payable / realizable, as the case may be.
11. In respect of the corporate guarantees issued by the Company to Financial Institutions and others on behalf of its subsidiaries for facilities availed by them (amounting to ₹ 70,865.01 lakhs), the management is of the view that it was necessary to provide the corporate guarantees to further the business interest of the Company in the entities on whose behalf such guarantees have been provided.



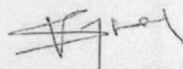
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12. The Company has compiled a list of contingent liabilities based on the information and records available with it. Further, the Company is of the view that these liabilities will not result in any financial liability to the Company.
13. The Company has investments in certain subsidiaries, jointly controlled entities and associates and has outstanding loans and advances as at September 30, 2026. While such entities have incurred losses and have negative net worth as at the year end, the underlying projects in such entities are at various stages of real estate development and are expected to achieve adequate profitability on substantial completion and / or have current market values which are in excess of the carrying values. Accordingly, no provision is considered necessary towards diminution in the value of the Company's investments in such entities or in respect of loans and advances advanced to such entities, which are considered good and fully recoverable.
14. The Company has not provided interest amounting to ₹ 534.29 lakhs for the quarter ended September 30, 2026 (₹ 1,062.77 lakhs for the half year ended September 30, 2026) on certain inter-corporate deposits. The Company has had fruitful negotiations with the lenders during the current quarter and is hopeful of amicable settlement of their dues in the near future.
15. Previous period figures have been regrouped / reclassified / restated wherever necessary to conform to the current period's classification.

Place: Mumbai
Date: October 29, 2026

For and on behalf of the Board




Vyomesh M. Shah
Managing Director
DIN: 00009596



Independent Auditor's Review Report on the Unaudited Consolidated Financial Results of Hubtown Limitd for the Quarter and Half Year ended September 30, 2026 pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 (as amended)

To,
The Board of Directors
Hubtown Limited

1. We have reviewed the accompanying statement of unaudited Consolidated financial results ('the Statement') of the HUBTOWN LIMITED ('the Parent') and it's Subsidiaries (the Parent Company and its subsidiaries together referred to 'the Group') attached herewith for the quarter ended 30th September, 2026 and year to date results for the period from 01st April, 2026 to 30th September, 2026, being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the accounting principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting." ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, (' the Act'), read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of Interim financial Information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143 (10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.



4. The Statement Includes the result of the below entity:

Subsidiary Company

- 25 Chalets Private Limited
- Ackruti Safeguard Systems Private Limited
- Citywood Builders Private Limited
- Gujarat Akruti – Tcg Biotech Limited
- Hubtown Bus Terminal (Adajan) Private Limited
- Hubtown Bus Terminal (Ahmedabad) Private Limited
- Hubtown Bus Terminal (Mehsana) Private Limited
- Hubtown Bus Terminal (Vadodara) Private Limited
- Hubtowncentral Private Limited
- Joynest Premises Private Limited
- Rare Townships Private Limited
- Rubix Trading Private Limited
- Twenty Five Estates Development Limited
- Twenty Five Estates Realty Private Limited
- Vama Housing Limited
- Vega Developers Private Limited
- Vinca Developer Private Limited
- Vishal Techno Commerce Limited
- Yantti Buildcon Private Limited

Associates

- Giraffe Developers Private Limited
- Shubhsiddhi Builders Private Limited
- Whitebud Developers Limited
- Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)

Joint Ventures

- Sunstream City Private Limited



5. Basis of Qualified Opinion

- a) As Stated in Note 9 to the Consolidated financial result of the company for the quarter and half year ended 30th September, 2026, with regards the Company not having provided for interest amounting to Rs. 534.29 Lakhs for the Quarter and Rs. 1062.77 Lakhs for the half year ended 30th September, 2026 on certain Inter-corporate deposits and advances in current quarter. Consequently, to above, finance cost for the quarter and half year ended 30th September, 2026 has been understated by Rs. 534.29 Lakhs and Rs. 1062.77 Lakhs respectively resulting in a consequential decrease in the loss for the quarter and half year ended 30th September, 2026.
6. Based on our review conducted, except for the impact on the results of the matter described in paragraph 5 above, nothing has come to our attention that causes us to believe that the accompanying statement prepared in accordance with the recognition and measurement principles laid down in Ind As 34, prescribed under Section 133 of the Companies Act, 2013, the SEBI circular and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. We did not review the financial result of four subsidiary whose financial information reflect (before inter-company elimination) total assets of Rs. 1,64,319.15 Lakhs total revenue of Rs. 33,132.52 lakhs, total net profit/ (loss) after tax of Rs. 2,936.90 lakhs and total comprehensive profit/ (loss) of Rs. 2,936.90 lakhs for the Half year ended September 30, 2026, as considered in the statement. This financial result has been reviewed by other auditor, whose report has been furnished to us by the management. Our conclusion on the consolidated financial result in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based only on the review of such other auditor and the procedure performed by us as stated in Para 3 above.
8. We did not review the financial results of 15 subsidiaries, whose financial information reflect (before inter-company elimination) total assets Rs. 2,06,490.55 Lakhs as at 30th September, 2026 total revenue of Rs. 29,583.05 lakhs, total net profit after tax of Rs. 729.60 lakhs, total comprehensive Profit of Rs. 729.60 lakhs, and cash inflow (net) (before consolidation adjustments) of Rs. 2679.93 Lakhs for the period from 01st April 2026 to 30th September 2026, as considered in the consolidated unaudited financial results. The result also includes Group's share in net profit/(loss) (including other comprehensive income) of Rs. 70.15 lakhs for the half year ended 30th September, 2026, in respect of 1 associate



whose financial results have not been reviewed by us. These financial results are management reviewed and have been furnished to us by the management and our opinion on the statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint ventures, and our report in terms of Regulation 33 of the SEBI (listing Obligations and Disclosure Requirements) Regulation 2015 in so far as it relates to the aforesaid subsidiaries, associates and joint ventures are based solely on such unaudited financial results.

Our Conclusion on the consolidated financial results is not qualified in respect of the above matters stated in para 7 and 8 above.

For J B T M & Associates LLP
Firm Registration No.: W100365
Chartered Accountants


Yashika Jain
Partner



Membership No.: 168952

UDIN: 26168952AIPAMK7311

Place: Mumbai

Date: October 29, 2026

HUBTOWN LIMITED

CIN: L45200MH1989PLC050688

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Phone : +91 22 25265000 ; Fax : +91 22 25265099

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Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year ended September 30, 2026

(₹ in Lakhs, except per share data)

	Particulars	Quarter ended			Half Year ended		Year ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	a. Revenue from Operations	47,301	15,562	20,851	62,863	39,592	64,351
	b. Other Income	5,866	4,686	5,478	10,552	10,241	18,940
	Total Income (a+b)	53,167	20,248	26,329	73,415	49,833	83,291
2	Expenses						
	a. Cost of construction and development	7,613	11,412	10,594	19,025	17,066	47,279
	b. Purchases of stock-in-trade	520	257	-	777	19,444	20,057
	c. Changes in inventories of work-in-progress finished properties and FSI	33,035	(3,029)	3,341	30,006	(10,924)	(36,893)
	d. Employee benefits expense	1,654	981	883	2,635	1,614	3,984
	e. Finance costs	2,574	4,178	2,685	6,752	4,242	15,066
	f. Depreciation and amortisation expense	57	109	75	166	141	310
	g. Other expenses	3,151	3,100	2,902	6,251	5,184	14,653
	Total Expenses (a+b+c+d+e+f+g)	48,604	17,008	20,480	65,612	36,767	64,456
3	Profit/(Loss) from operation before Exceptional Item and Tax (1-2)	4,563	3,240	5,849	7,803	13,066	18,835
4	Add/(Less) : Exceptional Item (net of tax expense)	(1,488)	-	-	(1,488)	-	-
5	Profit/(Loss) before Tax (3+/-4)	3,075	3,240	5,849	6,315	13,066	18,835
6	Tax Expense / (Credit)						
	(Add)/Less :						
	a. Current Tax	-	-	-	-	-	12
	b. Deferred Tax Charge / (Credit)	833	578	2,409	1,411	1,420	1,738
	c. Short / (Excess) provision for taxation in earlier year	-	-	271	-	275	277
	Total Tax expense (a+/-b+/-c)	833	578	2,680	1,411	1,695	2,027
7	Net Profit/(Loss) for the period (5+/-6)	2,242	2,662	3,169	4,904	11,371	16,808
8	Share of Profit/(Loss) of Associates and Joint Venture (net)	74	(4)	(2)	70	17	(456)
9	Net Profit/(Loss) after tax and share of Associates and Joint Venture	2,316	2,658	3,167	4,974	11,388	16,352
10	Other Comprehensive Income (net of tax)	33	-	(2)	33	(2)	(4)
11	Total Comprehensive Income/(Loss) (9+/-10)	2,349	2,658	3,165	5,007	11,386	16,348
12	Net Profit/(Loss) attributable to:						
	- Owners of the Parent	1,404	2,492	2,406	3,896	10,334	14,849
	- Non-controlling interest	912	166	761	1,078	1,054	1,503
13	Other Comprehensive Income attributable to :						
	- Owners of the Parent	33	-	(2)	33	(2)	(8)
	- Non-controlling interest	-	-	-	-	-	4
14	Total Comprehensive Income attributable to:						
	- Owners of the Parent	1,437	2,492	2,404	3,929	10,332	14,841
	- Non-controlling interest	912	166	761	1,078	1,054	1,507
15	Paid-up Equity Share Capital - Face Value ₹ 10 each	14,210	14,210	14,210	14,210	14,210	14,210
16	Other Equity (Excluding Revaluation Reserve)						247,316
17	Earning per Share (EPS) of ₹ 10 each (not annualised)						
	Basic EPS (₹)	0.99	1.75	1.75	2.74	7.52	10.62
	Diluted EPS (₹)	0.99	1.75	1.75	2.74	7.52	10.62



HUBTOWN LIMITED

CIN: L45200MH1989PLC050688

Registered Office: Hubtown Seasons, CTS No. 489-A, Opp. Jain Temple, R.K. Chemburkar Marg, Chembur (East), Mumbai - 400 071

Phone : +91 22 25265000 ; Fax : +91 22 25265099

E-mail : investorcell@hubtown.co.in ; Website : www.hubtown.co.in

Statement of Unaudited Consolidated Assets and Liabilities as at September 30, 2026

(₹ in Lakhs)

	Particulars	As at	As at
		30.09.2026	31.03.2026
		Unaudited	Audited
A	ASSETS		
I	Non-current Assets		
	(a) Property, Plant and Equipment	2,884	2,807
	(b) Capital work-in-progress	1,667	1,667
	(c) Investment Property	1,737	1,785
	(d) Goodwill on Consolidation	9,512	9,512
	(e) Other Intangible Assets	103	126
	(f) Financial Assets		
	(i) Investments	6,971	7,809
	(ii) Loans and advances	99,784	92,466
	(iii) Other financial assets	3,190	3,046
	(g) Non Current Tax Assets	688	653
	(h) Deferred Tax Assets (net)	-	-
	(i) Other Non-current Assets	2,633	428
	Total Non-current Assets	129,169	120,299
II	Current Assets		
	(a) Inventories	354,235	381,680
	(b) Financial Assets		
	(i) Investments	480	308
	(ii) Trade receivables	22,663	26,949
	(iii) Cash and cash equivalents	22,291	14,095
	(iv) Bank balances other than (iii) above	7,650	18,700
	(v) Loans and advances	3,943	4,179
	(vi) Other financial assets	39,706	39,970
	(c) Other Current Assets	23,358	21,604
	(d) Current Tax Assets (Net)	1,647	2,459
	Total Current Assets	475,973	509,944
	TOTAL ASSETS	605,142	630,243
B	EQUITY AND LIABILITIES		
I	Equity		
	(a) Equity Share Capital	14,210	14,210
	(b) Other Equity	251,398	248,556
	Equity attributable to owners	265,608	262,766
	Non-Controlling Interest	4,784	3,707
	Total Equity	270,392	266,473
II	Liabilities		
	(i) Non-Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	80,789	88,992
	(ii) Lease Liability	68	91
	(iii) Other financial liabilities	11,776	12,806
	(b) Provisions	302	373
	(c) Deferred Tax Liabilities (Net)	2,544	1,133
	Total Non-current Liabilities	95,479	103,395
	(ii) Current liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	36,730	30,605
	(ii) Lease Liability	42	37
	(ii) Trade payables		
	- due to MSME	7,267	1,122
	- due to Other	18,331	20,456
	(iii) Other financial liabilities	69,038	69,687
	(b) Other Current Liabilities	107,326	138,096
	(c) Provisions	537	372
	Total Current Liabilities	239,271	260,375
	TOTAL LIABILITIES	334,750	363,770
	TOTAL EQUITY AND LIABILITIES	605,142	630,243



HUBTOWN LIMITED CIN: L45200MH1989PLC050688 Registered Office: Hubtown Seasons, CTS No. 469-A, Opp. Jain Temple, R.K. Chemburkar Marg, Chembur (East), Mumbai - 400 071 Phone : +91 22 25265000 ; Fax : +91 22 25265099 E-mail : investorcell@hubtown.co.in ; Website : www.hubtown.co.in Statement of Unaudited Consolidated Cash Flow for the Half Year Ended September 30, 2026		
	(₹ in Lakhs)	
Particulars	For the half year ended 30th September, 2026	For the half year ended 30th September, 2025
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	6,315	13,066
Adjustments for:		
Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	166	141
Interest Income	(5,748)	(4,760)
Interest Expense	6,752	4,242
(Profit)/Loss on sale of Investments (Net)	(45)	(17)
Investments measured at fair value through P&L	(2)	(22)
Sundry balances written off	92	-
Provision/Advances/Sundry Balances written back	(1,080)	(4,316)
Share of Profit / (Loss) from investment in partnership firms and JVs	7	(30)
Proceeds from sales of investment property	-	61
Other adjustments for non-cash items	(1,088)	(931)
Operating Profit/(Loss) before changes in working capital	5,369	7,434
Adjustment for (Increase)/Decrease in Operating Assets		
Adjustments for decrease (increase) in inventories	27,445	(9,772)
Adjustments for decrease (increase) in trade receivables, current	4,194	8,178
Adjustments for decrease (increase) in other current assets	(1,754)	(1,852)
Adjustments for decrease (increase) in other non-current assets	(2,205)	-
Adjustments for other financial assets, non-current	(144)	(894)
Adjustments for other financial assets, current	432	5,132
Adjustment for Increase/(Decrease) in Operating Liabilities		
Adjustments for increase (decrease) in trade payables, current	5,100	(4,532)
Adjustments for increase (decrease) in other current liabilities	(30,770)	(13,709)
Adjustments for provisions, current	165	67
Adjustments for provisions, non-current	(38)	74
Adjustments for other financial liabilities, current	(3,027)	15,542
Adjustments for other financial liabilities, non-current	(1,030)	4,057
Cash flow from operations after changes in working capital	3,737	9,725
Net Direct Taxes (Paid)/Refunded	777	(349)
Net Cash Flow from/(used in) Operating Activities	4,514	9,376
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Other cash payments to acquire equity or debt instruments of other entities	776	(9,561)
Purchase of property, plant and equipment	(172)	(227)
Cash (Payment) / receipt from repayment of advances and loans made to other parties	(7,082)	(31,982)
Interest received	5,580	4,631
Bank Balances not considered as Cash and Cash Equivalents	11,050	5,785
Net Cash Flow from/(used in) Investing Activities	10,152	(31,354)
[C] CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	572	26,654
Proceed from issuing share warrants	-	13,313
Repayments of borrowings	(2,650)	-
Payments of finance lease liabilities	(18)	(26)
Interest paid	(4,374)	(8,271)
Net Cash Flow from/(used in) Financing Activities	(6,470)	23,670
Net Increase/ (Decrease) in Cash and Cash Equivalents	8,196	5,692
Cash & Cash Equivalents at beginning of period (see Note 1)	14,095	8,449
Cash and Cash Equivalents at end of period (see Note 1)	22,291	13,141
Notes:		
1 Cash and Cash equivalents comprise of:		
Cash on Hand	96	74
Balance with Banks	15,272	13,271
Short-term investment	6,923	1,796
Cash and Cash equivalents	22,291	15,141
2 Figures of the previous year have been regrouped / reclassified wherever necessary.		



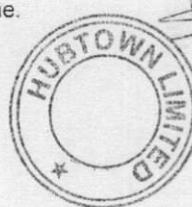
**UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF
YEAR ENDED SEPTEMBER 30, 2026**

NOTES:

1. The above financial results, which have been subjected to limited review by the Auditors of the Company, were reviewed by the Audit and Compliance Committee of Directors and subsequently approved and taken on record by the Board of Directors of the Company in its meeting held on October 29, 2026 as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. The above financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016.
3. Given the nature of real estate business, the profit / losses do not necessarily accrue evenly over the period and as such, the results of a quarter / year may not be representative of the profits / losses for the period.
4. The figures for the quarter ended September 30, 2026 are the balancing figures between the unaudited figures in respect of the half year ended September 30, 2026 and the published figures for the quarter ended June 30, 2026 of the financial year 2026-2027.
5. As the Group's business activity falls within a single primary business segment viz. 'Real Estate Development', the disclosure requirements as per IND AS - 108 'Operating Segments' are not applicable.
6. Costs of the projects are based on the management's estimate of the cost to be incurred upto the completion of the project, which is reviewed periodically.
7. The 'Incomplete Projects' of the Company included in inventories are under various stages of development and are expected to have a net realizable value greater than their cost.
8. Key Information on Unaudited Quarterly Standalone Financial Results :

Sr. No.	Particulars	Quarter ended			(₹ in lakhs)	
		30.09.2026	30.06.2026	30.09.2025	Half Year ended 30.09.2026	Year ended 31.03.2026
1.	Total Income*	7,696	6,046	16,265	13,742	51,017
2.	Profit / (Loss) before Tax	3,186	2,349	2,933	5,535	12,935
3.	Profit / (Loss) after Tax	2,353	1,771	253	4,124	10,922
4.	Total Comprehensive Income / (Loss)	2,386	1,771	251	4,157	10,900

* - includes Income from operations and other income.



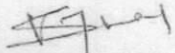
9. The Company has not provided interest amounting to ₹ 534.29 lakhs for the quarter ended September 30, 2026 (₹ 1,062.77 lakhs for the half year ended September 30, 2026) on certain inter-corporate deposits. The Company has had fruitful negotiations with the lenders during the current quarter and is hopeful of amicable settlement of their dues in the near future.
10. In respect of the corporate guarantees issued by the Company to Financial Institutions and others on behalf of its subsidiaries for facilities availed by them (amounting to ₹ 70,865.01 lakhs), the management is of the view that it was necessary to provide the corporate guarantees to further the business interest of the Company in the entities on whose behalf such guarantees have been provided and the management is of the view that there would be no sustainable claims on the Company in respect of these corporate guarantees.
11. The Company has compiled a list of contingent liabilities based on the information and records available with it. Further, the Company is of the view that these liabilities will not result in any material financial liability to the Company.
12. The Company has advanced certain amounts to entities in which it has business interest with a view to participate in the earnings of the Projects being implemented by the recipient entities. Considering the nature of businesses in which these entities operate, the amounts so advanced are considered to be repayable on call / demand as the recovery period of such amounts so advanced are not measurable precisely.
13. Loans and advances, other receivables, debtors and creditors are subject to confirmations and are considered payable / realizable.
14. The Statement includes the financial information of fifteen subsidiaries, one joint venture and four associates which have not been reviewed by respective auditors of the companies. In the opinion of the management, aggregate of the reviewed financials results of these companies will not materially differ from the financial information certified by the management and included in the consolidated financial results of the company.
15. Previous period figures have been regrouped / reclassified / restated wherever necessary to conform to the current period.

Place: Mumbai

Date: October 29, 2026

For and on behalf of the Board




Vyomesh M. Shah
Managing Director
DIN: 00009596

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