

May 20, 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

Sub: Presentation for the fourth quarter and financial year ended 31st March 2026 Regulation 30 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“SEBI Listing Regulations

Dear Sir / Madam,

Please find enclosed herewith the presentation for the investors meet dated 20th May, 2026, inter-alia, encompassing an overview of the Company, its operations and the Financials.

A copy of the latest investor presentation is available on the website of the Company, namely, <https://www.hubtown.co.in>.

The above is submitted pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Regulations”) read with Part A of Schedule III to the Regulations.

No unpublished price sensitive information (UPSI) is intended to be discussed during the interactions.

The above is for your information and records.

Thanking you.

Yours faithfully,

For **Hubtown Limited**

Shivil Kapoor

Company Secretary & Compliance Officer

ICSI Mem. No. - F11865

HOBTOWN

INVESTOR PRESENTATION



25 Downtown
Artistic Impression

Disclaimer

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Certain information included in this presentation assumes that (i) the amalgamation of Saicharan Consultancy Private Limited into the Company pursuant to a scheme of arrangement filed before the National Company Law Tribunal, Mumbai (“**Scheme I**”); (ii) the amalgamation of 25 West Realty Private Limited into the Company pursuant to a scheme of arrangement filed before the National Company Law Tribunal, Mumbai (“**Scheme II**”); and (iii) the amalgamation of Distinctive Realty Private Limited into Amazia Developers Private Limited and Amazia Developers Private Limited and Nitant Real Estate Limited into the Company pursuant to a composite scheme of arrangement proposed to be filed before the National Company Law Tribunal, Mumbai (“**Scheme III**”), have been completed and are effective. The Schemes of arrangement are currently pending at various stages before the relevant forums. The completion of the Schemes of Arrangement is subject to various approvals, consents and conditions, and there can be no assurance that any or all of the Schemes of Arrangement will become effective in the manner contemplated herein or at all. Any inability to realize the full extent of, or any of, the anticipated benefits of any or all of the Schemes of Arrangement, as well as any delays encountered in the integration process, or an inability to fully identify the liabilities associated with the Schemes of Arrangement could materially and adversely impact the business and operations of the Company.

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Breach Candy
Site Location



25 Downtown
Artistic Impression



Seasons Phase 2
Artistic Impression



25 South
Artistic Impression



25 Estates
Artistic Impression



25 West
Artistic Impression



Sunstream City
Artistic Impression



Hubtown Rising City
Artistic Impression



Company Overview



Key Growth Drivers



Proforma Performance



Key On-going & Forthcoming Projects



Management



Company Overview

Hubtown Limited: At a Glance

One of the largest Real Estate Developer of Premium Residential Apartments based in Mumbai Metropolitan Region¹



35+ Years of Track Record

Established in 1989, listed on the NSE and BSE in 2007



Delivered 47 Developments²

12.76 msf Completed Projects
7.13 msf in Ongoing Projects
9.20 msf Rehabilitation Area



Focused Presence³

Residential and Commercial Regions: MMR



346.94 acres of Land Reserve²

Development potential of 34.17 msf



End-to-end Delivery Capabilities

In-house capabilities in land management, design & development, operations and sales



Key Relationships

With Financial Institutions, Development & execution partners and Clients

Key Projects



Artistic Impression

Hubtown Seasons (Chembur)



Artistic Impression

25 Downtown (Mahalaxmi)



Artistic Impression

Hubtown Rising City (Ghatkopar)



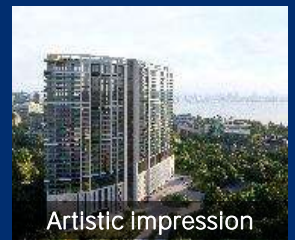
Artistic Impression

25 South (Prabhadevi)



Artistic Impression

25 Estates (Khalapur)



Artistic Impression

25 West (Bandra)

¹MMR includes Mumbai city, Suburbs and Thane, Source: Anarock

²As on March 31, 2026

³Based on value of pre-sale from Premium residential units in select locations of Mumbai during CY 2022 - CY 2025 - Anarock

Business Segments

Presence Across Multiple Segments

Residential

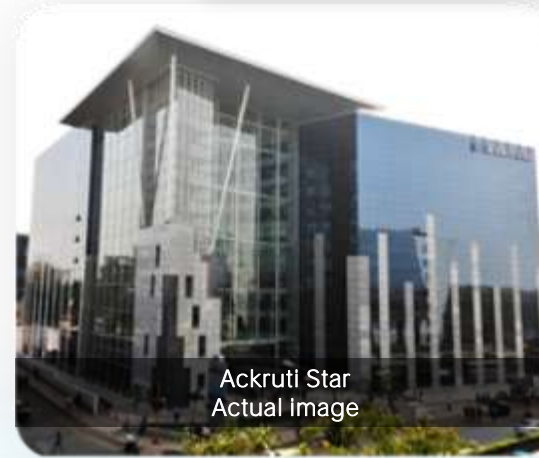


25 West
Artistic Impression

- Constructed **29 residential projects**
- Includes premium to affordable housing projects across various locations in Mumbai & Pune

| | |
|-------------|-----------|
| Completed | 5.43 msf |
| Ongoing | 5.51 msf |
| Forthcoming | 14.13 msf |

Commercial / Industrial / Infrastructure



Ackruti Star
Actual Image



Ackruti Corporate Park
Actual Image

- Constructed **15+ office spaces, industrial and infrastructure projects** across Mumbai, Pune and Gujarat
- Includes built-to-suit office spaces, IT Parks, staff quarters for government and bus terminals

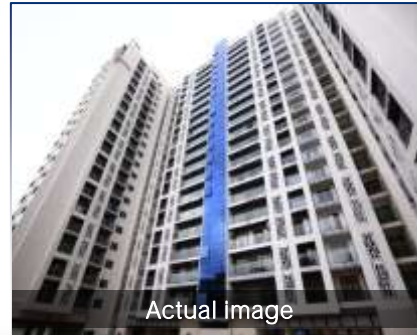
| | |
|-------------|-----------|
| Completed | 7.33 msf |
| Ongoing | 1.62 msf |
| Forthcoming | 20.04 msf |

Experienced in Slum Redevelopments (1/2)



Actual image

Based on SRA Data, 2024 – 7.58% of total land area in MCGM is under Slum clusters¹



Actual image

Hubtown has Delivered 6.69 msf Redeveloped slums across Mumbai



Artistic impression^{25 West}

2 Ongoing & 2 Forthcoming Slum Rehabilitation Projects

Hubtown is present across the entire project lifecycle from Conceptualization to Delivery

Private Slum Rehabilitation

Experience in Private Slum Rehabilitation project in Maharashtra completed in Dharavi

Slum Rehabilitation

Experience in Public Private Partnership (PPP) project for Slum Rehabilitation

Urban Renewal Scheme

Experience in project under urban renewal scheme in Mumbai (Mahalaxmi)

¹Anarock Industry Report
 SRA - Slum Rehabilitation Authority
 MCGM - Municipal Corporation of Greater Mumbai
 MSF - Million Square Feet

Experienced in developing PPP Projects (2/2)

Hubtown participation in PPP Projects

Municipal Corporation PPP

Experience in PPP project by
Municipal Corporation of Greater
Mumbai

PPP by Maharashtra Government

Experience in real estate PPP project by PWD,
Govt. of Maharashtra (Rising city project,
Ghatkopar)

Affordable Housing

Experience in project of affordable housing

Textile Park

Experience in PPP project for
development of an integrated textile
park



PPP with Gujarat Government

Experience in PPP project with GSRTC (Gujarat
Govt.) for redevelopment of bus stations

An aerial photograph of a city skyline, likely Dubai, featuring numerous skyscrapers and modern buildings along a coastline. The foreground is dominated by a large body of blue water. The sky is clear and blue.

KEY GROWTH DRIVERS

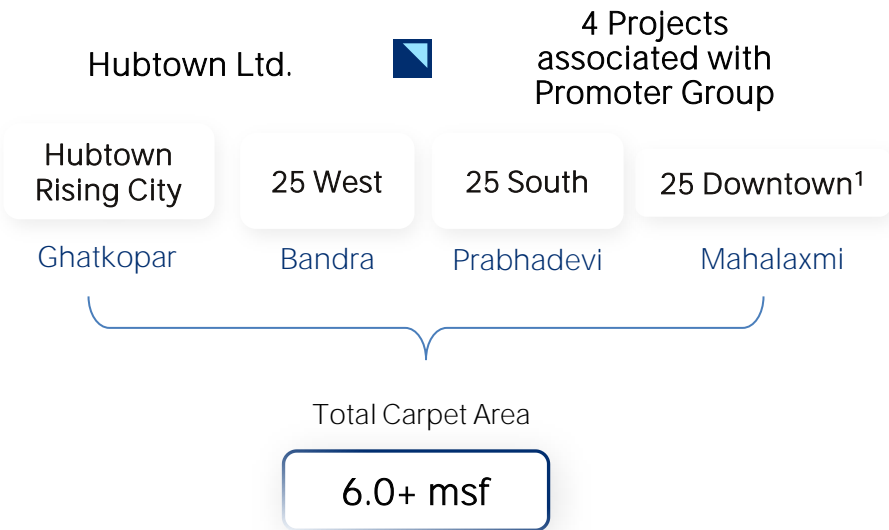
Factors Unlocking Hubtown's Shareholder Value

Consolidation of Corporate Structure through Merger

Project Pipeline

Focused Approach for Strengthening Balance Sheet

On-going Mergers²



Develop Existing Land Reserve and Forth Coming Projects

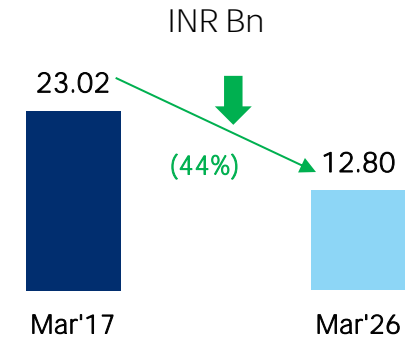
Focused on Development of

- Premium Projects
- Second Homes & (Villas)
- Commercial Projects



Continued Focus on Debt Reduction

Ongoing - Strategic Debt Reduction



Cash generation expected from existing projects leading to further debt reduction

Note: Does not include debt of the entities proposed to be merged, does not include contingent liabilities

¹25% of 25 Downtown Realty Limited is already owned by Hubtown Limited

²Mergers shall be by way of three separate scheme of arrangements

Merger Summary

Proposed Merger %

Promoters' Entities⁴

Status of Merger Schemes[^]



[^]Mergers shall be by way of three separate scheme of arrangements
¹72.22% of Rare Townships Pvt. Ltd., entity which holds Rising City project is already owned by Hubtown Limited, further Saicharan holds 20.95 % in Rare Townships, and since Hubtown will hold 100% of Saicharan (through part 2 of the same scheme) - Hubtown will hold additional 20.95 % of Rare Townships.
²25% of 25 Downtown Realty Limited is already owned by Hubtown Limited
³Mergers shall be by way of 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 Twenty-Five South Realty Limited and Twenty -Five Downtown Realty Limited
⁴Promoter's Entities are entities where majority holdings are held by promoters of Hubtown Limited

Snapshot of Key Projects Being Merged

| Particulars | Rising City | 25 West | 25 South | 25 Downtown |
|---------------------------------|---|----------------------------------|---|----------------------------------|
| Project Launch Year | 2011 | 2022 | 2015 | 2024 |
| Carpet Area | 0.65 msf | 0.54 msf | 0.95 msf | 3.67 msf |
| Project Status | 5 towers OC received, 1 tower delivery expected in FY2027 | Construction and sales commenced | 1 tower delivered, 1 tower delivery expected in 2026 and last tower in FY2027 | Construction and sales commenced |
| Cumulative Sales Value (INR) | ~7.69 Bn | ~8.11 Bn | ~56.46 Bn | ~51.00 Bn |
| Debt O/s (INR) (as on Mar 2026) | 2.38 Bn ¹ | - | 21.58 Bn ² | 17.91 Bn ² |



¹INR 2.38 Bn is part of Hubtown consolidated debt

²Includes accrued interest and redemption premium

Proforma Portfolio Overview – Ongoing Projects

| Projects | Market | Format | Ownership Stake | Total Carpet Area ¹ (msf) | Sold Carpet Area (msf) | Total Sales Value (INR Mn) | Collections till Date (INR Mn) | Total Revenue Recognized (INR Mn) | Balance Revenue to be recognized from Sales booked (INR Mn) | Unsold Area (Inventory) (msf) | Status (Project Completion) % |
|------------------------|----------------|--------|-----------------|--------------------------------------|------------------------|----------------------------|--------------------------------|-----------------------------------|---|-------------------------------|-------------------------------|
| Residential Projects | | | | | | | | | | | |
| 25 Downtown | Mahalaxmi | Own | 100% | 3.68 | 1.12 | 51,001 | 5,812 | - | 51,001 | 2.56 | ~18% |
| 25 West | Bandra West | Own | 100% | 0.54 | 0.14 | 8,109 | 3,262 | - | 8,109 | 0.40 | ~17% |
| 25 South | Prabhadevi | Own | 100% | 0.95 | 0.90 | 56,464 | 48,450 | 20,210 | 36,254 | 0.05 | ~96% |
| Hubtown Seasons P1 | Chembur East | Own | 69% | 0.41 | 0.38 | 9,120 | 8,458 | 3,946 | 5,174 | 0.03 | ~93% |
| Hubtown Rising City P1 | Ghatkopar East | Own | 93.17% | 0.65 | 0.47 | 7,693 | 5,684 | 959 | 6,734 | 0.18 | ~83% |
| Hubtown Premiere | Andheri West | Own | 100% | 0.27 | 0.23 | 6,705 | 5,778 | 4016 | 2,689 | 0.04 | ~82% |
| Subtotal | | | | 6.50 | 3.24 | 1,39,092 | 77,444 | 29,131 | 1,09,961 | 3.26 | - |
| Commercial Projects | | | | | | | | | | | |
| 27 West | Pune | Own | 100% | 0.42 | 0.16 | 1,911 | 136 | - | 1,911 | 0.26 | ~29% |
| Hubtown Northstar | Ahmedabad | Own | 100% | 0.31 | 0.18 | 1,285 | 1,025 | - | 1,285 | 0.13 | ~80% |
| Hubtown Joyos | Mehsana | Own | 100% | 0.61 | 0.34 | 1,526 | 1,480 | 1,454 | 72 | 0.27 | ~91% |
| Hubtown Joyos | Vadodara | Own | 48.75% | 0.27 | 0.16 | 554 | 536 | 529 | 25 | 0.11 | ~96% |
| Subtotal | | | | 1.61 | 0.84 | 5,276 | 3,177 | 1,983 | 3,293 | 0.77 | - |
| TOTAL | | | | 8.11 | 4.08 | 1,44,368 | 80,621 | 31,114 | 1,13,254 | 4.03 | |

¹Total carpet Area is representative of the entity in which the project pertains
Msf - Million square feet

Upcoming Projects (Launch Pipeline)

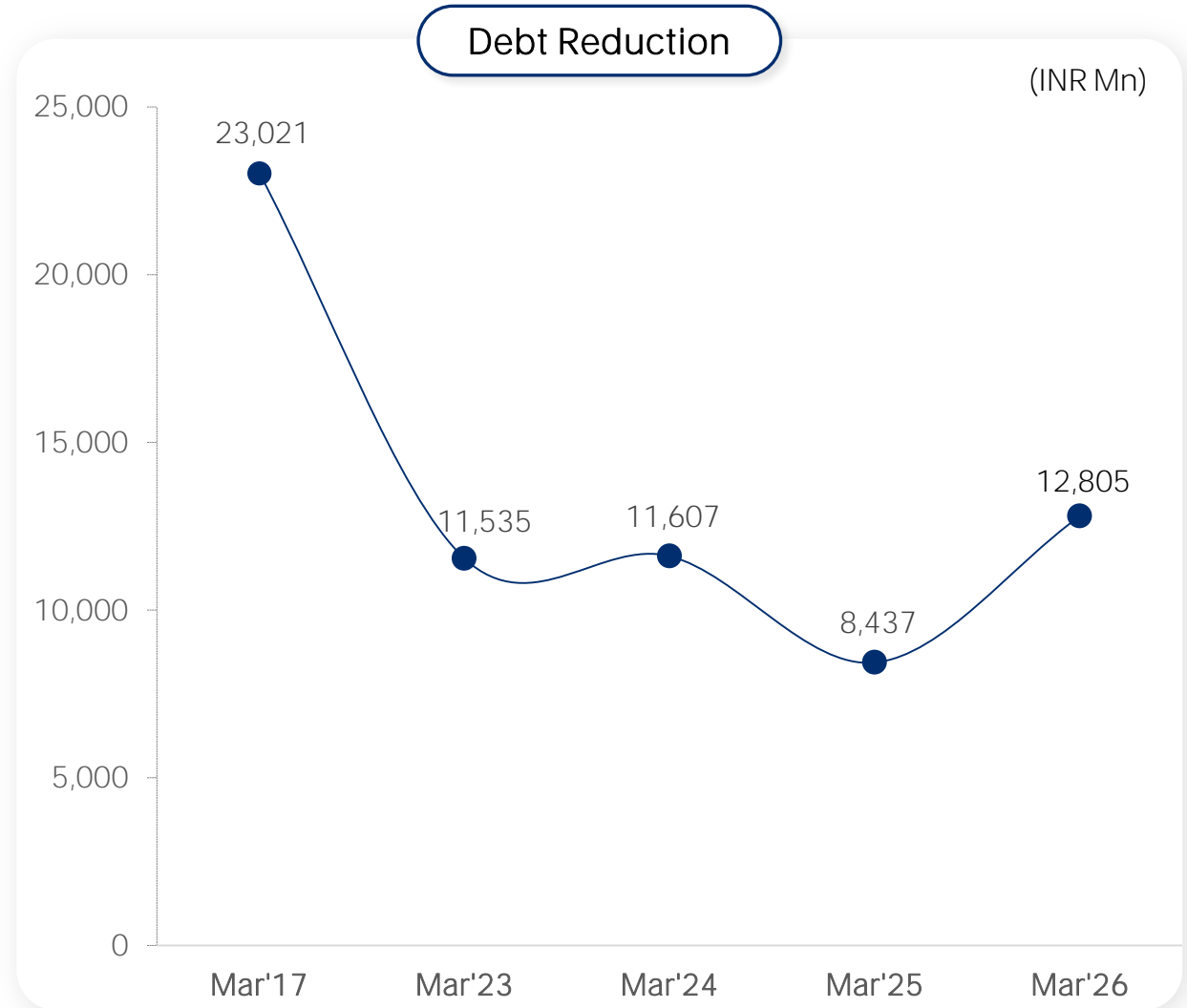
| Projects | Project Type | Location | Format | Ownership Stake (%) | Land Area (Acres) | Carpet Area ² (msf) | Launch Timeline |
|-------------------------------------|--------------|----------------------|--------|---------------------|-------------------|--------------------------------|-----------------------------|
| Breach Candy Residential | Residential | Breach Candy, Mumbai | Own | 100% | 0.24 | 0.04 | Advanced stages of planning |
| 25 Vistas | Residential | Thane | Own | 100% | 6.67 | 0.89 | Advanced stages of planning |
| 25 Estates: Weekend Homes | Residential | Khalapur | Own | 100% | 174.00 | 2.67 | Advanced stages of planning |
| Hubtown Seasons P2 | Residential | Chembur, Mumbai | Own | 69% | 4.50 | 0.55 | Advanced stages of planning |
| Sunstream City | Mixed Use | Mulund-Thane | JV | 40.67% | 141.00 | 26.64 | Planning Stage |
| Hubtown Commercial off BKC | Commercial | BKC, Mumbai | JV | 50% | 2.55 | 0.30 | Planning Stage |
| Hubtown Rising City P2 ¹ | Commercial | Ghatkopar, Mumbai | Own | 100% | 13.45 | 1.95 | Planning Stage |
| TOTAL | | | | | 342.41 | 33.04 | |

¹Rising City - Approved FSI of 0.3 msf, 1.65 msf - approvals available after payment of premium

²Total carpet Area is representative of the entity in which the project pertains

Listed Company Debt Overview

- The debt (principal) outstanding on the listed company is ~12.80 Bn as of Mar'26
 - INR 12.52 Bn is self-liquidating debt (project backed)
 - INR 0.28 Bn is corporate (non-project backed), which shall have to be serviced from corporate cash flows
- From 2017, when the debt exceeded ~INR 23.02 Bn, the group has taken steps to reduce the debt down to ~INR 12.80 Bn (as of Mar'26)
- The debt increased in Mar'26 compared to Mar'25 due to project funding for 25 Estates and for construction of Seasons P2
- Focus of Company is to retire historical debt





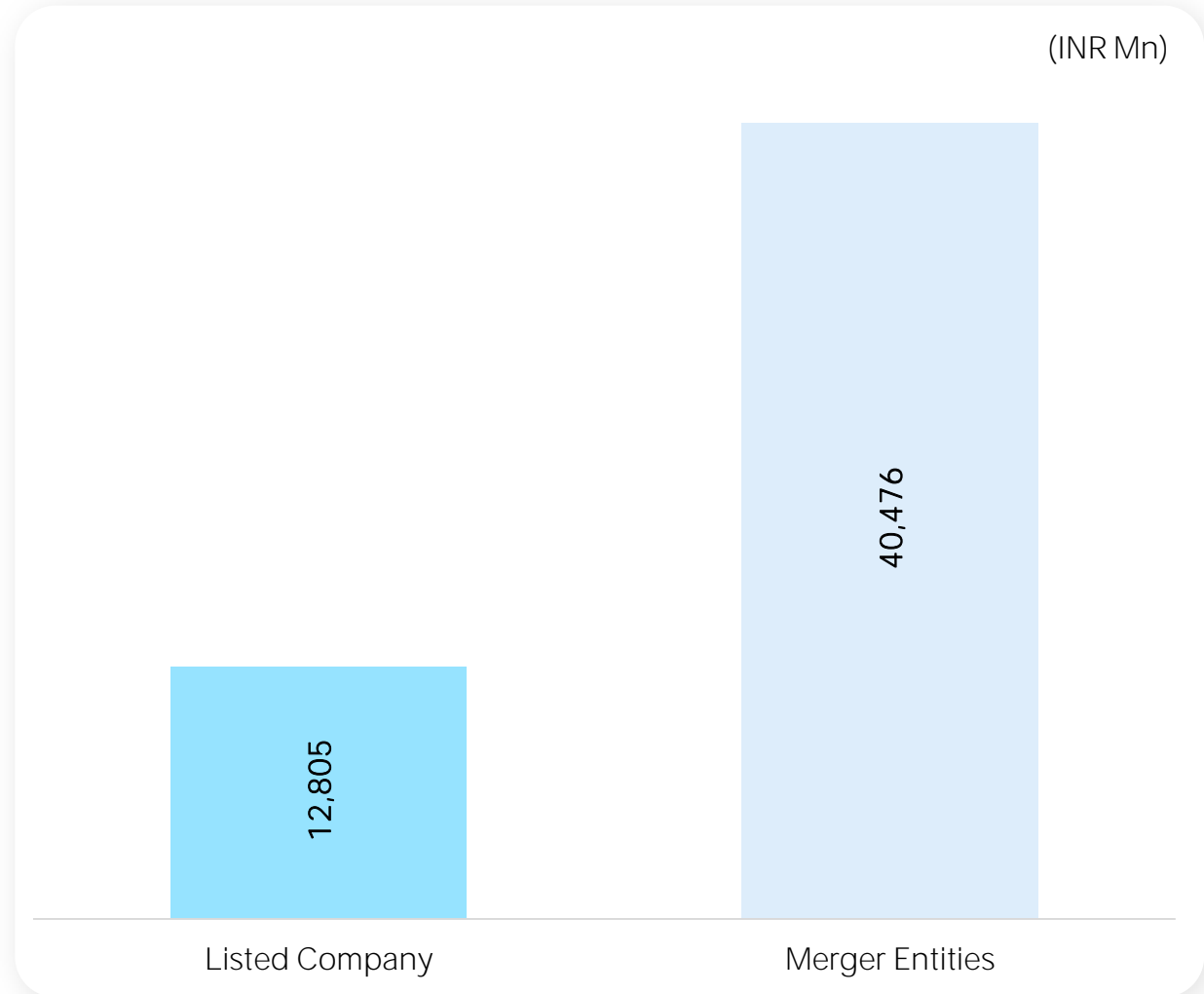
Proforma Debt Overview

Listed Company

- Key creditors in the outstanding debt (INR ~12.80 Bn) are:
 - NBFCs: ~INR 5.74 Bn
 - Special Window Fund: ~INR 1.99 Bn
 - Others: ~INR 5.07 Bn

Merger Entities

- Outstanding debt of INR ~40.48 bn
- Operating cash flows of 25 South and 25 Downtown projects are adequate to pay off aforesaid debt; no debt in 25 West



As on 31st March 2026 proforma financials
Includes accrued interest and redemption premium

Proforma Performance | Q4 & FY26



Proforma Key Operational Highlights Q4 & FY26

Q4FY26



0.17 msf

Area Sold



184 units

Units Sold



INR 7,790 Mn

Pre-Sales



INR 4,032 Mn

Collections

FY26



1.04 msf

Area Sold



663 units

Units Sold



INR 43,823 Mn

Pre-Sales

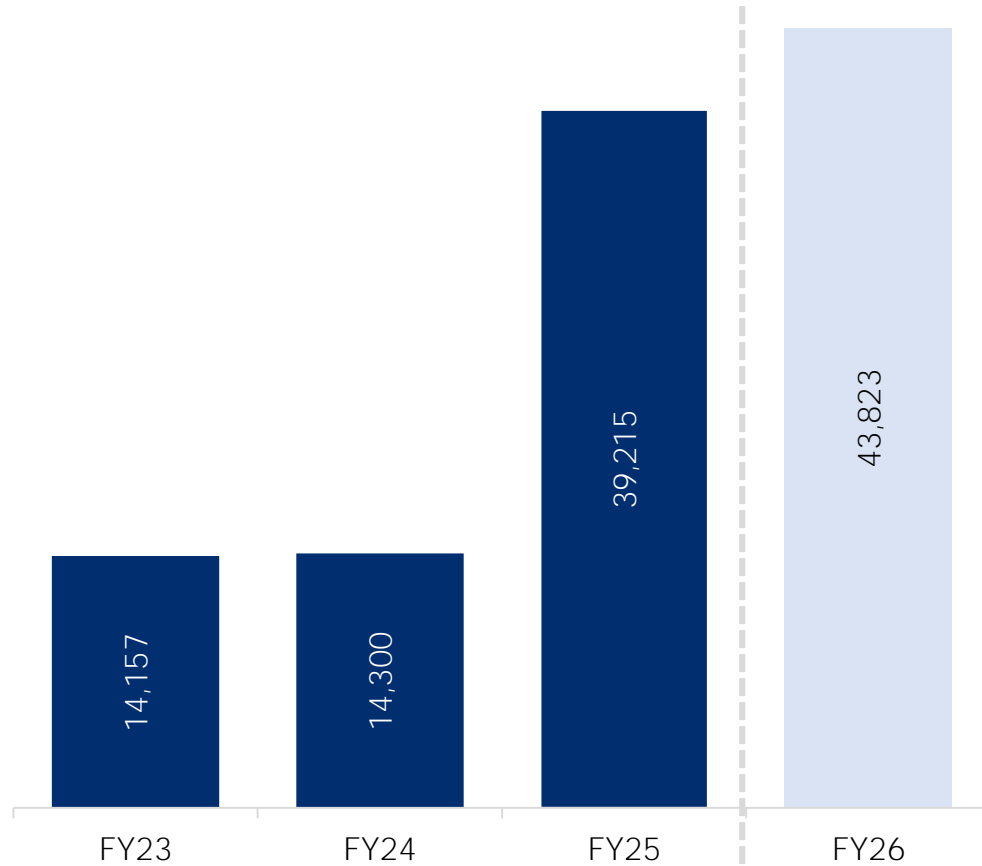


INR 19,100 Mn

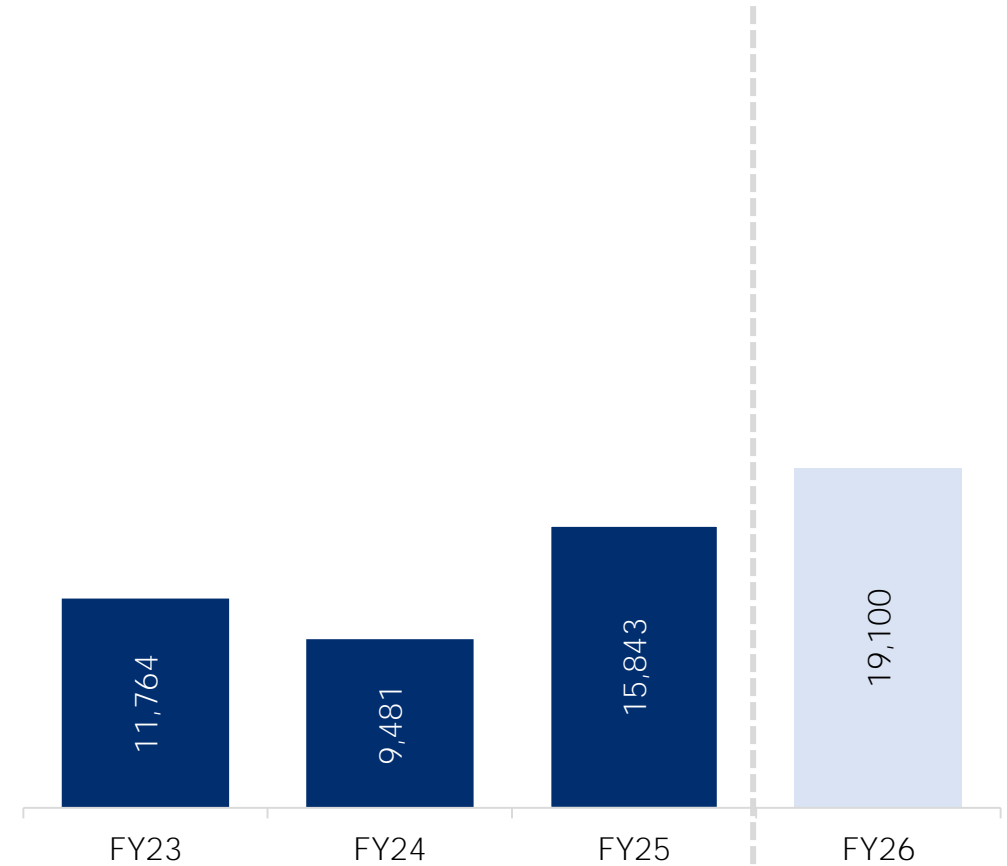
Collections

Operating Performance – Track Record

Sales Value (INR Mn)



Collections (INR Mn)



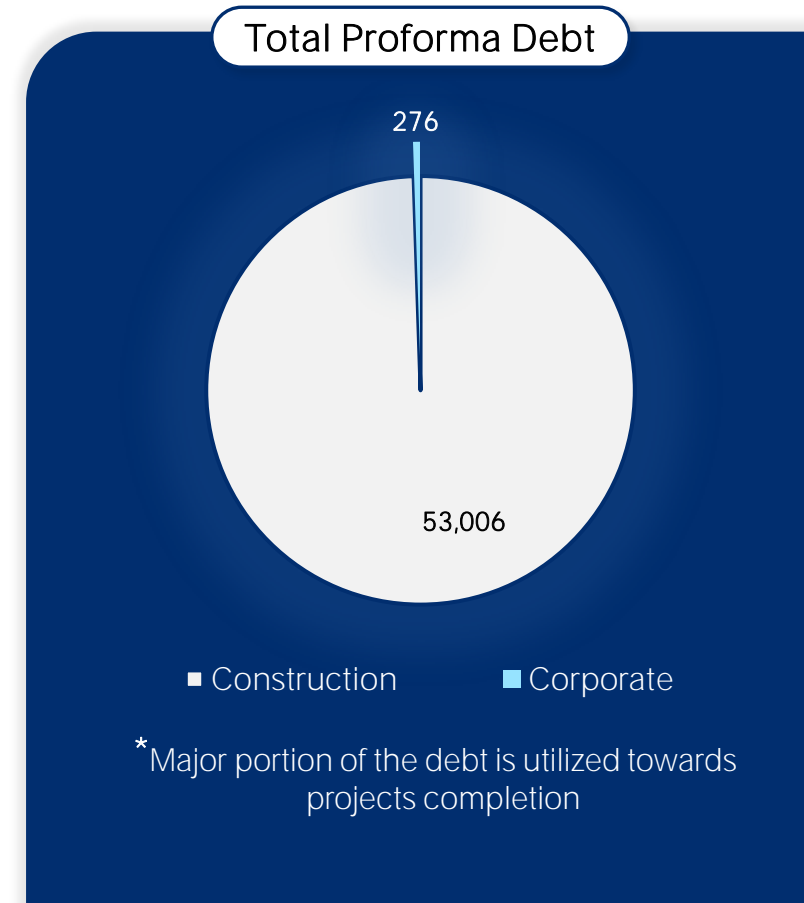
Projects Summary FY26

| Residential Projects | Location | Area Booked (msf) | Units Booked | Sales / Booking Value (INR Mn) | Collections (INR Mn) | Revenue Recognized (INR Mn) |
|---|----------------|-------------------|--------------|--------------------------------|----------------------|-----------------------------|
| Residential | | | | | | |
| 25 Downtown | Mahalaxmi | 0.52 | 117 | 26,541 | 2,923 | - |
| 25 West | Bandra | 0.07 | 26 | 5,371 | 1,205 | - |
| 25 South | Prabhadevi | 0.07 | 23 | 6,086 | 10,563 | 343 |
| Hubtown Seasons | Chembur | 0.05 | 56 | 1,337 | 1,674 | 1,628 |
| Hubtown Rising City | Ghatkopar | 0.06 | 82 | 1,204 | 1,249 | 959 |
| Hubtown Premiere Residences | Andheri | 0.04 | 53 | 1,022 | 859 | 1,774 |
| Total Residential (A) | | 0.81 | 357 | 41,561 | 18,473 | 4,704 |
| Commercial | | | | | | |
| 27 West | Balewadi, Pune | 0.16 | 51 | 1,872 | 133 | - |
| Hubtown Northstar | Ahmedabad | 0.06 | 187 | 283 | 364 | - |
| Hubtown Joyos | Mehsana | 0.01 | 40 | 65 | 79 | 88 |
| Hubtown Joyos | Vadodara | 0.01 | 28 | 42 | 51 | 47 |
| Total Commercial (B) | | 0.24 | 306 | 2,262 | 627 | 135 |
| Residential + Commercial (A + B) | | 1.05 | 663 | 43,823 | 19,100 | 4,839 |

Proforma Debt Overview

(INR Mn, except %)

| Sr No. | Lender | Facility Availed | ~o/s Mar 2026 | Increase/Decrease |
|-------------------|-------------------------------|------------------|---------------|-------------------|
| As of 2017 | | | | |
| 1 | Banks | 9,085 | - | -100% |
| 2 | NBFCs / Domestic Funds | 7,479 | - | -100% |
| 3 | HNIs / Private | 5,666 | 276 | -95% |
| 4 | Foreign Funds | 789 | - | -100% |
| As of 2021 | | | | |
| 5 | NBFCs / Domestic Funds | 11,047 | 12,529 | 13% |
| 6 | Institution / Fund (25 South) | 30,541 | 22,563 | -26% |
| As of 2023 | | | | |
| 7 | Fund (25 Downtown) | 19,607 | 17,914 | -9% |
| | TOTAL | 84,214 | 53,282 | -37% |



INR 50,123 Mn
Net Debt¹

15.38%
Average Cost of Debt¹

2.15
Proforma Debt-to-Equity Ratio¹

0.43
Standalone Debt-to-Equity Ratio¹

¹As on 31st March 2026 proforma financials
Includes accrued interest and redemption premium

Free Cashflows Ongoing Projects

(INR Mn)

| Particulars | FY23 | FY24 | FY25 | FY26 |
|---|------------------|------------------|------------------|-------------------|
| Operating Cashflows attributable to only Hubtown's share | | | | |
| Demand Raised during the year | 10,876.25 | 9,375.45 | 19,608.02 | 18,637.38 |
| Rental Income if any | 96.84 | 81.99 | 79.05 | 28.79 |
| Cash Inflows (A) | 10,973.09 | 9,457.44 | 19,687.07 | 18,666.17 |
| Construction Expenses | 5,322.56 | 4,888.30 | 7,616.74 | 9,149.20 |
| Land /land approval charges | 406.85 | 247.55 | 1,561.78 | 1,250.88 |
| Sales, Admin & Overheads (Net of Non Cash Expenses) | 3,526.91 | 2,618.78 | 4,473.60 | 4,302.30 |
| Taxes and Statutory Payments | -315.95 | 6.95 | 413.42 | 202.65 |
| Cash Outflows (B) | 8,940.38 | 7,761.58 | 14,065.54 | 14,905.03 |
| Operating Cashflows Pre-Interest post tax (A-B) | 2,032.71 | 1,695.86 | 5,621.53 | 3,761.14 |
| Less: Finance Costs | 6,626.66 | 6,043.81 | 6,428.17 | 14,362.35 |
| Operating Cashflows Post-Interest | -4,593.94 | -4,347.95 | -806.64 | -10,601.21 |
| Equity / Warrant(addition) | | | -11,008.68 | |
| Debt repayment / (addition) | 46.44 | -15,454.19 | 4,713.25 | -1,478.13 |
| Free cash flow | -4,640.38 | 11,106.26 | 5,488.79 | -9,123.08 |

Key Ongoing & Forthcoming Projects

25 South, Prabhadevi



| Total Carpet Area (msf) | Sold Carpet Area (msf) | Unsold Area (Inventory) (msf) |
|----------------------------|--------------------------------|-----------------------------------|
| 0.95 | 0.90 | 0.05 |
| Total Sales Value (INR Mn) | Collections till Date (INR Mn) | Total Revenue Recognized (INR Mn) |
| 56,464 | 48,450 | 20,210 |



Premium project located between the Siddhivinayak temple and Prabhadevi beach



5.5 acres freehold land, with 3 towers of 57 story each



Comprises of apartments, with average size of ~3,500 sq ft (carpet area)



1 msf- 90%+ sold | 1 Tower handed over and remaining 2 towers under construction



First project under the "25 Residences" brand



Project completion timeline - FY 2027 | Funded by overseas/domestic fund houses

25 Downtown, Mahalaxmi



| Total Carpet Area (msf) | Sold Carpet Area (msf) | Unsold Area (Inventory) (msf) |
|----------------------------|--------------------------------|-----------------------------------|
| 3.68 | 1.12 | 2.56 |
| Total Sales Value (INR Mn) | Collections till Date (INR Mn) | Total Revenue Recognized (INR Mn) |
| 51,001 | 5,812 | - |



Large scale project in South Mumbai, in terms of revenue and area under development



Total development of ~3.68 msf across 5 residential towers and a proposed commercial tower



Project is part of an urban renewal scheme



Launched 4 residential towers out of 5, with ~50%+ inventory sold out



Approval for tower 5 received

25 West, Mount Mary, Bandra (W)



Artistic Impression

| Total Carpet Area (msf) | Sold Carpet Area (msf) | Unsold Area (Inventory) (msf) |
|----------------------------|--------------------------------|-----------------------------------|
| 0.54 | 0.14 | 0.40 |
| Total Sales Value (INR Mn) | Collections till Date (INR Mn) | Total Revenue Recognized (INR Mn) |
| 8,109 | 3,262 | - |



Premium project in Bandra (W), located between the Mount Mary church and Sea Link



Comprises of 4 Towers with ~0.54 msf development



1 Tower launched (~0.18 msf), with ~77% sold till date



1 Tower under construction and rest of the towers in advance stages of planning



Provides various amenity spaces



Total land is 4.6 acres, including 3.6 acres SRA and 1 acre society redevelopment

Sunstream City, Mulund-Thane



Artistic Impression

| Total Carpet Area (msf)* | Sold Carpet Area (msf) | Unsold Area (Inventory) (msf)* |
|----------------------------|--------------------------------|-----------------------------------|
| 26.64 | - | 26.64 |
| Total Sales Value (INR Mn) | Collections till Date (INR Mn) | Total Revenue Recognized (INR Mn) |
| - | - | - |



~141 acres of freehold land spread over Mulund and Thane



Planned gated township with walk-to-work urban design



~26.64 msf development potential, between residential and commercial



Located in proximity to Thane Station and Eastern Express Highway



Approvals secured; construction yet to commence | Hubtown holds 40.67% stake in the project

Hubtown Seasons, Chembur



Artistic Impression

Phase 1

| Total Carpet Area (msf) | Sold Carpet Area (msf) | Unsold Area (Inventory) (msf) |
|----------------------------|--------------------------------|-----------------------------------|
| 0.41 | 0.38 | 0.03 |
| Total Sales Value (INR Mn) | Collections till Date (INR Mn) | Total Revenue Recognized (INR Mn) |
| 9,120 | 8,458 | 3,946 |

Phase 2

| Total Carpet Area (msf) | Sold Carpet Area (msf) | Unsold Area (Inventory) (msf) |
|----------------------------|--------------------------------|-----------------------------------|
| 0.55 | - | 0.55 |
| Total Sales Value (INR Mn) | Collections till Date (INR Mn) | Total Revenue Recognized (INR Mn) |
| - | - | - |



A ~10-acre land development in Chembur, with ~1 msf development potential across 2 phases



The project comprises 11 residential towers and a commercial tower which will be launched in two phases



The phase 1 of the project, consisting of six residential towers, is nearly sold out, with three towers already handed over



The phase 2 of the project, offering premium 3 and 4 BHK residences and a commercial tower



Hubtown Seasons is strategically located near the Eastern Freeway, Eastern Express Highway and Santacruz-Chembur Linking Road which provides seamless connectivity to South Mumbai, BKC, and Navi Mumbai



The project offers nearly 80% open spaces, creating a nature-led living environment along with multiple lifestyle amenities

Hubtown Rising City, Ghatkopar



Phase 1

| Total Carpet Area (msf) | Sold Carpet Area (msf) | Unsold Area (Inventory) (msf) |
|----------------------------|--------------------------------|-----------------------------------|
| 0.65 | 0.47 | 0.18 |
| Total Sales Value (INR Mn) | Collections till Date (INR Mn) | Total Revenue Recognized (INR Mn) |
| 7,693 | 5,684 | 959 |

Phase 2

| Total Carpet Area (msf) | Sold Carpet Area (msf) | Unsold Area (Inventory) (msf) |
|----------------------------|--------------------------------|-----------------------------------|
| 1.95 | - | 1.95 |
| Total Sales Value (INR Mn) | Collections till Date (INR Mn) | Total Revenue Recognized (INR Mn) |
| - | - | - |



Phase 1 – part of the larger project development on 5-acres of land comprising of 1-3 BHK apartments



6 Towers comprising ~0.65 msf, ~73% inventory sold



5 Towers OC received; remaining tower targeted for completion by FY27



Rare Townships Pvt. Ltd., subsidiary of Hubtown Ltd., PPP with Govt. of Maharashtra



Strategically located between Eastern Express Highway and Ghatkopar-Mankhurd Link Road



Offers multiple lifestyle amenities | Government sector fund



HUBTOWN

MANAGEMENT

Actual Image

Board of Directors



Mr. Hemant M Shah
Chairman & Co-founder



Mr. Vyomesh M Shah
Managing Director and Co-founder



Mr. Milin Ramani
Non-Executive - Independent Director



Mr. Kartik Ruparel
Non-Executive - Independent Director



Ms. Bhakti Jaywant Kothare
Non-Executive - Independent
Director



Mr. Jignesh Hansraj Gala
Non-Executive - Independent Director

Management of the Company



Mr. Hemant M Shah
Chairman & Co-founder

- He co-founded Hubtown (then Akruiti) in 1989
- 35+ industry experience



Mr. Vyomesh M Shah
Managing Director and Co-founder

- Ex-President of MCHI-CREDAI (Maharashtra Chamber of Housing Industry)
- He co-founded Hubtown (then Akruiti) in 1989
- Experience in SRA housing and urban renewal schemes in Mumbai



Mr. Rushank Shah

- MsRED from Columbia University



Mr. Khilen Shah

- BSc from the Stern School of Business, New York University



Mr. Kushal Shah

- Graduate from Mumbai University

Definitions

Completed Projects: These include those developments where the Company and/or subsidiaries of the Company and/or associates/joint ventures/jointly controlled operation of the Company have completed development/re-development; and in respect of which the occupation/completion certificate/building completion certificate, as applicable, has been obtained from the relevant authorities by the Company or such subsidiaries of the Company and/or associates/joint ventures/jointly controlled operation of the Company

Ongoing Projects: These includes those developments in respect of which (i) all title or development/re-development rights/development management, or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/associates/ joint ventures/jointly controlled operation of the Company; and (ii) development/re-development or construction work is ongoing/started; and (iii) the requisite approvals for commencement of development/re-development, including the commencement certificate/development permission, have been obtained by the Company or such subsidiaries of the Company and/ or associates/ joint ventures/jointly controlled operation of the Company

Forthcoming Projects: These include those developments in respect of which (i) all title or development/re-development rights or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/ associates/ joint ventures/jointly controlled operation of the Company; and/or (ii) preliminary management development/re-development plans/designs are in place; and/or (iii) requisite applications for approvals and conversion of usage, if applicable, have been made; and/or (iv) architects have been identified and they have commenced planning; but (v) in respect of which, no construction, development or re-development activities have commenced

Land Reserves: It comprises land on which any of the Company/subsidiaries of the Company/ associates/ joint ventures/jointly controlled operation of the Company owns development/re-development rights or, but on which the Company/subsidiaries of the Company/ associates/ joint ventures/ jointly controlled operation of the Company have not planned any construction or development/re-development as of the date hereof

Premium Projects: These include residential market segment projects with majority of the units having a ticket size INR 50 million and above (per unit), in the Mumbai Metropolitan Region (MMR)

Second Home: A property owned in addition to a primary residence (primary residence defined as the residence that is occupied on regular and continued basis), intended for personal leisure, future retirement, or investment

Affordable Projects: These include residential market segment projects with majority of the units having a ticket size lower than INR 40 lakh (per unit)



25 South
Artistic Impression

Thank You