

December 10, 2025

To,

BSE Limited The Corporate Relationship Department 1 st Floor, P.J. Towers, Dalal Street Fort, Mumbai – 400 001 Scrip Code: 532799	National Stock Exchange of India Limited The Listing Department Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 Symbol: HUBTOWN
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Sub: PRESS RELEASE

Dear Sirs,

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 a Press Release dated December 10, 2025.

Kindly take the same on record.

Thanking you.

Yours faithfully,
For **Hubtown Limited**

Shivil Kapoor
Company Secretary & Compliance Officer
ICSI Mem. No. - F11865

Encl: as above

Hubtown Reports Robust Pre-Sales of ~Rs. 3,547 Crores as on 10th November 2025 (YTD)

(considering the expected pre-sales of proposed amalgamating companies)

Strategic merger expands Total Development Value from Rs. 850 bn to Rs. 1,300 bn; unlocking scale and synergies

Hubtown commands South Mumbai's largest ultra-luxury land bank with unmatched saleable potential

India, Mumbai 10th December 2025, Hubtown Limited (Hubtown), one of India's leading real estate developers and the largest holder of premium and ultra-premium land parcels in South Mumbai, announced strong operational performance, led by strong pre-sales momentum. **The company achieved pre-sales of ~Rs. 3,547 crores as on 10th November 2025 (YTD)**, against full year pre-sales of ~Rs. 5,022 crores in FY25 **indicating a growth of ~19% YoY** (considering the expected pre-sales of amalgamating companies). This performance highlights sustained demand across Hubtown's ultra-luxury and premium housing portfolio and reflects the company's focus on execution and customer confidence.

Merger and Strategic Scale-Up

Hubtown is in the process of merging marquee ultra-luxury projects 25 West (Bandra), 25 South (Prabhadevi), and 25 Downtown (Mahalaxmi) into the listed entity. **This strategic consolidation will increase Hubtown's Total development value from ~Rs. 850 billion to ~Rs. 1,300 billion**, creating robust luxury portfolio and unlocking operational synergies. **Post-merger, Hubtown will consolidate over 5 million sq. ft. of prime ultra-luxury inventory**, reinforcing company's presence in South Mumbai's most prime micro-markets.

Upcoming Launches and Growth Outlook

Hubtown's growth trajectory is supported by a launch-ready **land bank of 23.1 million sq. ft.**, spanning ultra-luxury, premium housing, second homes, and commercial assets. Upcoming launches will include both **new phases** of existing marquee projects as well as **fresh developments across ultra-luxury, premium housing, and commercial segments**:

- **25 Downtown (Mahalaxmi):** 5 Towers featuring single-floor residences exceeding 15,000 sq. ft. carpet area
- **25 West (Bandra):** New phases with apartments ranging from 5,000 to 12,000 sq. ft.
- **Breach Candy Boutique Project:** Ultra-luxury offering in South Mumbai
- **25 Vistas (Thane Upvan):** Premium homes with lake and national park views
- **25 Estates (Khalapur):** Low density ultra luxury project on ~300 acres
- **Commercial Projects:** Grade-A strata-sale offices in Chembur and Ghatkopar

Hubtown is also accelerating execution timelines, reducing project completion cycles, to align with strong demand and improved cash flow visibility. This operational efficiency, combined with robust pre-sales and a disciplined capital strategy, positions Hubtown for sustained growth. **The company has reduced listed entity debt by 69%, from Rs. 34.3 billion to Rs. 10.6 billion.** Notably, 25 West carries zero debt, while 25 South is already over 90% sold with the completion of the balance towers in CY 2026.

Looking ahead, Hubtown aims to strengthen its ultra-luxury / premium residential category, accelerate its launch pipeline, and maintain a disciplined capital structure. With strong industry tailwinds, one of the largest landholdings in Mumbai, and a differentiated premium-led portfolio, Hubtown is well positioned to deliver sustained value to customers, partners, and shareholders.

Commenting on the Development Mr. Vyomesh Shah, MD & Co-Founder of Hubtown Limited said, *“Our strong pre-sales performance reflects the trust customers place in Hubtown’s brand and execution capabilities. With the proposed merger, robust demand across categories, and the substantial ultra-premium land bank in South Mumbai, we are well positioned to deliver sustained growth. Our focus remains on accelerating launches, maintaining financial discipline, and creating long-term value for stakeholders.*

Looking ahead, Hubtown aims to strengthen its leadership in the ultra-luxury category, accelerate its launch pipeline, and maintain a disciplined capital structure. With strong industry tailwinds and a differentiated premium-led portfolio, Hubtown is poised for a transformative growth phase.”

About Hubtown Limited:

Hubtown Limited is a Mumbai-headquartered real estate developer with a 35-year legacy of delivering landmark projects across ultra-luxury, premium residential, and commercial segments. With one of the largest land banks in South Mumbai and a diversified pipeline across MMR, Hubtown is committed to creating enduring value through design excellence, financial prudence, and execution discipline.

For more information, please contact:

Hubtown Limited

Investor Relations

investorcell@hubtown.co.in

Ernst & Young LLP

Vikash Verma/ Abhishek Bhatt

Vikash.verma1@in.ey.com / Abhishek.Bhatt3@in.ey.com

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