

September 20, 2026

To,

BSE Limited The Corporate Relationship Department P. J. Towers, Dalal Street, Fort, Mumbai – 400 001 Scrip Code: 532799	National Stock Exchange of India Limited Exchange Plaza, Bandra - Kurla Complex, Bandra (East), Mumbai – 400 051 Symbol: HUBTOWN
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Sub: Disclosure of Voting Results and Consolidated Scrutinizer's Report on 38th Annual General Meeting (AGM) of Hubtown Limited

Ref: Regulation 44(3) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

The details of Voting Results of the 38th Annual General Meeting (AGM) of the Company held on Friday, September 18, 2026 at 11.00 a.m. are enclosed as under in the format prescribed under Regulation 44(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Details of voting results in the format specified under Regulation 44 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 – **Annexure I**

The Scrutinizer's Report dated September 19, 2026 - **Annexure II**

The Voting Results along with the Scrutinizer's Report is available on the website of the Company at www.hubtown.co.in.

This information is submitted pursuant to Regulation 30 and Regulation 44(3) of the Listing Regulations.

You are requested to take the above information on record.

Thanking you,
Yours faithfully,

For **Hubtown Limited**

Shivil Kapoor
Company Secretary and Compliance Officer
Mem.No.: F11865

Encl: as above

General information about company	
Scrip code	532799
NSE Symbol	HUBTOWN
MSEI Symbol	NA
ISIN	INE703H01016
Name of the company	HUBTOWN LIMITED
Type of meeting	AGM
Date of the meeting / last day of receipt of postal ballot forms (in case of Postal Ballot)	18-09-2026
Start time of the meeting	11:00 AM
End time of the meeting	11:30 AM

Scrutinizer Details	
Name of the Scrutinizer	Mihen Halani
Firms Name	M/s. Mihen Halani & Associates
Qualification	CS
Membership Number	9926
Date of Board Meeting in which appointed	03-08-2026
Date of Issuance of Report to the company	19-09-2026

Voting results	
Record date	11-09-2026
Total number of shareholders on record date	34345
No. of shareholders present in the meeting either in person or through proxy	
a) Promoters and Promoter group	0
b) Public	0
No. of shareholders attended the meeting through video conferencing	
a) Promoters and Promoter group	22
b) Public	61
No. of resolution passed in the meeting	6
Disclosure of notes on voting results	

Resolution(1)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				No				
Description of resolution considered				To consider and adopt the audited financial statements (including consolidated financial statements) for the financial year ended March 31, 2026 and the reports of the Board of Directors and Auditors thereon.				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)= [(4)/(2)]*100	(7)= [(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47131598	47131098	99.9989	47131098	0	100	0
	Poll		500	0.0011	500	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47131598	47131598	100	47131598	0	100	0
Public- Institutions	E-Voting	2312354	597995	25.8609	7026	590969	1.1749	98.8251
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2312354	597995	25.8609	7026	590969	1.1749	98.8251
Public- Non Institutions	E-Voting	92656705	15398070	16.6184	15398055	15	99.9999	0.0001
	Poll		2402261	2.5926	2402261	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	92656705	17800331	19.2111	17800316	15	99.9999	0.0001
Total		142100657	65529924	46.1151	64938940	590984	99.0981	0.9019
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Details of Invalid Votes	
Category	No. of Votes
Promoter and Promoter Group	
Public Insitutions	
Public - Non Insitutions	

Resolution(2)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				No				
Description of resolution considered				To appoint a director in place of Mr. Vyomesh M. Shah (DIN: 00009596), who retires by rotation and being eligible, has offered himself for re-appointment.				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)= [(2)/(1)]*100	(4)	(5)	(6)= [(4)/(2)]*100	(7)= [(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47131598	47131098	99.9989	47131098	0	100	0
	Poll		500	0.0011	500	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47131598	47131598	100	47131598	0	100	0
Public- Institutions	E-Voting	2312354	597995	25.8609	337686	260309	56.4697	43.5303
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2312354	597995	25.8609	337686	260309	56.4697	43.5303
Public- Non Institutions	E-Voting	92656705	15398070	16.6184	15397455	615	99.996	0.004
	Poll		2402261	2.5926	2402261	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	92656705	17800331	19.2111	17799716	615	99.9965	0.0035
Total		142100657	65529924	46.1151	65269000	260924	99.6018	0.3982
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Details of Invalid Votes	
Category	No. of Votes
Promoter and Promoter Group	
Public Insitutions	
Public - Non Insitutions	

Resolution(3)								
Resolution required: (Ordinary / Special)				Special				
Whether promoter/promoter group are interested in the agenda/resolution?				No				
Description of resolution considered				To consider and approve issuance of FCCB upto US\$ 150 Million.				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)= [(2)/(1)]*100	(4)	(5)	(6)= [(4)/(2)]*100	(7)= [(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47131598	47131098	99.9989	47131098	0	100	0
	Poll		500	0.0011	500	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47131598	47131598	100	47131598	0	100	0
Public- Institutions	E-Voting	2312354	597995	25.8609	7026	590969	1.1749	98.8251
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2312354	597995	25.8609	7026	590969	1.1749	98.8251
Public- Non Institutions	E-Voting	92656705	15398070	16.6184	15397455	615	99.996	0.004
	Poll		2402261	2.5926	2402261	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	92656705	17800331	19.2111	17799716	615	99.9965	0.0035
Total		142100657	65529924	46.1151	64938340	591584	99.0972	0.9028
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Details of Invalid Votes	
Category	No. of Votes
Promoter and Promoter Group	
Public Insitutions	
Public - Non Insitutions	

Resolution(4)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				No				
Description of resolution considered				To consider and approve the remuneration of the Cost Auditors of the Company for the financial year 2026-27.				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)= [(4)/(2)]*100	(7)= [(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47131598	47131098	99.9989	47131098	0	100	0
	Poll		500	0.0011	500	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47131598	47131598	100	47131598	0	100	0
Public- Institutions	E-Voting	2312354	597995	25.8609	597995	0	100	0
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2312354	597995	25.8609	597995	0	100	0
Public- Non Institutions	E-Voting	92656705	15398070	16.6184	15398055	15	99.9999	0.0001
	Poll		2402261	2.5926	2402261	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	92656705	17800331	19.2111	17800316	15	99.9999	0.0001
Total		142100657	65529924	46.1151	65529909	15	100	0
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Details of Invalid Votes	
Category	No. of Votes
Promoter and Promoter Group	
Public Insitutions	
Public - Non Insitutions	

Resolution(5)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				Yes				
Description of resolution considered				To approve Material Related Party Transactions of the Company.				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)= [(2)/(1)]*100	(4)	(5)	(6)= [(4)/(2)]*100	(7)= [(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47131598	0	0	0	0	0	0
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47131598	0	0	0	0	0	0
Public- Institutions	E-Voting	2312354	597995	25.8609	22494	575501	3.7616	96.2384
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2312354	597995	25.8609	22494	575501	3.7616	96.2384
Public- Non Institutions	E-Voting	92656705	15398070	16.6184	15397555	515	99.9967	0.0033
	Poll		2402261	2.5926	2402261	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	92656705	17800331	19.2111	17799816	515	99.9971	0.0029
Total		142100657	18398326	12.9474	17822310	576016	96.8692	3.1308
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Details of Invalid Votes	
Category	No. of Votes
Promoter and Promoter Group	
Public Insitutions	
Public - Non Insitutions	

Resolution(6)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				Yes				
Description of resolution considered				Approval for Material Related Party Transaction(s) to which the Subsidiary(ies) of the Company is a party but the Company is not party, as required under Regulations 23(2) and 23(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)=[(4)/(2)]*100	(7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47131598	0	0	0	0	0	0
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47131598	0	0	0	0	0	0
Public- Institutions	E-Voting	2312354	597995	25.8609	22494	575501	3.7616	96.2384
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2312354	597995	25.8609	22494	575501	3.7616	96.2384
Public- Non Institutions	E-Voting	92656705	15398070	16.6184	15397455	615	99.996	0.004
	Poll		2402261	2.5926	2402261	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	92656705	17800331	19.2111	17799716	615	99.9965	0.0035
Total		142100657	18398326	12.9474	17822210	576116	96.8686	3.1314
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Details of Invalid Votes	
Category	No. of Votes
Promoter and Promoter Group	
Public Insitutions	
Public - Non Insitutions	



MIHEN HALANI & ASSOCIATES

Practicing Company Secretaries

Office No. 312, 3rd floor, Kalpataru Avenue, Akurli Rd, Opp. ESIS Hospital, Akurli Industry Estate,
Kandivali East, Mumbai - 400 101, Tel No.: 022 4516 5109, Email: mihenhalani@mha-cs.com

CONSOLIDATED SCRUTINIZER'S REPORT

To,
The Chairman,
HUBTOWN LIMITED ("the Company")

38th Annual General Meeting ("38th AGM / the meeting") of the members of Hubtown Limited ("the Company") held on Friday, September 18, 2026 at 11:00 a.m. (IST) through Video Conferencing ("VC") or any Other Audio Visual Means (OAVM).

Dear Sir,

Sub: Combined Scrutinizer's Report on voting through electronic means in terms of section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management & Administration) Rules, 2014 for 38th AGM of the Company held through Video Conferencing (VC) / Other Audio Visual Means (OAVM).

We, M/s. Mihen Halani & Associates, Practicing Company Secretaries appointed by the Board of Directors of the Company as Scrutinizer to scrutinize the e-voting process in accordance with section 108 of the Companies Act, 2013 ("the Act") read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and all other relevant circulars and notifications issued thereunder (MCA Circulars and SEBI Circulars), and applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and other applicable laws, rules and regulations (including any statutory modification or re-enactment thereof for the time being in force and as amended from time to time), for 38th AGM of the Company held through Video Conferencing ("VC").

1. As confirmed by the Company, the notice of 38th AGM, was sent through electronic mode to those members whose email addresses were registered with the Registrar and Share Transfer Agent of the Company/ Depository Participant(s).
2. The members of the Company as on cut-off date i.e. **Friday, September 11, 2026**, were entitled to vote on the resolutions (as set out in the notice of 38th AGM of the Company).
3. The Company had availed the e-voting facility provided by MUFG Intime India Private Limited ("the MUFG Intime") Registrar and Transfer Agents ("RTA"). The remote e-voting period commenced on Monday, September 14, 2026 (9.00 a.m.) and ended on Thursday, September 17, 2026 (5.00 p.m.) (both days inclusive) ("remote e-voting period").
4. The Company had also availed e-voting facility provided by the RTA to the members present at the AGM through VC and who had not cast their vote during the said remote e-voting period.

5. Post conclusion of the meeting, the votes cast during the remote e-voting period and during the meeting were unblocked in the presence of two witnesses, Ms. Aditi Khandewal and Mr. Pratap Chavda who are not in the employment of the Company and counted thereafter. They have signed below in confirmation of the votes being unblocked in their presence.

Name : Ms. Aditi Khandewal
SD/-
Signature

Name: Mr. Pratap Chavda
SD/-
Signature

6. On the basis of the votes exercised by the members of the Company by way of remote e-voting and e-voting at the AGM, we have issued the Combined Scrutiniser's Report dated September 19, 2026.
7. The register has been maintained electronically to record the assent or dissent, received, mentioning the particulars of name, address, folio number or DP ID / Client ID of the members, number of shares held by them and nominal value of such shares. There were no shares with differential voting rights in the Company. Hence, there is no requirement of maintaining the list of shares with differential voting rights.
8. The management of the Company is responsible for ensuring the compliance with the requirements of the Companies Act, 2013 and rules relating to voting through electronic means on the resolutions contained in the Notice of the 38th AGM of the Company. Our responsibility as the scrutinizer for the remote e-voting / e-voting process is restricted to make a Scrutinizer Report of the vote cast in favour / against the resolutions stated above, based on the reports generated from the e-voting system provided by the RTA, the authorized agency to provide e-voting facilities, engaged by the Company for the purpose.
9. The details containing, *inter alia*, list of equity shareholders, who voted "For" or "Against" each of the resolutions put to vote, were generated from the e-voting website of RTA i.e. <https://instavote.linkintime.co.in/> and based on such reports generated, the result of the combined / consolidated e-voting is as under;

Sr. No.	Particulars of Resolution as given in the Notice of 38th AGM		Particulars of Votes Cast			Result Declared
			Members Voting			
		No. of members voted	No. of votes cast by them	% of total no. of votes cast		
ORDINARY BUSINESS						
1.	To consider and adopt the audited financial statements (including consolidated financial statements) for the financial year March 31, 2026 and the reports of the Board of Directors and Auditors thereon.	Votes Cast in favour	104	6,49,38,940	99.10	The resolution passed as an Ordinary Resolution
		Votes Cast against	19	5,90,984	0.90	

		Votes Cast invalid	-	-	-	
		Total	123	6,55,29,924	100	
2.	To appoint a director in place of Mr. Vyomesh M. Shah (DIN: 00009596), who retires by rotation and being eligible, has offered himself for re-appointment.	Votes Cast in favour	108	6,52,69,000	99.60	The resolution passed as an Ordinary Resolution
		Votes Cast against	15	2,60,924	0.40	
		Votes Cast invalid	-	-	-	
		Total	123	6,55,29,924	100	
SPECIAL BUSINESS						
3.	To consider and approve issuance of FCCB upto US\$ 150 Million.	Votes Cast in favour	102	6,49,38,340	99.10	The resolution passed as an Special Resolution
		Votes Cast against	21	5,91,584	0.90	
		Votes Cast invalid	-	-	-	
		Total	123	6,55,29,924	100	
4.	To consider and approve the remuneration of the Cost Auditors of the Company for the financial year 2026-27.	Votes Cast in favour	117	6,55,29,909	100	The resolution passed as an Ordinary Resolution
		Votes Cast against	06	15	0	
		Votes Cast invalid	-	-	-	
		Total	123	6,55,29,924	100	
5.	To approve Material Related Party Transactions of the Company.	Votes Cast in favour	82	1,78,22,310	96.87	The resolution passed as an Ordinary Resolution
		Votes Cast against	19	5,76,016	3.13	
		Votes Cast invalid	-	-	-	
		Total	101	1,83,98,326	100	
6.	To Approval for Material Related Party Transaction(s) to which the Subsidiary(ies) of the Company is a party but the Company is not party, as required under Regulations	Votes Cast in favour	81	1,78,22,210	96.87	The resolution passed as an Ordinary Resolution
		Votes Cast against	20	5,76,116	3.13	
		Votes Cast invalid	-	-	-	



23(2) and 23(4) of the SEBI (Listing Obligations and Disclosure Requirements), 2015	Total	101	1,83,98,326	100	
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Based on the above results of both remote e-voting and e-voting during the meeting, we hereby report that all the above Six (6) resolutions have been duly passed by the members of the Company with the requisite majority.

Notes:

1. Vote casted by related parties on aforesaid resolutions are not considered in the above results.
2. No. of votes cast does not include no. of votes abstained & invalid votes.
3. Number of shareholders are not grouped on the basis of PAN.
4. The percentages are rounded off to the nearest decimals.

For Mihen Halani & Associates
(Practicing Company Secretaries)

Date: September 19, 2026
Place: Mumbai
UDIN: F009926H001537837

MIHEN
JYOTINDRA
HALANI

Digitally signed by MIHEN
JYOTINDRA HALANI
Date: 2026.09.19 11:57:48
+05'30'

Mihen Halani
(Proprietor)
FCS No: 9926
CP No: 12015