Investor Presentation

Update on Q2 and H1 FY2027 Financial Results, Operational Highlights and the Ongoing Corporate Restructuring and Schemes of Arrangement

November 2026

BSE Scrip Code: 532799 | NSE Symbol: HUBTOWN



Disclaimer

Purpose. This presentation has been prepared by Hubtown Limited (the "Company") to provide information to investors and the Stock Exchanges on the unaudited consolidated financial results for the quarter and half year ended 30 September 2026, on operational highlights, and on the status of the proposed Schemes of Arrangement described herein. It should be read together with the financial results, the Limited Review Reports of the Statutory Auditors and the other intimations made by the Company to BSE Limited and National Stock Exchange of India Limited, which shall prevail in case of any difference.

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Financial information. The results referred to herein are unaudited and have been subjected to limited review by the Statutory Auditors, whose conclusion on the consolidated results is qualified as stated on Slide 4 and in the Limited Review Report. Financial information of the proposed Transferor Companies (Slide 9) is based on management information, is not audited or reviewed by an auditor, and is not presented on a pro forma consolidated basis.

Schemes of Arrangement. The Schemes are pending before the relevant authorities. Schemes 1 and 2 have received Stock Exchange approval and the approval of the requisite shareholders and creditors, and remain subject to sanction by the Hon'ble NCLT, Mumbai Bench. Scheme 3 is under the Stock Exchange approval process. The Schemes become effective only on receipt of all approvals and fulfilment of the conditions in the Schemes, and there is no assurance that they will become effective as contemplated or at all. Information on the Schemes, including ownership and post Scheme shareholding, is indicative, assumes effectiveness and may change. Delay in the Schemes, inability to realise their anticipated benefits, or difficulty in integration could adversely affect the Company's business.

Forward looking statements. Statements about future plans, project timelines, expected receipt of Occupation Certificates, expected completion, expected revenues and other expectations, including those using words such as 'may', 'will', 'expects', 'plans', 'intends', 'anticipates', 'believes' and 'estimates', are subject to risks and uncertainties, including market conditions, pricing and competition, regulatory approvals, litigation, costs, taxation, and economic, political and climatic developments. Actual results may differ materially. These statements speak only as of the date of this presentation, and the Company undertakes no obligation to update them except as required by law.

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Q2 and H1 FY27

Financial Results, Operational Highlights and Corporate Restructuring Update

Consolidated results | Operational highlights | Schemes of Arrangement | Companies proposed to be merged | Key projects

Hubtown Consolidated Results for Q2 and H1 FY27

Summary consolidated profit and loss statement (₹ Mn)

Particulars	Q2 FY27	Q1 FY27	Q2 FY26	H1 FY27	H1 FY26
Revenue from operations	4,730.1	1,556.2	2,085.1	6,286.3	3,959.2
Other income	586.6	468.6	547.8	1,055.2	1,024.1
Total income	**5,316.7**	**2,024.8**	**2,632.9**	**7,341.5**	**4,983.3**
Total expenses	4,860.4	1,700.8	2,048.0	6,561.2	3,676.7
Profit before exceptional item and tax	456.3	324.0	584.9	780.3	1,306.6
Exceptional item	(148.8)	–	–	(148.8)	–
Profit before tax	**307.5**	**324.0**	**584.9**	**631.5**	**1,306.6**
Tax expense	83.3	57.8	268.0	141.1	169.5
Net profit for the period	224.2	266.2	316.9	490.4	1,137.1
Share of profit of associates and joint venture	7.4	(0.4)	(0.2)	7.0	1.7
Net profit after tax and share of associates and JV	**231.6**	**265.8**	**316.7**	**497.4**	**1,138.8**
Attributable to owners of the Parent	140.4	249.2	240.6	389.6	1,033.4
Attributable to non controlling interest	91.2	16.6	76.1	107.8	105.4
Basic EPS (₹, not annualised)	0.99	1.75	1.75	2.74	7.52

4,730

Q2 FY27 revenue from operations (₹ Mn)

+127% YoY

6,286

H1 FY27 revenue from operations (₹ Mn)

+59% YoY

Q2 FY27 figures are the balancing figures between H1 FY27 and Q1 FY27. Source: Unaudited Consolidated Financial Results for the quarter and half year ended 30 September 2026 (₹ Mn = ₹ lakhs divided by 10).

Basis of results: Unaudited, subjected to limited review by the Statutory Auditors and approved by the Board on 29 October 2026. The review conclusion is qualified for non provision of interest on certain inter corporate deposits (₹53.4 Mn in Q2 and ₹106.3 Mn in H1), to which finance cost and profit are sensitive. Refer to the intimation to BSE and NSE under Regulation 33 of the SEBI (LODR) Regulations, 2015.

Operational Highlights

Key construction and approval milestones in Q2 FY27 and the quarter ahead

1 **Hubtown Seasons: OC received for 2 buildings**

Friston (F Wing) and Ardennes (A Wing) received the Occupation Certificate in the quarter, ahead of the RERA completion deadline. More than 95% of the units in the project are sold as on the date of this presentation.

OC RECEIVED

2 **Hubtown Seasons: OC applied for Black Forest (B Wing)**

The application for the Occupation Certificate has been made, and the OC is expected in Q3 FY27.

OC APPLIED

3 **25 South: OC received for Tower B (North Tower)**

The Occupation Certificate was received in the quarter, ahead of the RERA completion deadline.

OC RECEIVED

4 **Ongoing projects progressing significantly towards completion within the next 2 quarters**

- Rising City: Tower A6
- 25 South: Tower C (Central)
- Hubtown Premiere Residences: Bel Air
- Hubtown North Star, Ahmedabad
- Hubtown Joyos, Mehsana



25 South, Prabhadevi (actual image)



Rising City, Ghatkopar (artistic impression)

Consolidation of Corporate Structure through Merger

Rationale: consolidation of promoter group residential assets, a unified capital structure and a simplified holding structure.

Hubtown Limited

6.0+ msf total carpet area

Scheme 1: Saicharan

Saicharan Consultancy Pvt Ltd
Holds 21.17% in Rare Townships Pvt Ltd (Rising City)[1]



Rising City, Ghatkopar

Swap ratio	648 : 1
Consideration	Share swap
Appointed Date	1 April 2025[3]
Impact	21.17% more of Rising City

Scheme 2: 25 West

25 West Realty Pvt Ltd
Developer of 25 West, Bandra



25 West, Bandra

Swap ratio	42 : 1
Consideration	Share swap
Appointed Date	1 April 2025[3]
Impact	100% of 25 West

Scheme 3: Nitant and Amazia

Nitant Real Estate, Amazia Developers and Distinctive Realty[2]
Hold 98.86% in 25 South Realty Ltd, which holds 75% of 25 Downtown Realty Ltd



25 South, Prabhadevi



25 Downtown, Mahalaxmi

Swap ratio	16 : 1 (Nitant); 6,221 : 1 (Amazia)
Consideration	Share swap
Appointed Date	1 October 2025[3]
Impact	98.86% of 25 South; 75% of 25 Downtown

1 Hubtown holds 74.69% in Rare Townships Pvt Ltd, the developer of Rising City. Saicharan holds a further 20.84%, taking Hubtown to 95.53% on merger of Saicharan.
2 Promoter entities in which the promoters of Hubtown hold the majority. Hubtown already holds 25% of Twenty Five Downtown Realty Ltd, and the balance 75% is held through Twenty Five South Realty Ltd.
3 Appointed Date is as per the respective Scheme and is subject to the sanction of the Hon'ble NCLT. Swap ratio is the number of Hubtown equity shares of face value ₹10 issued for every 1 share held. Schemes remain subject to all requisite approvals.

Status of the Schemes of Arrangement

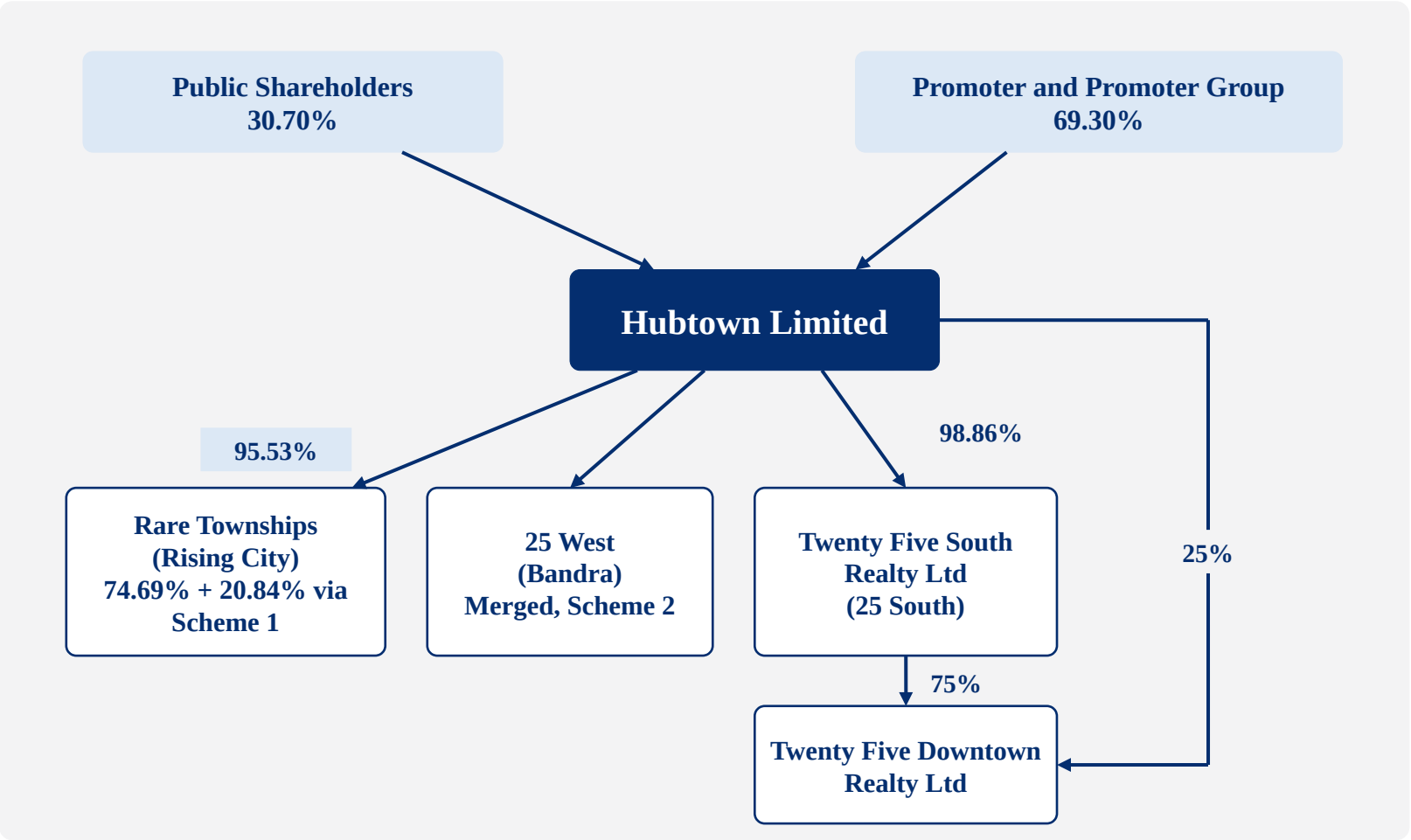
Progress of each Scheme across the approval stages

	1 Board approval	2 BSE, NSE and SEBI	3 Shareholders and creditors	4 Hon'ble NCLT sanction	5 Scheme effective
Scheme 1: Saicharan Saicharan Consultancy Pvt Ltd into Hubtown **3 of 5 stages complete**	1 Completed Approved by the Board	2 Approved BSE, NSE and SEBI	3 Approved Equity shareholders and unsecured creditors; NCLT order of 9 April 2026	4 Pending Final sanction awaited	5 Pending On approvals and conditions
Scheme 2: 25 West 25 West Realty Pvt Ltd into Hubtown **3 of 5 stages complete**	1 Completed Approved by the Board	2 Approved BSE, NSE and SEBI	3 Approved Equity shareholders; NCLT order of 4 May 2026	4 Pending Final sanction awaited	5 Pending On approvals and conditions
Scheme 3: Nitant and Amazia Distinctive Realty, Amazia and Nitant into Hubtown **1 of 5 stages complete**	1 Completed Approved by the Board	2 In process Stock Exchange approval process ongoing	3 To follow After Stock Exchange approval	4 To follow After shareholder and creditor approvals	5 Pending On approvals and conditions

Approvals for Schemes 1 and 2 were announced on 23 June 2026. Next: sanction of the Hon'ble NCLT, filing with the Registrar of Companies and allotment of shares as per the swap ratio on effectiveness.

Corporate Structure: Post Scheme

Illustrative holding structure after the Schemes become effective



Key points

- Consolidated holding in Rare Townships Pvt Ltd is 95.53%: 74.69% held by Hubtown plus 20.84% added through Saicharan (Scheme 1).
- 25 West Realty merges into Hubtown, so Hubtown holds a 100% interest in the 25 West project (Scheme 2).
- Hubtown holds 98.86% of Twenty Five South Realty Ltd (Scheme 3).
- Twenty Five Downtown Realty Ltd: 25% held directly by Hubtown and 75% through Twenty Five South Realty Ltd.

Post Scheme shareholding is indicative and has been calculated after considering the effect of issue of equity shares pursuant to Scheme 1 (Saicharan) and Scheme 2 (25 West).

H1 FY27 Revenues and Profits

(₹ Mn) Companies proposed to be merged into Hubtown; amalgamation is awaiting statutory approvals

Scheme 1: Saicharan Saicharan Consultancy Pvt Ltd		Scheme 2: 25 West 25 West Realty Pvt Ltd		Scheme 3: Nitant and Amazia Nitant Real Estate Pvt Ltd (consolidated)*	
Revenue from operations	–	Revenue from operations	–	Revenue from operations	**8,747.80**
Total income	–	Total income	**5.28**	Total income	**9,620.35**
Total expenses	**0.09**	Total expenses	**143.29**	Total expenses	**8,396.25**
Profit before tax	**(0.09)**	**Profit before tax**	**(138.01)**	**Profit before tax**	**1,224.10**
Holds 21.17% in Rare Townships (Rising City)		Developer of 25 West, Bandra		Holds 25 South and 25 Downtown interests	

Note: Subject to the effectiveness of the Schemes, these financials will be consolidated in the financials of Hubtown Limited.

* Nitant Real Estate Pvt Ltd includes the consolidated results of Amazia Developers Pvt Ltd. Nitant, Amazia and Distinctive Realty together hold 98.86% of Twenty Five South Realty Ltd, which owns 75% of Twenty Five Downtown Realty Ltd; Hubtown holds the other 25%. Figures are based on management information and are unaudited.

Snapshot of Key Projects Being Merged

Rising City*
Ghatkopar | Scheme 1



Phase 1: 5 of 6 residential buildings have received OC. Tower A6 is progressing significantly towards completion within the next 2 quarters (last building by March 2027). Phase 2: yet to launch.

25 West
Bandra | Scheme 2



Tower 1: construction and sales commenced; RCC completed up to the 20th floor. Tower 2: work commenced. Towers 3 and 4: work yet to commence. Expected total revenue of about ₹6,000 crore.

25 South
Prabhadevi | Scheme 3

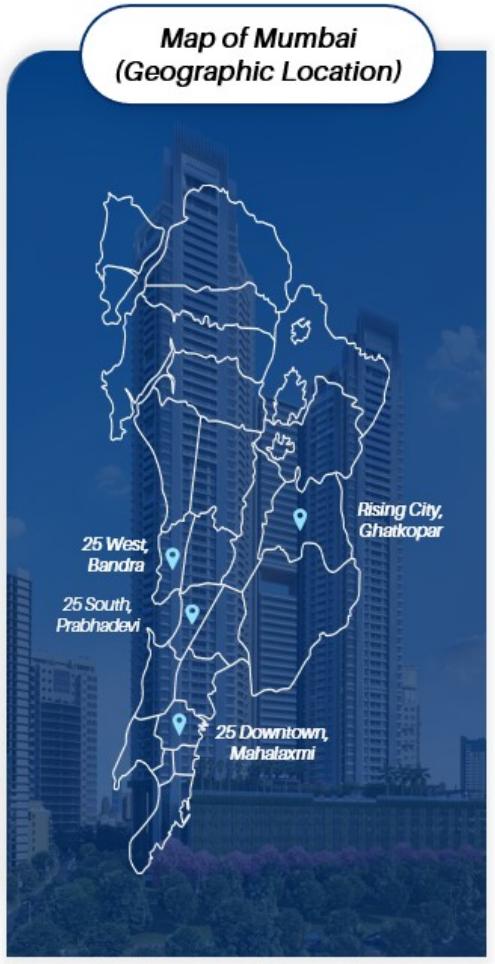


2 towers delivered, including Tower B (North Tower), which received OC in the quarter. Tower C (Central) is progressing significantly towards completion within the next 2 quarters.

25 Downtown**
Mahalaxmi | Scheme 3



Construction and sales commenced on 4 towers. Tower 5: work commenced. Tower 6: work yet to commence.



* Hubtown holds 74.69% of Rare Townships Pvt Ltd, the developer of Rising City. A further 20.84%, held by Saicharan, is proposed to be merged into Hubtown (Scheme 1).
** Hubtown holds 25% of Twenty Five Downtown Realty Ltd. The balance 75%, held through Twenty Five South Realty Ltd, is proposed to be merged into Hubtown (Scheme 3).
Images are artistic impressions. Project timelines and revenue expectations are forward looking and subject to the Disclaimer.

Project Gallery

Artistic impressions and actual images of Hubtown projects



Rising City (artistic impression)



Rising City: podium amenities



25 South (artistic impression)



25 South: amenity deck (actual)



Hubtown Seasons – F Wing (artistic impression)



25 South – Tower B Residential lobby (artistic impression)



Hubtown Seasons F Wing - Residential lobby (artistic impression)

Thank You

Investor queries: investorcell@hubtown.co.in

Website: www.hubtown.co.in

Hubtown Limited | CIN: L45200MH1989PLC050688

Registered Office: Hubtown Seasons, CTS No. 469-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai 400 071

