HUBTOWN LIMITED

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

November 12, 2025

To,

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

Scrip Code: 532799

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

Symbol: HUBTOWN

Sub: Press Release

Dear Sir/Madam,

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 **Quarterly and Half Yearly Financial Performance of the Company.**

Kindly take the same on record.

Thanking You

For and on behalf of
Hubtown Limited

Shivil Kapoor

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

Hubtown Ltd Delivers Strong Q2 & H1 FY26 Performance

India, Mumbai 12th November 2025, Hubtown Limited a leading Indian real estate developer, delivering across ultra luxury/premium residential and commercial projects announced its results today for the quarter & half year ended 30th September 2025.

Commenting on the H1FY26 performance Mr. Vyomesh Shah, MD & Co-Founder of Hubtown Limited said, *"In H1FY26, Hubtown Limited delivered strong progress across its ultra luxury/premium residential portfolio, reinforcing its leadership position in Mumbai's high-end housing market. The year till date was marked by robust demand trends and significant construction milestones across ongoing developments. Additionally, as per recent report by Colliers–CII, India's real estate sector is on the brink of transformation, with market size projected to grow nearly 20-fold from about USD 300 billion to USD 5–10 trillion by 2047 indicating huge potential ahead.*

A major strategic milestone is the proposed amalgamation of companies executing projects, 25 West, 25 South, and 25 Downtown into Hubtown Limited. This integration will add over 5 million sq. ft. of prime developable area, increasing the company's total development value to Rs. 1,300+ billion and creating one of the most significant luxury portfolios in Mumbai. Beside this, Hubtown is proposing to strengthen the commercial segment with planned office developments in Ghatkopar and Chembur. The company also has a strong launch pipeline, including 25 Estates (weekend homes/ villas in MMR), 25 Vistas (premium residences in Thane), Breach Candy boutique residences, and large-scale township projects in Mulund-Thane.

Financial discipline remains a foundation of Hubtown's strategy. The company has reduced listed entity debt by approximately 69% from the peak debt of Rs. 34 billion to Rs. 10.6 billion as of September 2025. Hubtown is committed to creating long-term value through differentiated offerings, strategic integration, and financial prudence, while sustaining momentum and delivering on its vision of setting new benchmarks in premium living."

Particulars (Rs. Crore)	Q2FY26	Q2FY25	*YoY %*	H1FY26	H1FY25	*YoY%*
Total Income	263.29	139.31	*89.00%*	498.33	265.31	*87.83%*
PBT	58.49	35.70	*63.84%*	130.66	40.74	*220.72%*
PBT Margin %	*22.22%*	*25.63%*		*26.22%*	*15.36%*	
Less: Tax (inc. deferred tax*)	26.80	6.54		16.95	5.53	
PAT	31.69	29.16	*8.68%*	113.71	35.21	*222.95%*
PAT Margin %	*12.04%*	*20.93%*		*22.82%*	*13.27%*	

*After providing for deferred tax of Rs. 24.09 Crore in Q2FY26

Consolidated Financial Highlights:

Q2FY26

- Total Income stood at Rs. 263.29 Crore; growth of 89.00% YoY
- Profit Before Tax stood at Rs. 58.49 Crore; growth of 63.84% YoY

H1FY26

- Total Income stood at Rs. 498.33 Crore; growth of 87.83% YoY
- Profit Before Tax stood at Rs. 130.66 Crore; growth of 220.72% YoY

Operational Highlights:

- Pre-Sales value YTD **including proposed amalgamating companies** stood at ~Rs. 3,547 Crore

Outlook:

- Total development value of Rs. 130,000+ Crore of the company along with the proposed amalgamating companies. This includes Rs. 45,000+ Crore from ultra luxury / premium projects, i.e., 25 South, 25 West and 25 Downtown, taking into account the proposed amalgamation. (subject to approval from statutory authorities and by the shareholders)
- The company expects pre-sales of approx. Rs. 6,000 Crore in FY26, taking into account the expected pre-sales of proposed amalgamating companies

For more information, please contact:

Hubtown Limited	Ernst & Young LLP
Investor Relations	**Vikash Verma/ Abhishek Bhatt**
investorcell@hubtown.co.in	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.