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May 14, 2026

To,

BSE Limited

The Corporate Relationship Department
1st Floor, P.J. Towers, Dalal Street
Fort, Mumbai – 400 001

National Stock Exchange of India Limited

The Listing Department
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

Scrip Code: 532799

Symbol: HUBTOWN

Dear Sir/ Madam,

Sub: Press Release on Q4 & FY26 Performance

Dear Sirs,

Pursuant to Regulation 30 read with Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Press Release about the “Press release on Q4 & FY 26 Performance”

Kindly take the same on record.

Thanking you.

Yours faithfully,

For **Hubtown Limited**

Shivil Kapoor

Company Secretary & Compliance Officer

ICSI Mem. No. - F11865

Hubtown Ltd Press Release on Q4 & FY26 Performance

FY26 Proforma Pre-sales stood at Rs. 4,382 Crore; Proforma Collections at Rs. 1,910 Crore

India, Mumbai 14th May 2026, Hubtown Limited a leading Indian real estate developer, delivering across premium residential and commercial projects announced its results today for the fourth quarter & full year ended 31st March 2026.

Commenting on the FY26 performance Mr. Vyomesh Shah, MD & Co-Founder of Hubtown Limited said, *“During FY26, demand experienced some moderation amid broader macroeconomic headwinds, however, we continued to build steady momentum across our premium and luxury residential portfolio in the MMR region. The Company delivered proforma pre-sales of Rs. 4,382 crore and proforma collections of Rs. 1,910 crore for the year. Proforma unrecognized revenue stood at Rs. 11,365 crore, providing strong visibility on near-term cash flows.*

During the year, we made meaningful progress on our strategic consolidation initiatives, including receiving NCLT approval for the amalgamation of 25 West Realty Private Limited (which is developing the 25 West project in Bandra West Mumbai) and Saicharan Consultancy Private Limited (holding a stake in Rare Townships Private Limited, which is developing the Rising City Project in Ghatkopar, Mumbai). We are awaiting approvals for the merger of other entities which are developing the 25 South project and holding a stake in the 25 Downtown project. This integration is expected to enhance scale, improve operating efficiencies, and unlock value across a development portfolio of landmark developments in Mumbai. In parallel, we continue to strengthen our portfolio through a calibrated approach across residential and commercial segments, supported by a robust pipeline of upcoming launches.

Looking ahead, our monetizing our existing land bank and development pipeline anchored by launch of subsequent phases in projects such as 25 West, and 25 Downtown, along with our premium offerings across Mumbai and Thane, we are well positioned to capitalize on the evolving demand landscape for high-quality residential developments. We are targeting pre-sales including merger entities of Rs. 6,000 crore and cash collection of Rs. 3,000 crore in FY27 and remain focused on disciplined execution, capital efficiency, and sustainable long-term value creation.”

Particulars (Rs. Crore)	FY26	FY25	YoY%
Revenue from Operations	644	408	58%
Total Income	833	526	58%
PBT	188	97	95%
<i>PBT Margin %</i>	29%	24%	
Less: Tax	20	41	
PAT	168	55	205%
<i>PAT Margin %</i>	26%	14%	

Consolidated Financial Highlights:**Q4FY26**

- Total Income stood at Rs. 203 Crore; growth of 44% YoY
- Profit Before Tax stood at Rs. 36 Crore; growth of 8% YoY

FY26

- Total Income stood at Rs. 833 Crore; growth of 58% YoY
- Profit Before Tax stood at Rs. 188 Crore; growth of 95% YoY

FY26 Proforma Operational Highlights:

- Proforma pre-sales stood at Rs. 4,382 Crore which includes proposed merger entities
- Proforma collections stood at Rs. 1,910 Crore which includes proposed merger entities

**Proforma includes merging promoter entities namely Distinctive Realty Private Limited (DRPL), Amazia Developers Private Limited (ADPL) and Nitant Real Estate Private Limited (NREPL) which directly or indirectly holds 25 South Reality Limited and 25 Downtown Realty Limited. It also includes 25 West Realty Private Ltd., and Saicharan Consultancy Private Limited which holds 20.95 % in Rare Townships Private Limited, the entity holding Rising City project. 72.22% of Rare Townships Private Limited is already owned by Hubtown Limited.*

For more information, please contact:**Hubtown Limited****Rabindra Basu****AVP Investor Relations**investorcell@hubtown.co.in**Ernst & Young LLP****Vikash Verma/ Abhishek Bhatt**Vikash.verma1@in.ey.com / Abhishek.Bhatt3@in.ey.com**Safe Harbour Provision**

Certain statements in this release concerning our future growth prospects are forward looking statements, which involve a number of risks, and uncertainties that could cause actual results to differ materially from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties regarding fluctuations in earnings, our ability to manage growth, intense competition within Real Estate Industry including those factors which may affect our cost advantage, wage increase, our ability to attract and retain highly skilled professionals, time and cost overruns on fixed-price, fixed time frame contracts, customer concentration, restrictions on immigration, our ability to manage our internal operations, reduced demand, our ability to successfully complete and integrate potential amalgamation/acquisitions, liability for damages on our service contracts, the success of the companies in which -has made strategic investments, withdrawal of fiscal governmental policies/incentives, political instability, legal restriction on raising capital or acquisitions/amalgamations, unauthorized use of our intellectual property and general economic conditions affecting our industry. Company may, from time to time, make additional written and oral forward-looking statements, including statements contained in the Company's filings with the Stock Exchanges, Securities and Exchange Board of India and our reports to the stakeholders. The Company does not undertake to update any forward-looking statements that may be made from time to time by or on behalf of the Company unless it is required by law.