August 03, 2026

To,

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

Dear Sir/Madam,

<u>Subject:</u> **Outcome of the Board Meeting and disclosure of events pursuant to Regulation 29(1), 30 and 46(2)(l)(i) read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), 2015, as amended read with the applicable circulars issued thereto ("SEBI LODR Regulations")**

Dear Sir/ Madam,

This is with reference to our letter dated July 27, 2026; we wish to inform you that, the Board of Directors of the Company ("**Board**") at its meeting held today i.e. Monday, August 03, 2026, at the registered office of the Company, has transacted inter-alia the following businesses:

i. Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2026, which have been subjected to limited review by the Statutory Auditors of the Company, in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI Listing Regulations**").

   Copies of the said results along with the limited review reports issued by the Statutory Auditors of the Company are annexed hereto and the same are being uploaded on the website of the Company i.e. www.hubtown.co.in. The Unaudited Financial Results are also being published in the newspapers, in the format prescribed under Regulation 47(1) (b) of the SEBI Listing Regulations.

   Please note that in terms of the Company's Code of Conduct for Prohibition of Insider Trading, the window for trading in shares of the Company by its Directors, designated employees and connected person will open on August 05, 2026.

ii. Raising of funds through issuance of foreign currency convertible bonds or any other equity linked securities through permissible modes as may be permitted under applicable laws, in one or more tranches, as may be considered appropriate by the Board for an amount upto to US$ 150 million in terms on private placement basis, subject to necessary approvals including the approval of the members of the Company ("**Shareholders**") and such other regulatory / statutory approvals as may be required, and in relation thereto, issue of notice to the Shareholders for approval of such fund raise, as applicable;

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

Further, the board has constituted an FCCB Committee to finalize the terms and conditions of FCCB issuance and to undertake all such acts, deeds and things as may be necessary to give effect to fund raising, and

In relation to (ii) above, we hereby enclose the necessary details in **Annexure A** respectively as required under regulation of 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30 January, 2026.

The aforesaid meeting of the Board of Directors of the Company commenced at 04:00 pm (IST) and concluded at 5:30 pm (IST).

We request you to kindly take these submissions on your record and disseminate the same.

Thanking You

For and on behalf of
Hubtown Limited

Shivil
Kapoor

Digitally signed by Shivil Kapoor
DN: c=IN, o=Personal, title=8199, pseudonym=122838f66b074d4eb8e2197183a76326, 2.5.4.20=b6c070d9decbe8b863d9f49eca102614d8e265ca0ba979136021d93850f15cfe, postalCode=452010, st=Madhya Pradesh, serialNumber=6afa6af25e9d505d6a82ca6a633c67c10d3248bb6506ab4dfa9e96737f5f7015, cn=Shivil Kapoor
Date: 2026.08.03 17:40:07 +05'30'

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

Enclosures: As above.

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
Hubtown Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results ('Statement') of the HUBTOWN LIMITED ('the Company') for the quarter ended June 30, 2026 being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) including relevant circulars issued by the SEBI from time to time.

2. The Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principle laid down in Indian Accounting Standard 34, Interim Financial Reporting ("IndAS34"), prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with regulation 33 of the Listing regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under Section143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Basis of qualified conclusion:
   a. As stated in Note 15 to the standalone financial result of the Company for the quarter ended June 30, 2026, with regards the Company not having provided for Interest amounting to 528.48 Lakhs on certain inter-corporate deposits in current quarter. Consequent to above, finance cost for the quarter ended June 30, 2026 has been understated by 528.48 Lakhs resulting in a consequential increase in the profit for the quarter ended June 30, 2026.

5. Based on our review conducted as above, except for the impact on the results of the matter described in paragraph 4 above, nothing has come to our attention that causes us to believe that the accompanying statement prepared in accordance with applicable Indian Accounting Standards ("Ind AS") specified under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India , has not disclosed the information required to be disclosed in terms of Regulation 33 of the listing regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For J B T M & Associates LLP
Firm Registration No.: W100365

JBTM & ASSOCIATES LLP CHARTERED ACCOUNTANTS FIRM W100365

Yashika Jain
Partner
Membership No.: 168952
UDIN No: 26168952EVFMGL1448
Place: Mumbai
Date: August 03, 2026

HUBTOWN LIMITED

CIN : L45200MH1989PLC050688
Registered Office: Hubtown Seasons, CTS No. 469-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai - 400 071
Phone : +91 22 25265000 **Fax** : +91 22 25265099
E-mail : investorcell@hubtown.co.in ; **Website** : www.hubtown.co.in

Statement of Unaudited Standalone Financial Results for the Quarter ended June 30, 2026

(₹ in Lakhs except per share data)

Sr. No.	Particulars	Quarter ended			Year ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		Unaudited	Audited	Unaudited	Audited
1	**Income**				
	a. Revenue from Operations	2,122	7,031	14,207	35,218
	b. Other Income	3,924	3,141	3,480	15,799
	Total Income (a+b)	**6,046**	**10,172**	**17,687**	**51,017**
2	**Expenses**				
	a. Cost of construction and development	3,489	3,246	1,691	14,096
	b. Purchases of stock-in-trade	-	-	19,402	19,402
	c. Changes in inventories of work-in-progress, finished properties and FSI	(4,186)	(3,825)	(10,797)	(11,884)
	d. Employee benefits expense	341	314	280	1,126
	e. Finance costs	2,821	5,906	449	9,245
	f. Depreciation and amortisation expense	51	57	51	221
	g. Other expenses	1,181	2,281	865	5,876
	Total Expenses (a+b+c+d+e+f+g)	**3,697**	**7,979**	**11,941**	**38,082**
3	**Profit/(Loss) before Exceptional Item and Tax (1-2)**	**2,349**	**2,193**	**5,746**	**12,935**
4	Add/(Less) : Exceptional Item (net of tax expense)	-	-	-	-
5	**Profit/(Loss) before Tax (3+/-4)**	**2,349**	**2,193**	**5,746**	**12,935**
6	Tax Expense / (Credit)				
	(Add)/Less :				
	a. Current Tax	-	-	-	-
	b. Deferred Tax Charge / (Credit)	578	555	(989)	1,738
	c.Excess / (Short) provision for taxation in earlier years	-	-	4	275
	Total Tax expense (a+/-b+/-c)	**578**	**555**	**(985)**	**2,013**
7	**Net Profit/(Loss) for the period (5+/-6)**	**1,771**	**1,638**	**6,731**	**10,922**
8	Other Comprehensive Income (net of tax)	-	(20)	-	(22)
9	**Total Other Comprehensive Income/ (Loss) (7+8)**	**1,771**	**1,618**	**6,731**	**10,900**
10	Paid-up Equity Share Capital - Face Value ₹ 10 each	**14,210**	**14,210**	**13,560**	**14,210**
11	Other equity (excluding revaluation reserve)				**2,71,132**
12	**Earnings Per Equity Share of ₹ 10 each (not annualised)**				
	Basic EPS (₹)	1.25	1.15	4.96	7.81
	Diluted EPS (₹)	1.25	1.15	4.90	7.81

HUBTOWN LIMITED

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

NOTES:

1. The above financial results, which have been subjected to limited review by the Auditors of the Company, were reviewed by the Audit and Compliance Committee of Directors and subsequently approved and taken on record by the Board of Directors of the Company in its meeting held on August 03, 2026, as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

2. The above financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016.

3. The figures for the quarter ended March 31, 2026 are the balancing figures between the audited figures in respect of the full financial year and the figures published year to date up to the third quarter of the respective financial year.

4. Given the nature of real estate business, the profit / losses do not necessarily accrue evenly over the period and as such, the results of a quarter / year may not be representative of the profits / losses for the period.

5. As the Company's business activity falls within a single primary business segment viz. "Real Estate Development", the disclosure requirements as per IND AS – 108 'Operating Segments' are not applicable.

6. Costs of the projects are based on the management's estimate of the cost to be incurred up to the completion of the project, which is reviewed periodically.

7. The 'Incomplete Projects' of the Company included in inventories are under various stages of development and are expected to have a net realizable value greater than their cost.

8. The Company has advanced certain amounts to entities in which it has business interest with a view to participate in the earnings of the Projects being implemented by the recipient entities and hence the Company has not charged any interest on these advances. Considering the nature of the businesses in which these entities operate, the amounts so advanced are considered to be repayable on call / demand as the recovery period of such amounts so advanced are not measurable precisely.

HUBTOWN LIMITED

9. Income from operations includes share of profit / (loss) (net) from partnership firms, AOPs as stated hereunder:

(₹ in lakhs)

Particulars	Quarter ended			Year ended
	30.06.2026	31.03.2026	30.06.2025	31.03.2026
i) Audited	-	-	-	-
ii) Management Reviewed	(1.19)	(0.35)	(40)	(30.18)

Footnotes:

The results of partnership firms, AOPs for the quarter ended June 30, 2026 are prepared and compiled by the Management of such firms and have been reviewed by the Management of Hubtown Limited.

10. Loans and advances, other receivables, debtors and creditors are subject to confirmations and are considered payable / realizable, as the case may be.

11. With respect to Auditors' observations in their report on the Financial Statements for the year ended March 31, 2026 regarding:

    (a) The Company not having provided interest amounting to ₹ 1,751.85 lakhs on certain inter-corporate deposits and advances as the Company has held various meetings with the respective lenders seeking reduction in rate of interest/waiver of interest. During the current quarter ended June 30, 2026, the company has settled with one of the major private lender and is hopeful of amicable settlements with other lenders shortly.

12. In respect of the corporate guarantees issued by the Company to Financial Institutions and others on behalf of some of its subsidiaries for facilities availed by them (amounting to ₹ 76,040.01 lakhs), the management is of the view that it was necessary to provide the corporate guarantees to further the business interest of the Company in the entities on whose behalf such guarantees have been provided and the management is of the view that there would be no sustainable claims on the Company in respect of these corporate guarantees.

13. The Company has compiled a list of contingent liabilities based on the information and records available with it. Further, the Company is of the view that these liabilities will not result in any financial liability to the Company.

HUBTOWN LIMITED

14. The Company has investments in certain subsidiaries, jointly controlled entities and associates and has outstanding loans and advances as at June 30, 2026. While some of such entities have incurred losses and have negative net worth as at the period end, the underlying projects in such entities are at various stages of real estate development and are expected to achieve adequate profitability on substantial completion and / or have current market values which are in excess of the carrying values. Accordingly, no provision is considered necessary towards diminution in the value of the Company's investments in such entities or in respect of loans and advances advanced to such entities, which are considered good and fully recoverable.

15. The Company has not provided interest amounting to ₹ 528.48 lakhs for the quarter ended June 30, 2026 on certain inter-corporate deposits. The Company has held various meetings with the respective lenders seeking reduction in rate of interest/waiver of interest. During the current quarter, the company has settled with one of the major private lender and is hopeful of amicable settlements with other lenders shortly.

16. Previous period figures have been regrouped / reclassified / restated wherever necessary to conform to the current period's classification.

For and on behalf of the Board

HUBTOWN LIMITED

Place: Mumbai
Date: August 03, 2026

Vyomesh M. Shah
Managing Director
DIN: 00009596

Independent Auditor's Review Report on the unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To,
The Board of Directors
Hubtown Limited

1. We have reviewed the accompanying statement of unaudited Consolidated financial results ('the Statement') of the HUBTOWN LIMITED ('the Parent') and its Subsidiaries (the Parent Company and its subsidiaries together referred to 'the Group') attached herewith for the Quarter ended June 30, 2026, being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.

2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting." ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, ('the Act'), read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of Interim financial Information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143 (10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the result of the below entity:
   Subsidiary Company
   - 25 Chalets Private Limited
   - Ackruti Safeguard Systems Private Limited
   - Citywood Builders Private Limited
   - Gujarat Akruti – Tcg Biotech Limited
   - Hubtown Bus Terminal (Adajan) Private Limited

- Hubtown Bus Terminal (Ahmedabad) Private Limited
- Hubtown Bus Terminal (Mehsana) Private Limited
- Hubtown Bus Terminal (Vadodara) Private Limited
- Hubtowncentral Private Limited
- Joynest Premises Private Limited
- Rare Townships Private Limited
- Rubix Trading Private Limited
- Twenty Five Estates Development Limited
- Twenty Five Estates Realty Private Limited
- Vama Housing Limited
- Vega Developers Private Limited
- Vinca Developer Private Limited
- Vishal Techno Commerce Limited
- Yantti Buildcon Private Limited

Associates

- Giraffe Developers Private Limited
- Shubhsiddhi Builders Private Limited
- Whitebud Developers Limited
- Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)

Joint Ventures

- Sunstream City Private Limited

5. Basis of Qualification
   a. As Stated in Note No. 10 to the consolidated financial result of the company for the quarter ended June 30, 2026 with regards the company not having provided for interest amounting to Rs. 528.48 Lakhs on certain inter-corporate deposits in current quarter. Consequent to above, finance cost for the quarter ended June 30, 2026 has been understated by Rs. 528.48 Lakhs quarter ended June 30, 2026 to that extent.

6. Based on our review conducted and procedures performed as stated in paragraph 3 above and upon consideration of the review reports of the other auditors referred to in para 7 and 8 below, except for the impact on the results of the matter described in para 5 above, nothing has come to our attention that causes us to believe that the accompanying statements are prepared in accordance with the applicable Indian Accounting Standard 34 specified under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of regulation 33 of the SEBI (Listing Obligations and disclosure requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed or that it contains any Material Misstatement.

7. We did not review the financial result of one subsidiary whose financial information reflect (before inter-company elimination) total revenue of Rs. NIL, total net profit/

(loss) after tax of Rs. (0.40) lakhs and total comprehensive profit/ (loss) of Rs. (0.40) lakhs for the Quarter Ended June 30, 2026, as considered in the statement. This financial result has been reviewed by other auditor, whose report has been furnished to us by the management. Our conclusion on the consolidated financial result in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based only on the review of such other auditor and the procedure performed by us as stated in Para 3 above.

8. We did not review the financial results of 18 subsidiaries whose financial information reflect (before inter-company elimination) total revenue of Rs. 14201.63 lakhs, total net profit after tax of Rs. 889.56 lakhs and total comprehensive profit/ (loss) of Rs. 889.56 lakhs for the Quarter Ended June 30, 2026, as considered in the statement, further we also did not review the financial results of 1 associates whose aggregate share of net profit / (loss) amounting to Rs. (3.99) Lakhs are also included in the statement, these financial results are management reviewed and have been furnished to us by the management and our opinion on the statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint venture and our report in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30" November, 2015 and CIR/CFD/FAC/62/2016 dated 5th July, 2016 in so far as it relates to the aforesaid subsidiaries associates and joint ventures are based solely on the unaudited financial results.

Our conclusion on the consolidated financial results is not qualified in respect of the above matters stated in para 7 and 8 above

For J B T M & Associates LLP
Firm Registration No.: W100365
Chartered Accountants

JBTM & ASSOCIATES LLP CHARTERED ACCOUNTANTS FRN W100365

Yashika Jain
Partner
Membership No.: 168952
UDIN: 26168952PBVMOJ6085
Mumbai, August 03, 2026

HUBTOWN LIMITED
CIN: L45200MH1989PLC050688
Registered Office: 'Hubtown Seasons, CTS No. 469-A, Opp. Jain Temple, R.K. Chemburkar Marg,Chembur (East), Mumbai - 400 071
Phone : +91 22 25265000 ; **Fax :** +91 22 25265099
E-mail : investorcell@hubtown.co.in ; **Website :** www.hubtown.co.in

Statement of Unaudited Consolidated Financial Results for the Quarter ended June 30, 2026

(₹ in Lakhs except per share data)

Sr. No.	Particulars	Quarter ended			Year ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		Unaudited	Audited	Unaudited	Audited
1	**Income**				
	a. Revenue from Operations	15,562	16,000	18,741	64,351
	b. Other Income	4,686	4,281	4,763	18,940
	Total Income (a+b)	**20,248**	**20,281**	**23,504**	**83,291**
2	**Expenses**				
	a. Cost of construction and development	11,412	14,467	6,472	47,279
	b. Purchases of stock-in-trade	257	483	19,444	20,057
	c. Changes in inventories of work-in-progress, finished properties and FSI	(3,029)	(14,441)	(14,265)	(36,893)
	d. Employee benefits expense	981	1,252	731	3,984
	e. Finance costs	4,178	8,483	1,557	15,066
	f. Depreciation and amortisation expense	109	88	66	310
	g. Other expenses	3,100	6,391	2,282	14,653
	Total Expenses (a+b+c+d+e+f+g)	**17,008**	**16,723**	**16,287**	**64,456**
3	**Profit/(Loss) from operation before Exceptional Item and Tax (1-2)**	**3,240**	**3,558**	**7,217**	**18,835**
4	Add/(Less) : Exceptional Item (net of tax expense)	-	-	-	-
5	**Profit/(Loss) before Tax (3+/-4)**	**3,240**	**3,558**	**7,217**	**18,835**
6	Tax Expense / (Credit)				
	(Add)/Less :				
	a. Current Tax	-	(3)	-	12
	b. Deferred Tax Charge / (Credit)	578	555	(989)	1,738
	c. Short / (Excess) provision for taxation in earlier year	-	2	4	277
	Total Tax expense (a+/-b+/-c)	**578**	**554**	**(985)**	**2,027**
7	**Net Profit/(Loss) for the period (5+/-6)**	**2,662**	**3,004**	**8,202**	**16,808**
8	Share of Profit/(Loss) of Associates and Joint Venture (net)	(4)	(382)	19	(456)
9	**Net Profit/(Loss) after tax and share of Associates and Joint Venture**	**2,658**	**2,622**	**8,221**	**16,352**
10	**Other comprehensive income (net of tax)**	-	(55)	-	(4)
11	**Total comprehensive Income/(Loss) (9+/-10)**	**2,658**	**2,567**	**8,221**	**16,348**
12	**Net Profit/(Loss) attributable to:**				
	- Owners of the Parent	2,492	2,281	7,928	14,849
	- Non-controlling interest	166	341	293	1,503
13	**Other comprehensive income attributable to :**				
	- Owners of the Parent	-	(45)	-	(8)
	- Non-controlling interest	-	(10)	-	4
14	**Total comprehensive income attributable to:**				
	- Owners of the Parent	**2,492**	**2,236**	**7,928**	**14,841**
	- Non-controlling interest	**166**	**331**	**293**	**1,507**
15	Paid-up Equity Share Capital - Face Value ₹ 10 each	**14,210**	**14,210**	**13,560**	**14,210**
16	Other Equity (Excluding Revaluation Reserve)				**2,47,316**
17	**Earning per Share (EPS) of ₹ 10 each (not annualised)**				
	Basic EPS (₹)	**1.75**	**1.61**	**5.85**	**10.62**
	Diluted EPS (₹)	**1.75**	**1.61**	**5.77**	**10.62**

HUBTOWN LIMITED

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

NOTES:

1. The above financial results, which have been subjected to limited review by the Auditors of the Company, were reviewed by the Audit and Compliance Committee of Directors and subsequently approved and taken on record by the Board of Directors of the Company in its meeting held on August 03, 2026, as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

2. The above financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016.

3. Given the nature of real estate business, the profit / losses do not necessarily accrue evenly over the period and as such, the results of a quarter / year may not be representative of the profits / losses for the period.

4. The figures for the quarter ended March 31, 2026 are the balancing figures between the audited figures in respect of the full financial year and the figures published year to date up to the third quarter of the respective financial year.

5. As the Group's business activity falls within a single primary business segment viz. "Real Estate Development", the disclosure requirements as per IND AS – 108 'Operating Segments' are not applicable.

6. Costs of the projects are based on the management's estimate of the cost to be incurred upto the completion of the project, which is reviewed periodically.

7. The 'Incomplete Projects' of the Company included in inventories are under various stages of development and are expected to have a net realizable value greater than their cost.

8. Key Information on Unaudited Quarterly Standalone Financial Results:

(₹ in lakhs)

Sr. No.	Particulars	Quarter ended			Year ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
1.	Total Income*	6,046	10,172	17,687	51,017
2.	Profit / (Loss) before Tax	2,349	2,193	5,746	12,935
3.	Profit / (Loss) after Tax	1,771	1,638	6,731	10,922
4.	Total Comprehensive Income / (Loss)	1,771	1,618	6,731	10,900

* - includes Income from operations and other income.

HUBTOWN LIMITED

9. With respect to Auditors' observations in their report on the Financial Statements for the year ended March 31, 2026 regarding:

   (a) The Company not having provided interest amounting to ₹ 1,751.85 lakhs on certain inter-corporate deposits and advances as the Company has held various meetings with the respective lenders seeking reduction in rate of interest/waiver of interest. During the current quarter ended June 30, 2026, the company has settled with one of the major private lender and is hopeful of amicable settlements with other lenders shortly.

10. The Company has not provided interest amounting to ₹ 528.48 lakhs for the quarter ended June 30, 2026 on certain inter-corporate deposits. The Company has held various meetings with the respective lenders seeking reduction in rate of interest/waiver of interest. During the current quarter, the company has settled with one of the major private lender and is hopeful of amicable settlements with other lenders shortly.

11. In respect of the corporate guarantees issued by the Company to Financial Institutions and others on behalf of some of its subsidiaries for facilities availed by them (amounting to ₹ 76,040.01 lakhs), the management is of the view that it was necessary to provide the corporate guarantees to further the business interest of the Company in the entities on whose behalf such guarantees have been provided and the management is of the view that there would be no sustainable claims on the Company in respect of these corporate guarantees.

12. The Company has advanced certain amounts to entities in which it has business interest with a view to participate in the earnings of the Projects being implemented by the recipient entities. Considering the nature of businesses in which these entities operate, the amounts so advanced are considered to be repayable on call / demand as the recovery period of such amounts so advanced are not measurable precisely.

13. Loans and advances, other receivables, debtors and creditors are subject to confirmations and are considered payable / realizable.

14. The Statement includes the financial information of eighteen subsidiaries, one joint venture and four associates which have not been audited by respective auditors of the companies. In the opinion of the management, aggregate of the audited financials results of these companies will not materially differ from the financial information certified by the management and included in the consolidated financial results of the company.

15. Previous period figures have been regrouped / reclassified / restated wherever necessary to conform to the current period.

For and on behalf of the Board

HUBTOWN LIMITED

Vyomesh M. Shah
Managing Director
DIN: 00009596

Place: Mumbai
Date: August 03, 2026

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

Annexure A

Details as per Regulation 30 of the SEBI Listing Regulations read with SEBI Master Circular:

S.No	Particular	Description
a.	Type of securities proposed to be issued (viz. equity shares, convertibles etc.)	Foreign Currency Convertible Bonds (FCCB)
b.	Type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.)	International offering on private placement basis.
c.	Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately)	FCCB upto US$ 150 Million
d.	In case of preferential issue the listed entity shall disclose the following additional details to the stock exchange(s): i. names of the investors; ii. post allotment of securities -outcome of the subscription, issue price / allotted price (in case of convertibles), number of investors; iii. in case of convertibles -intimation on conversion of securities or on lapse of the tenure of the instrument	Not applicable
e.	In case of bonus issue the listed entity shall disclose the following additional details to the stock exchange(s): i. whether bonus is out of free reserves created out of profits or share premium account; ii. bonus ratio; iii. details of share capital -pre and post bonus issue; iv. free reserves and/ or share premium required for implementing the bonus issue; v. free reserves and/ or share premium available for capitalization and the date as on which such balance is available; vi. whether the aforesaid figures are audited; vii. estimated date by which such bonus shares would be credited/dispatched	Not applicable

f.	in case of issuance of depository receipts (ADR/GDR) or FCCB the listed entity shall disclose following additional details to the stock exchange(s)	
	i. name of the stock exchange(s) where ADR/GDR/FCCBs are listed (opening – closing status) / proposed to be listed;	To be decided by the board of Directors
	ii. proposed no. of equity shares underlying the ADR/GDR or on conversion of FCCBs;	The proposed FCCBs to be issued are in the nature of being optionally convertible bonds. The bondholders shall have the option to convert the FCCBs, in whole or in part, into equity shares of the Company (subject to adjustments, if any, as may be determined in accordance with the terms of issue and applicable laws).
	iii. proposed date of allotment, tenure, date of maturity, security and coupon offered, if any of FCCB's;	As may be mutually agreed between the Company and the Proposed Investors.
	iv. issue price of ADR/GDR/FCCBs (in terms of USD and in INR after considering conversion rate);	As may be mutually agreed between the Company and the Proposed Investors.
	v. change in terms of FCCBs, if any;	Not applicable
	vi. details of defaults, if any, by the listed entity in payment of coupon on FCCBs & subsequent updates in relation to the default, including the details of the corrective measures undertaken (if any)	Not Applicable
g.	In case of issuance of debt securities or other non-convertible securities the listed entity shall disclose following additional details to the stock exchange(s): i. size of the issue; ii. whether proposed to be listed? If yes, name of the stock exchange(s); iii. tenure of the instrument -date of allotment and date of maturity; iv. coupon/interest offered, schedule of payment of coupon/interest and principal; v. charge/security, if any, created over the assets; vi. special right/interest/privileges attached to the instrument and changes thereof;	Not applicable

	vii. delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal; viii. details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any; ix. details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	
h.	Any cancellation or termination of proposal for issuance of securities including reasons thereof	Not Applicable