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: Investor Presentation

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 Investor Presentation the Company.

Kindly take the same on record.

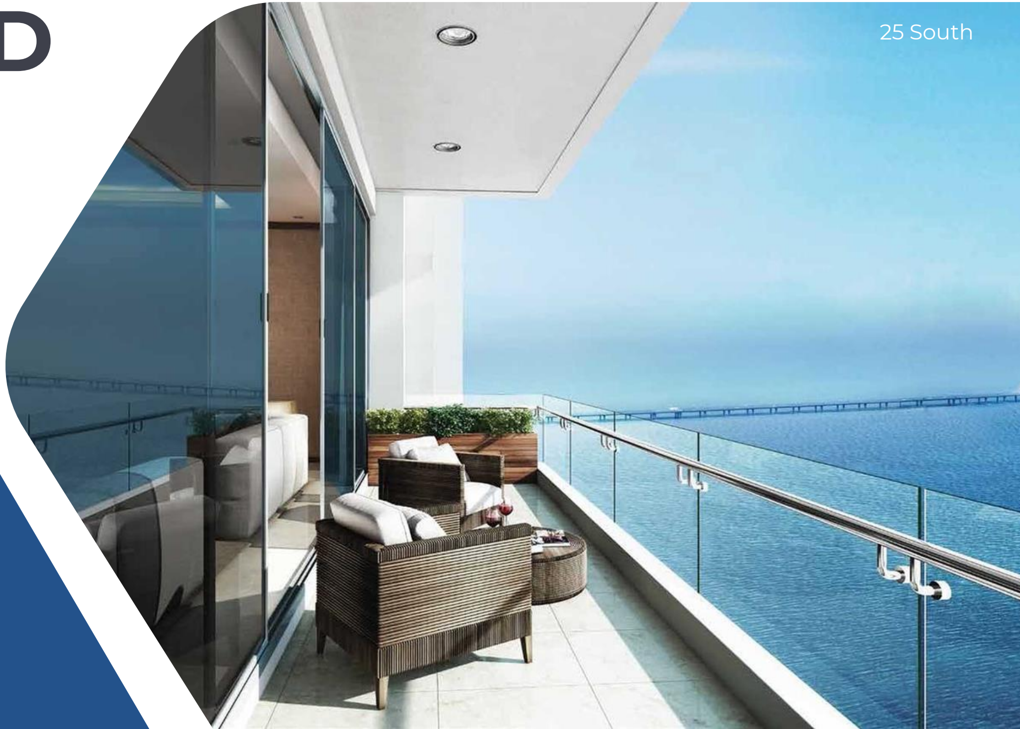
Thanking You

For and on behalf of
Hubtown Limited

Shivil Kapoor

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

HUBTOWN LIMITED



INVESTOR PRESENTATION

November 2025

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HUBTOWN
Company Overview
Who are we

Hubtown Limited: At a Glance

35+ Years of Legacy

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

Delivered 47 projects

12.6 msf completed projects

1.4 msf completed area in **ongoing projects**

9 msf rehabilitation area

Diversified Presence

Segments: Residential, Commercial and Infrastructure

Regions: Mumbai, Thane, MMR (Main); Gujarat and Pune (Small)

360° Delivery Capabilities

In-house capabilities in land procurement, approvals, project execution and sales

High Potential Land Bank

23.1 mn sq ft launch ready

Prime Land Bank

In **MMR** Region

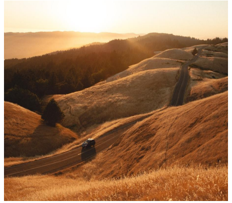
Key Projects

Hubtown Seasons (Chembur)

25 Downtown (Mahalaxmi)

Hubtown Rising City (Ghatkopar)

25 South (Prabhadevi)



25 Estates (Khalapur)

25 West (Bandra)

Pioneer in Diverse Real Estate Developments

HUBTOWN

Slum Rehabilitation

Amongst Pioneer in PPP project for Slum Rehabilitation by MIDC (Andheri)

Private Slum Rehabilitation

Amongst Pioneer in Private Slum Rehabilitation project in Maharashtra completed in Dharavi by Hubtown (Akruti Laxmi)

Municipal Corporation PPP

Amongst Pioneer in PPP project by Municipal Corporation of Greater Mumbai (Hubtown Skybay)

PPP by Maharashtra Government

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

Urban Renewal Scheme

Amongst Pioneer in project under urban renewal scheme in Mumbai (Tulsiwadi)

Textile Park

Amongst Pioneer in PPP project for development of an integrated textile park (Asmeeta Texpa, Bhiwandi)

PPP with Gujarat Government

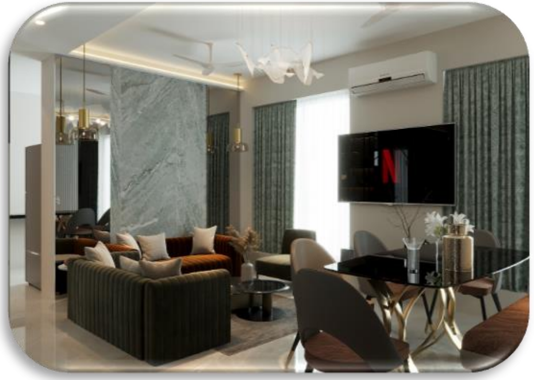
Amongst Pioneer in PPP project with GSRTC (Gujarat Govt.) for redevelopment of bus stations

Affordable Housing

Amongst Pioneer in project of Affordable Housing with 320 sq ft carpet area 2BHK apartments (Palmrose, Andheri)

Business Segments

Presence Across Multiple Segments



Residential

- Constructed **30+ residential projects**
- Includes luxury to affordable housing projects across various locations in Mumbai and Pune

Commercial / Office

- Constructed **10+ office space projects** across Mumbai and Pune
- Includes Built-to-suit spaces for large MNCs and corporates

Industrial / Infrastructure

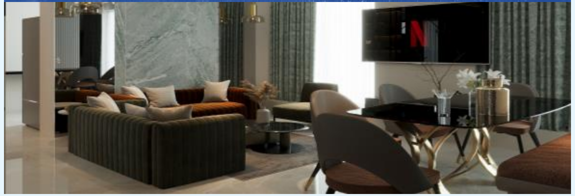
- Constructed **industrial & infrastructure projects** across Mumbai and Gujarat
- Includes bus terminals, factory & mixed-use buildings

Key Growth Drivers

Where are we Heading

Key Factors Fueling Expansion

1. High-Potential Portfolio



Develop Existing Land Bank

Focused on Development of

- **Ultra Luxury / Premium Projects**
- **Second Homes**
  - **Plotted Development**
  - **Villas**
- **Commercial Projects**

2. Merger of Hubtown Promoter Group Entities

Ongoing merger**

Hubtown Ltd + **3 Promoter Group Projects**

25 West	25 South	25 Downtown*
Bandra	Prabhadevi	Mahalaxmi

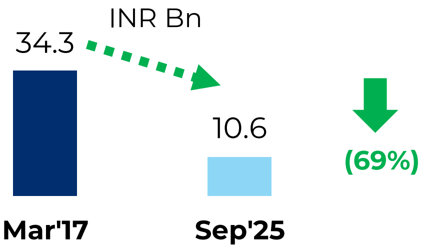
Development Value	Developable Area
INR 450+ Bn	5.0+ msf

*25% of 25 Downtown Realty Limited is already owned by Listed Entity
** Mergers shall be by way of Two Separate Schemes

3. Disciplined Approach for Improving Balance Sheet

A Continuous Approach to Debt Reduction

Ongoing - Strategic Debt Reduction



Clear strategy in place for further debt reduction

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

01
High-Potential Portfolio

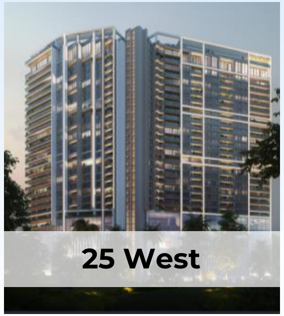
Focus on Ultra Luxury / Premium Residential Segment

We currently possess one of the largest land holdings in Mumbai, particularly in South Mumbai, featuring one of the highest saleable square footages with the potential to develop ultra-luxury projects

Ongoing Luxury Projects


25 South


25 Downtown


25 West


Seasons Phase-2

Upcoming Luxury Projects


25 Estates


25 Vistas


Breach Candy

02

Merger of Promoter Group Entities

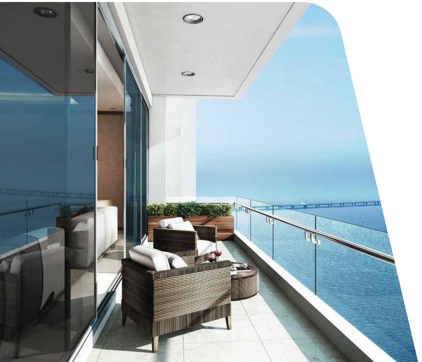
Merger Summary

- The group consists of various projects under listed entity **"Hubtown Limited", and 3 major projects i.e., 25 West, 25 South, 25 Downtown** held under Promoters entities:
    - **25 West Realty Private Limited:** entity developing the Bandra (W) project
    - **25 South Realty Limited:** entity developing the Prabhadevi project
    - **25 Downtown Realty Limited:** 75% of the entity developing the Mahalaxmi Project*
- **Announced Merger** of 25 West Realty Pvt. Ltd. with Hubtown Ltd.
    - **To integrate the 25 West project** into the company, in accordance with the scheme of arrangement dated 30th June 2025
- **Announced Merger** of Nitant Real Estate Pvt. Ltd., Amazia Developers Pvt. Ltd. and Distinctive Realty Pvt. Ltd.
    - For the proposed merger of **25 South and 25 Downtown projects** into the Hubtown Ltd. as per the scheme of arrangement dated 26th August 2025
- **Total Development value INR 450+Bn****
- **Combined developable area** being added into the listed entity is **5.0+ Mn sq ft**
- Announcements of mergers have been made, and are awaiting regulatory approvals
- Unlisted entities are **planned to be merged** into the listed entity **on receipt of statutory approvals**
- Merger valuations of the three companies are being computed by reputed third party agencies
- The groups combined entity will be used to conduct all its real estate activities going forward
- The indicative value of the shares of Hubtown Ltd. issued to the aforesaid three transferor Companies is approx. **INR 900/- per 1 equity share of face value of INR 10/-** each

*25% of 25 Downtown Realty Ltd. is already owned by the Listed Entity
**Mergers shall be by way of two separate schemes

Merger – Resultant Expansion

	Before Merger		Post Merger
Total Development Value	INR 850 Bn	*+450 Bn* →	INR 1,300+ Bn
Real Estate Holdings	~30.0 msf	*+5 msf* →	35.0+ msf
Debt Position	INR 10.6 Bn	*+INR 26.7 Bn* →	INR 37.3 Bn



Snapshot of Major Entities Being Merged

25 West Realty Private Limited

- Project Location: **Mount Mary, Bandra (W)**
- Sale Area: **600k sq ft**
- Completion Timeline: **June 2030**
- Project Status: **Construction commenced, sales commenced**
- Development Value: **INR ~60 Bn**
- Sales Achieved Till Date: **INR ~6 Bn**
- Funded by: NHP Realty, Woodstock Realty

25 South Realty Limited

- Project Location: **Prabhadevi**
- Sale Area: **1 mn sq ft**
- Completion Timeline: **Dec 2026**
- Project Status: **Advanced stage of construction, 85% sold out**
- Development Value: **INR ~65 Bn**
- Sales Achieved Till Date: **INR ~55 Bn**
- Funded by: Oaktree Capital / Indiabulls

25 Downtown Realty Limited

- Project Location: **Mahalakshmi**
- Sale Area: **3.6 mn sq ft**
- Completion Timeline: **Dec 2034**
- Project Status: **Construction commenced, sales commenced**
- Development Value: **INR ~380 Bn**
- Sales Achieved Till Date: **INR ~50 Bn**
- Project Funded by: Oaktree Capital

03
Disciplined Approach for Improving Balance Sheet

25 West

Artistic impression

Listed Company Debt Overview

HUBTOWN

(INR Mn)

Sr No.	Lender	Facility Availed	~o/s Sep 2025	Increase/Decrease
	As of 2017			
1	**Banks**	9,140	0	-100%
2	**NBFCs / Domestic Funds**	8,085	0	-100%
3	**HNIs / Private**	1,642	643	-61%
4	**Foreign Funds**	4,546	0	-100%
	Post 2021			
5	**NBFCs / Domestic Funds**	11,052	9,957	-10%
	TOTAL	**34,467**	**10,600**	**-69%**

- The principal creditors as on date (out of INR ~10 Bn): NBFC: **~INR 6.0 Bn** and Special Window Fund: **~INR 2.0 Bn** are currently the largest creditors
- Does not include contingent liability of **INR 4.8 Bn**

Private Company's Debt Overview

HUBTOWN

(INR Mn)

Sr. No.	Lender	Facility Availed	~o/s Sep 2025	Increase/Decrease
1	**25 South (Institution / Fund)**	25,914	18,223	-30%
2	**25 Downtown (Fund)**	8,426	8,426	0%
	TOTAL	**34,340**	**26,649**	**-22%**

- There is **no debt currently on 25 West**, whereas the debt on 25 South and 25 Downtown is with Fund / Institution
- The **25 South and 25 Downtown projects are expected to generate enough surplus to pay off aforesaid debt**

Key Strengths

What will facilitate our success

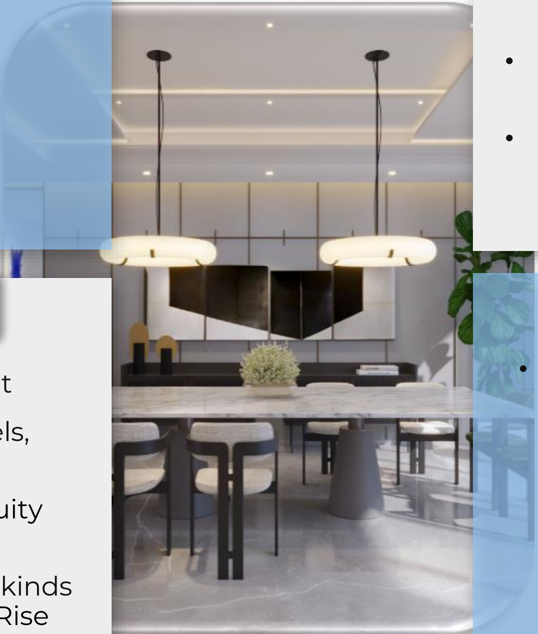
Competitive Strengths & Differentiators

Exceptional Land Bank

- Our land bank has been acquired through years of patience and deep local expertise
- Each project reflects our strategic understanding of micro-markets

Deep Knowledge

- Experienced in complex projects across various aspects in Mumbai
- Achieved success in some of the complex projects in Mumbai
- Consistently demonstrated our ability to use this knowledge to increase buildable area across all our projects



Flexible Business Model

- Flexible & adaptable in project development
- We work with partners under various models, including:
    - Development Management and Equity Partnerships
- Experience and knowledge to construct all kinds of real estate products, ranging from High-Rise Buildings to Commercial Projects

Track Record

- Delivered varied types of projects in Mumbai, including:
    - Freehold Land Development
    - Slum Rehabilitation Authority (SRA)
    - Redevelopment Projects
    - Public-Private Partnership (PPP) Projects
- Our portfolio spans a wide range of verticals, including Residential and Commercial

Driven by Experienced Promoters

Mr. Hemant Shah

Chairman & Co-Founder

- A civil engineer with 45+ years of industry experience
- Extensive expertise in project execution and engineering design
- Has led end-to-end delivery of large-scale infrastructure projects

Mr. Vyomesh Shah

MD & Co-Founder

- A chartered accountant with 40+ years of experience
- Oversees finance, compliance, approvals and legal functions

Mr. Rushank Shah

- Graduate from the University of Illinois - Urbana Champagne in BSc, and MsRED from Columbia University
- Leads sales, marketing, and business development functions

Mr. Khilen Shah

- Graduated in BSc from the Stern School of Business, New York University and MBA from London Business School
- Leads fundraising, finance and legal functions of the company

Mr. Kushal Shah

- BBA Graduate from Mumbai University
- Leads project development and execution activities

Project Portfolio

Ongoing Projects

25 South, Prabhadevi

Landmark project at prime location between the Siddhivinayak temple and Prabhadevi beach

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

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

1 mn sq ft- **90%+ sold** | 1 Tower handed over and remaining 2 towers under construction

First project under the "25 Residences" brand

Project completion timeline - December 2026 | Funded by Oaktree Capital / Indiabulls

25 West, Mount Mary, Bandra (W)

Artistic impression

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

Comprises of 4 Towers with ~600,000 sq ft development

1 Tower launched (~185,000 sq ft), with **~50% sold till date**

1 Tower under construction and **3 planned for commencement in FY26 / 27**

Provides large amenity spaces, rare for Bandra (W)

Project completion timeline - December 2030 | Total land is 4.5 acres, including 3.5 acres SRA and 1 acre society redevelopment

25 Downtown, Mahalaxmi

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

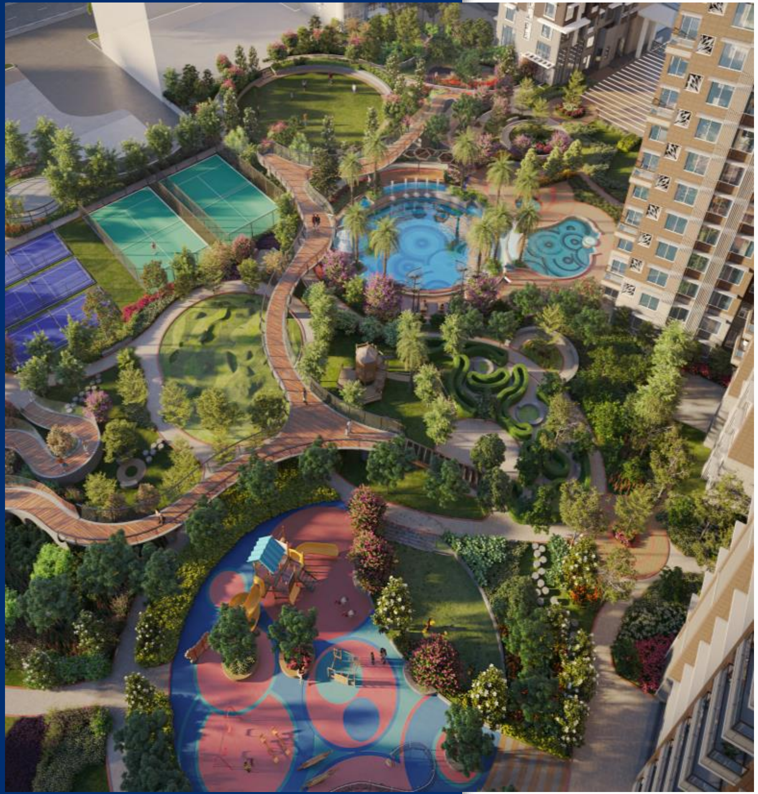
Total development of ~3.6 mn sq ft across 5 residential towers and a proposed commercial tower

Project is **part of an urban renewal scheme**, including rehabilitation, building housing and amenities for the Govt.

Launched 3 residential towers out of 5, with ~**50%+ inventory sold out**

Recently Launched 4th residential tower with ~**33% inventory sold upon launch**

Hubtown Seasons, Chembur



A 10-acre land development in Chembur

1 mn sq ft development across 11 Towers, 6 launched, 3 completed and further 3 targeted for completion FY26

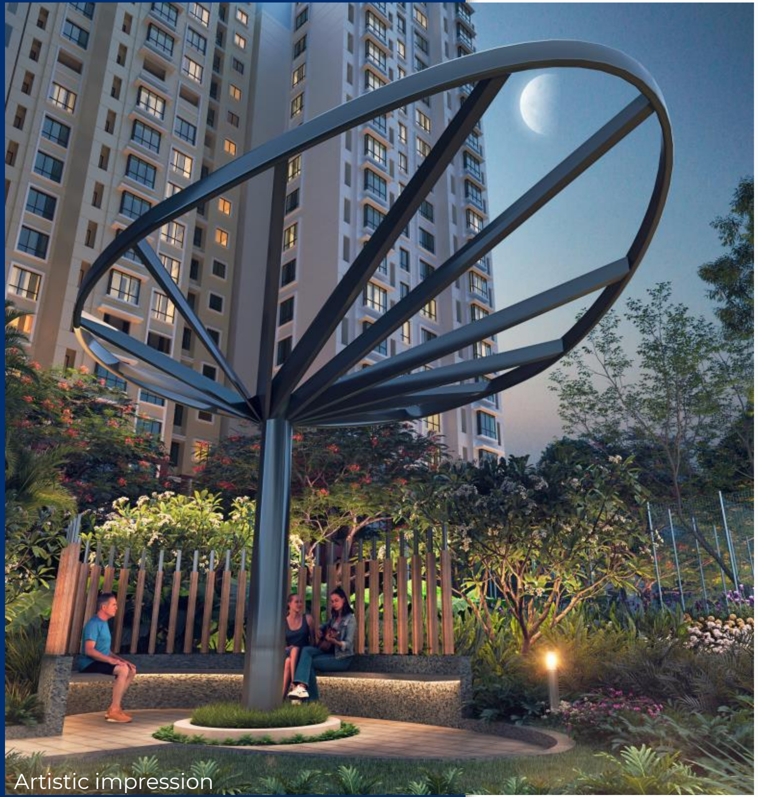
Excellent connectivity to Eastern Expressway, Chembur Station, BKC and South Mumbai's CBD

Forest themed development, with 5 acres of open space and 25+ lifestyle amenities

PPP with Govt. of Maharashtra, including ~1.7 mn sq ft to be built free-of-cost for government housing

Project completion timeline - December 2028

Hubtown Rising City, Ghatkopar


Artistic impression

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

6 Towers comprising ~650k sq ft, **~75% inventory sold**

2 Towers OC received; remaining towers targeted for completion by FY26

PPP with Govt. of Maharashtra, including ~1 mn sq ft to be constructed free-of-cost for government housing

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

Offers 40+ lifestyle amenities | Funded by SWAMIH Fund

Hubtown Premiere, Andheri (W)

A 5.5- Acre land parcel in Andheri (W), adjacent to Kokilaben Ambani Hospital on J.P. Road

~500k sq ft development across 5 towers; 4 towers launched with ~98% sold

Construction of 2 towers and retail completed; remaining **2 towers targeted for completion by December 2026**

Large podium with 25+ amenities for residents

PPP with Govt. of Maharashtra, including ~500k sq ft to be developed free-of-cost for government housing

4 Towers completion timeline - December 2026 | Funded by Edelweiss

4x Gujarat Projects

Ahmedabad

Mehsana

Vadodara

Surat

Acquired under **PPP tender from GSRTC** (Govt. of Gujarat)

All 4 projects have commercial and retail spaces starting from ~INR 2 Mn

Vadodara and Surat projects are completed. Surat is 100% sold, Vadodara is 50% sold

Ahmedabad and Mehsana projects are partially sold

Phase II of Ahmedabad and Mehsana **targeted for completion by December 2026**

All 4 projects are Debt Free

27 West, Balewadi – Pune

Artistic impression

A **2.5-acre** land parcel with prominent 300+ ft frontage on Mumbai–Pune Highway

~390k sq ft saleable area; projected topline **~INR 6.0 Bn**

Executed by local partner, Sanas Group on Development Management basis

Hubtown retains land ownership and is entitled to all project surplus

Project completion timeline - December 2027 | Funded by Private Lender

Major Upcoming Projects

25 Estates: Weekend Homes, MMR

~175 acre land parcel with further aggregation under process. Located in the Western Ghats

Extremely low density development, having ~160 villas with less than one house per acre, pricing from INR 25 Cr

Exclusive profiled community; no rentals or short terms stays

Currently in planning stage; total project timeline ~5 years

Completed homes with the option of finished interiors (plug and play)

25 Vistas, Thane

Artistic impression

~7-acre land parcel in Thane's premium residential belt, between Upvan Lake and Yeoor Hills

Development potential of ~1 mn sq ft

Applied for approvals, LOI /plan approvals received

Estimated Project timeline ~5 years

Apartments designed with private lift lobbies, and mesmerizing lake-forest views

Breach Candy - Residential (Erstwhile Mahalaxmi carpark)

HUBTOWN

Boutique residential development in Breach Candy on Bhulabhai Desai Road with panoramic 270° sea views

Part of a PPP with MCGM; offering ~40,000 sq ft free-sale area

Planned spacious ~3,000 sq ft luxury residences

Currently in planning stage; launch targeted in FY27

Ghatkopar - Commercial

Commercial office park, part of the larger Rising City project, the commercial office park

Planned multiple buildings with flexible office spaces for enterprises of all sizes

Currently in planning stage; targeted launch in FY27

Excellent connectivity with quick access to major transport networks and airports, complemented by a full amenity ecosystem

Sunstream City, Mulund-Thane

~150 acres of freehold land spread over Mulund and Thane

Planned gated township with walk-to-work urban design

~30 mn sq ft development potential, balanced between residential and commercial

Prime location with ~5-minute walk to Thane Station and Eastern Express Highway

Approvals secured; construction yet to commence | Hubtown holds 42% stake in the project

Other Upcoming Projects

Plotted Developments

- Planned launch of plotted development schemes in MMR region
- Focus on Karjat-Khopoli-Khalapur belt, where land banks are already held

Hubtown Serene, BKC

- ~300,000 sq ft premium office development, located between BKC and Western Express Highway
- Currently in planning stage, part of SRA scheme

Andheri - Affordable Housing

- ~100,000 sq ft affordable housing project under a larger SRA scheme
- To be developed through JV/partnership structure
- All key approvals in place

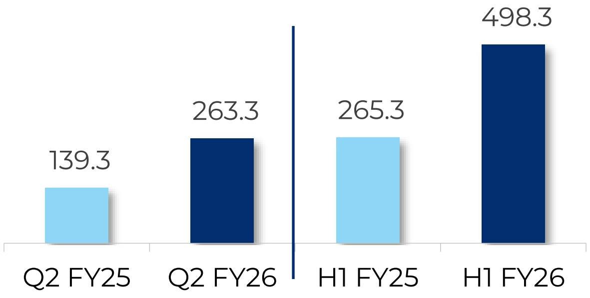
Biotech Park, Vadodara

- Holds 122-acre land parcel in Savli, Vadodara,
- Planned development of a biotech park
- In partnership with the GIDC and state govt.

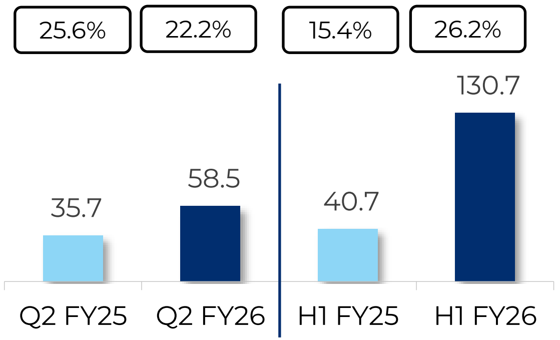
Operational & Financial Performance

Q2 & H1 FY26 Highlights

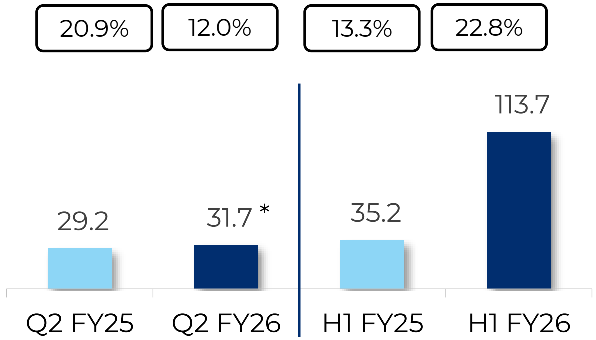
Total Income (INR Cr)



PBT (INR Cr) **& PBT Margin** (%)



PAT (INR Cr) & PAT Margin (%)



**After providing for deferred tax of INR 24.09 Crore in Q2 FY26*

Outlook

- Total development value of INR 130,000+ Crore of the company along with the proposed amalgamating companies. This includes INR 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. INR 6,000 Crore in FY26, taking into account the expected pre-sales of proposed amalgamating companies

Thank You

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