INVESTOR PRESENTATION

Q1FY27

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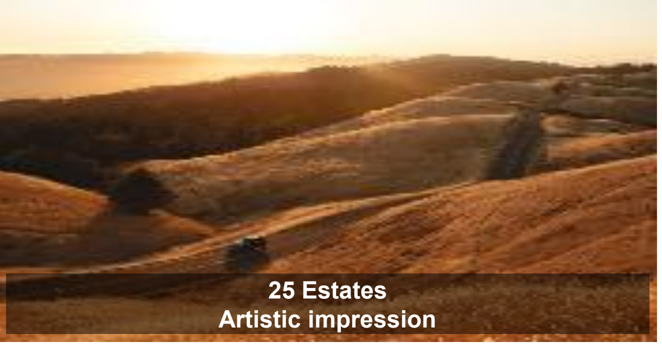
Breach Candy
Site Location


25 Downtown
Artistic impression


Seasons Phase 2
Artistic impression


25 South
Artistic impression


25 Estates
Artistic impression


25 West
Artistic impression


Sunstream City
Artistic impression


Hubtown Rising City
Artistic impression

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Chairman’s Vision

Mr. Hemant M Shah
Chairman & Co-founder

“At Hubtown, we envision building more than structures — we envision building the future of urban India. Anchored in Mumbai and driven by uncompromising quality, financial discipline, and customer trust, we aspire to be the most respected name in real estate — creating homes, workplaces, and communities that stand the test of time, while delivering sustainable and long-term value to every stakeholder who places their faith in us."

Company Overview

5

Hubtown 2.0

Converting 35yrs of legacy to Build excellence

HUBTOWN

Consolidation of Corporate Structure through Merger

Diversified Portfolio; Large-Scale Projects; Iconic Brands

Deleveraging Balance Sheet; Net Debt Zero by FY31

Strengthening ESG Footprint

Proven Execution

47 Developments Delivered
12.76 msf Completed Development
6.69 msf Slum rehab Delivered
2.51 msf PPP area delivered

Strong Execution Pipeline

7.13 msf Ongoing Development
34.17 msf ongoing (Post merger)

Future Growth Platform

346.94 Acres Strategic Land Reserve
34.17 msf Development Potential

Note - As on June 30, 2026

Hubtown 2.0

Consolidated, Capitalized and Credible

Consolidation of Corporate Structure through Merger

HUBTOWN

Consolidating Promoter Group Residential Assets into Hubtown Ltd.

Ongoing Mergers^

Hubtown Ltd.

	20.95%	100%	~100%	~75%
Entity	Saicharan Consultancy Pvt Ltd / Rare Township Pvt Ltd[1]	25 West Realty Private Ltd	NREPL / ADPL / DRPL	NREPL / ADPL / DRPL
Project	Hubtown Rising City	25 West	25 South	25 Downtown[2]
Location	*Ghatkopar*	*Bandra*	*Prabhadevi*	*Mahalaxmi*

Status

- Approved by stock exchanges,Final NCLT approval is in process
- Approved by stock exchanges, Final NCLT approval is in process
- Merger of 25 South & 25 Downtown is under stock exchanges approval process[3]

6.0+ msf Total Carpet Area

Key Terms of the Merger

1. **Structure:** *Scheme of Arrangement in the nature of Merger/Amalgamation between Hubtown Limited and Saicharan Consultancy Private Limited (1st Scheme), Hubtown Limited and 25 West Realty Private Limited (2nd Scheme) & Hubtown Limited , Distinctive Realty Private Limited (DRPL) ,Amazia Developers Private Limited (ADPL) and Nitant Real Estate Private Limited (NREPL) (3rd Scheme)*

2. **Swap Ratio:**
   - *For 1st Scheme - 648 equity shares of Hubtown for every 1 share of Saicharan;*
   - *For 2nd Scheme - 42 equity shares of Hubtown for every 1 share of 25 West;*
   - *For 3rd Scheme - 16 equity shares of Hubtown for every 1 share of Nitant and 6,221 equity shares of Hubtown for every 1 share of Amazia*

3. **Type of Consideration:** *Share swaps for all three schemes*

4. **Projects Involved:** *Hubtown Rising City, 25 West, 25 South, 25 Downtown*

Rationale: *Consolidation of promoter group residential assets; unified cap structure & simplified holding*

^Mergers shall be by way of three separate scheme of arrangements

[1]72.22% of Rare Townships Pvt. Ltd., entity which holds Rising City project is already owned by Hubtown Limited, further Saicharan holds 20.95 % in Rare Townships, and since Hubtown will hold 100% of Saicharan (through part 2 of the same scheme) - Hubtown will hold additional 20.95 % of Rare Townships.

[2]25% of 25 Downtown Realty Limited is already owned by Hubtown Limited

[3]Mergers shall be by way of merging promoter entities namely Distinctive Realty Private Limited (DRPL) , Amazia Developers Private Limited (ADPL) and Nitant Real Estate Private Limited (NREPL) which directly or indirectly holds Twenty-Five South Reality Limited and Twenty –Five Downtown Realty Limited

[4]Promoter's Entities are entities where majority holdings are held by promoters of Hubtown Limited

Hubtown – ESG Roadmap

ENVIRONMENTAL

- Green certification for new commercial projects
- Energy and water efficient buildings
- Low-carbon materials & construction-waste management

SOCIAL

- Zero-harm worker safety & welfare on every site
- Customer transparency, quality & on-time RERA delivery
- Community development and Focused CSR programs

GOVERNANCE

- Transparent reporting with external assurance
- ESG ratings, where applicable
- Anti-bribery, data privacy & best-practice disclosure

Diversified Portfolio Offerings

Presence Across Multiple Segments

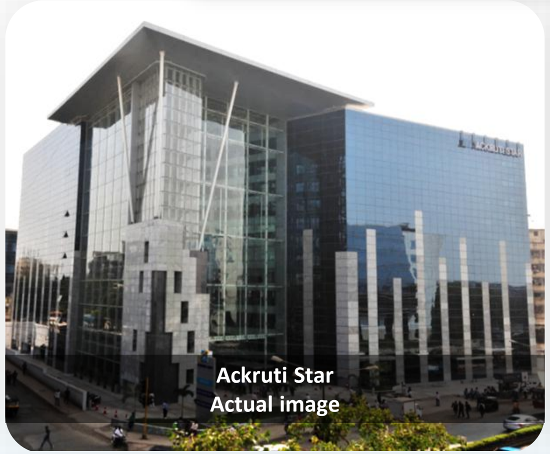
Residential

25 West
Artistic impression

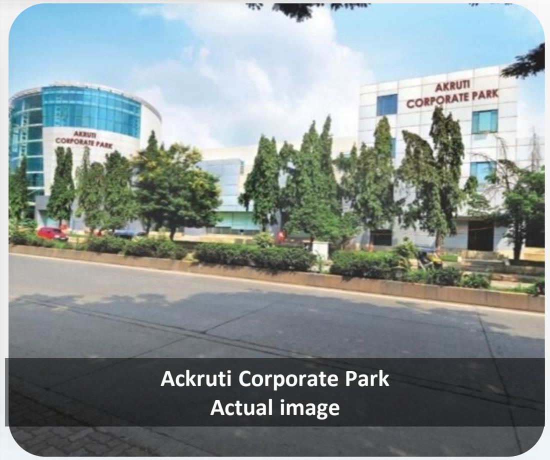
- Constructed **29 residential projects**
- Includes premium to affordable housing projects across various locations in Mumbai & Pune

Completed	5.43 msf
Ongoing	5.51 msf
Forthcoming	14.13 msf
Sector Growth	9.9% (2026-31)[1]

Commercial / Industrial / Infrastructure



Ackruti Star
Actual image



Ackruti Corporate Park
Actual image

- Constructed **15+ office spaces, industrial and infrastructure projects** across Mumbai, Pune and Gujarat
- Includes built-to-suit office spaces, IT Parks, staff quarters for government and bus terminals

Completed	7.33 msf
Ongoing	1.62 msf
Forthcoming	20.04 msf
Sector Growth	16.8% (2026-31)[2]

Sources :Mordor Intelligence 1 , 2

Deep rooted experience in High Growth Category

Experienced in Slum Redevelopments & PPP Projects

As per SRA 2026 data, of the 4,882 acres of slum land in Mumbai 44% is available for redevelopment

Hubtown has Delivered 6.69 msf Redeveloped slums across Mumbai

2 Ongoing & 2 Forthcoming Slum Rehabilitation Projects

Slum Redevelopment | Hubtown is present across the entire project lifecycle from Conceptualization to Delivery

Private Slum Rehabilitation

Experience in Private Slum Rehabilitation project in Maharashtra completed in Dharavi

Slum Rehabilitation

Experience in Public Private Partnership (PPP) project for Slum Rehabilitation

Urban Renewal Scheme

Experience in project under urban renewal scheme in Mumbai (Mahalaxmi)

Hubtown participation in PPP Projects

Municipal Corporation PPP

Experience in PPP project by Municipal Corporation of Greater Mumbai

PPP by Maharashtra Government

Experience in real estate PPP project by PWD, Govt. of Maharashtra (Rising City project, Ghatkopar)

Affordable Housing

Experience in project of affordable housing

Textile Park

Experience in PPP project for development of an integrated textile park

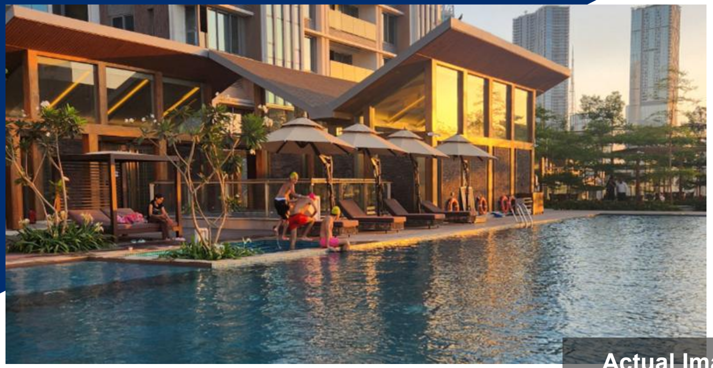
PPP with Gujarat Government

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

SRA – Slum Rehabilitation Authority | MCGM – Municipal Corporation of Greater Mumbai | msf – Million Square Feet | PPP- Public-Private Partnership

Key Ongoing Projects

25 South, Prabhadevi



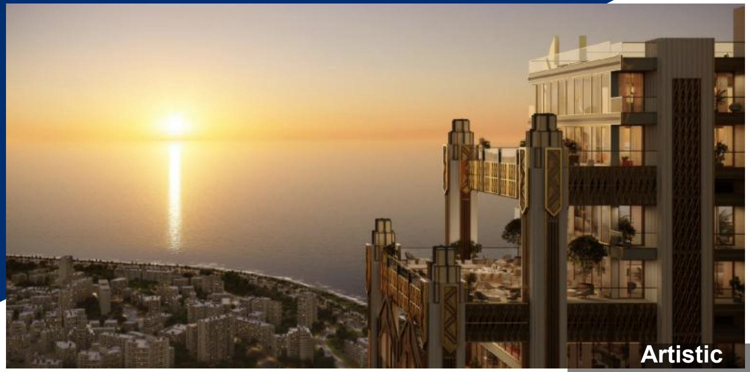
Total Carpet Area (msf)	Sold Carpet Area (msf)	Unsold Area (Inventory) (msf)
0.96	0.91	0.05
Total Sales Value (INR Mn)	**Collections till Date (INR Mn)**	**Total Revenue Recognized (INR Mn)**
56,490	48,880	20,210

- **Premium project located** between the Siddhivinayak temple and Prabhadevi beach
- 5.5 acres freehold land, with 3 towers of 57 story each
- Comprises of apartments, with **average size of ~3,500 sq ft (carpet area)**
- ~1 msf- **90%+ sold** | 1 Tower handed over and remaining 2 towers under construction
- First project under the "25 Residences" brand
- Project completion timeline - FY 2027 | Funded by overseas/domestic fund houses

Note - As on June 30, 2026

Note: 25 Residencies comprises 25 Downtown, 25 South, 25 West, 25 Estates and 25 Chalets

25 Downtown, Mahalaxmi



Artistic impression

Total Carpet Area (msf)	Sold Carpet Area (msf)	Unsold Area (Inventory) (msf)
3.67	1.16	2.51
Total Sales Value (INR Mn)	**Collections till Date (INR Mn)**	**Total Revenue Recognized (INR Mn)**
53,166	5,994	-

- **Large scale project in South Mumbai,** in terms of revenue and area under development
- **Total development of ~3.68 msf** across 5 residential towers and a proposed commercial tower
- Project is **part of an urban renewal scheme**
- Launched 4 residential towers out of 5, with ~**50%+ inventory sold out**
- **Approval** for tower 5 received

Note - As on June 30, 2026

25 West, Mount Mary, Bandra (W)

HUBTOWN

Total Carpet Area (msf)	Sold Carpet Area (msf)	Unsold Area (Inventory) (msf)
0.54	0.15	0.39
Total Sales Value (INR Mn)	**Collections till Date (INR Mn)**	**Total Revenue Recognized (INR Mn)**
9,032	3,510	-

- **Premium project in Bandra (W),** located between the Mount Mary church and Sea Link
- Comprises of 4 Towers with ~**0.54 msf development**
- 1 Tower launched (~0.18 msf), **with ~80% sold till date**
- 1 Tower under construction and rest of the towers in advance stages of planning
- Provides various amenity spaces
- Total land is 4.6 acres, including 3.6 acres SRA and 1 acre society redevelopment

Note - As on June 30, 2026

Sunstream City, Mulund-Thane

Total Carpet Area (msf)*	Sold Carpet Area (msf)	Unsold Area (Inventory) (msf)*
26.64	N/A	26.64
Total Sales Value (INR Mn)	**Collections till Date (INR Mn)**	**Total Revenue Recognized (INR Mn)**
N/A	N/A	N/A

- ~141 acres of freehold land spread over Mulund and Thane
- Planned gated township with walk-to-work urban design
- ~26.64 msf development potential, between residential and commercial
- Located in proximity to Thane Station and Eastern Express Highway
- Approvals secured; construction yet to commence | Hubtown holds 40.67% stake in the project

*Full Potential   Note - As on June 30, 2026

Hubtown Seasons, Chembur

Phase 1

Total Carpet Area (msf)	Sold Carpet Area (msf)	Unsold Area (Inventory) (msf)
0.41	0.40	0.01
Total Sales Value (INR Mn)	**Collections till Date (INR Mn)**	**Total Revenue Recognized (INR Mn)**
9,381	8,995	4,148

Phase 2

Total Carpet Area (msf)	Sold Carpet Area (msf)	Unsold Area (Inventory) (msf)
0.55	N/A	0.55
Total Sales Value (INR Mn)	**Collections till Date (INR Mn)**	**Total Revenue Recognized (INR Mn)**
N/A	N/A	N/A

- **A ~10-acre land development in Chembur,** with ~1 msf development potential across 2 phases
- The project comprises **11 residential** towers and a commercial tower which will be launched in two phases
- **The phase 1 of the project,** consisting of six residential towers, is nearly sold out, with five towers OC received
- **The phase 2 of the project**, offering **premium 3 and 4 BHK** residences and a commercial tower
- Hubtown Seasons is strategically located near the Eastern Freeway, Eastern Express Highway and Santacruz-Chembur Linking Road which provides seamless connectivity to South Mumbai, BKC and Navi Mumbai
- The project offers nearly 80% open spaces, creating a nature-led living environment along with multiple lifestyle amenities

Note - As on June 30, 2026

Hubtown Rising City, Ghatkopar

Phase 1

Total Carpet Area (msf)	Sold Carpet Area (msf)	Unsold Area (Inventory) (msf)
0.65	0.50	0.15
Total Sales Value (INR Mn)	**Collections till Date (INR Mn)**	**Total Revenue Recognized (INR Mn)**
8,037	5,952	2,020

Phase 2

Total Carpet Area (msf)	Sold Carpet Area (msf)	Unsold Area (Inventory) (msf)
1.95	N/A	1.95
Total Sales Value (INR Mn)	**Collections till Date (INR Mn)**	**Total Revenue Recognized (INR Mn)**
N/A	N/A	N/A

- **Phase 1 – part of the larger project development** on 5-acres of land comprising of 1-3 BHK apartments
- 6 Towers comprising ~0.65 msf, **~77% inventory sold**
- **5 Towers OC received**; remaining tower targeted for completion by FY27
- Rare Townships Pvt. Ltd., subsidiary of Hubtown Ltd., **PPP with Govt. of Maharashtra**
- Strategically located between Eastern Express Highway and Ghatkopar–Mankhurd Link Road
- Offers multiple lifestyle amenities | Government sector fund

Note - As on June 30, 2026

Snapshot of Key Projects Being Merged

Particulars	Rising City	25 West	25 South	25 Downtown
Project Launch Year	2011	2022	2015	2024
Carpet Area	0.65 msf	0.54 msf	0.96 msf	3.67 msf
Project Status	5 towers OC received, 1 tower delivery expected in FY2027	Construction and sales commenced	1 tower delivered, 1 tower delivery expected in 2026 and last tower in FY2027	Construction and sales commenced
Cumulative Sales Value (INR)	~8.04 Bn	~9.03 Bn	~56.49 Bn	~53.17 Bn
Debt O/s (INR) (as on Jun 2026)	1.79 Bn[1]	-	21.01 Bn[2]	18.55 Bn[2]

Map of Mumbai (Geographic Location)

[1]INR 1.79 Bn is part of Hubtown consolidated debt
[2]Includes accrued interest and redemption premium

Proforma Performance Q1 FY27

Proposed Chembur Commercial – Artistic Impression

Q1 FY27 Management Commentary

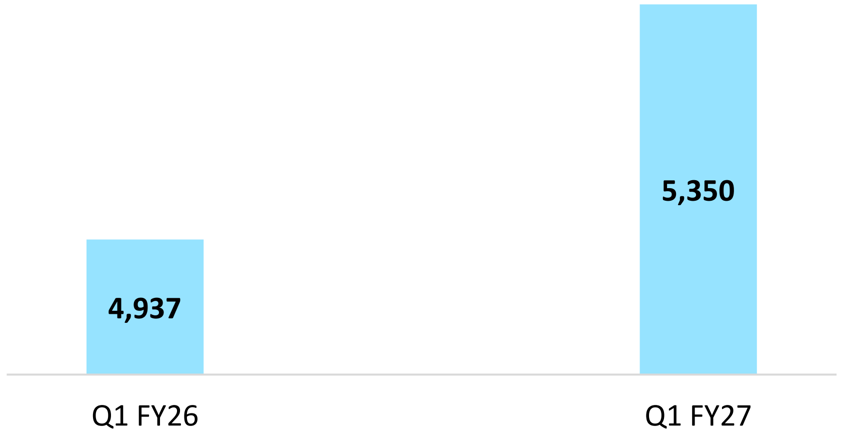
Mr. Vyomesh M Shah
Managing Director & Co-founder

"Despite strong headwinds, Q1FY27 marks a strong beginning to an exciting year for Hubtown. We achieved total collections of ***₹ 3,201 Mn****, with pre-sales of* ***₹ 5,350 Mn*** *with a focused delivery of our existing projects. This momentum reflects the trust our customers place in us and the strength of our execution. As we look ahead, we remain firmly committed to achieving* ***robust growth across our projects for FY27****, and to building a Hubtown that stands for quality, trust and lasting value — one home, one milestone at a time."*

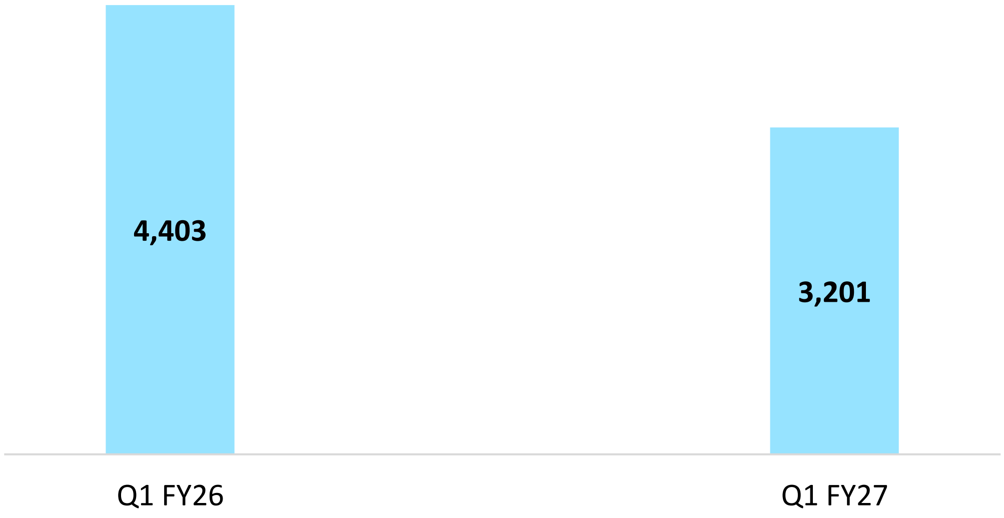
Q1 FY27 Key Operational Performance Trend

Area Sold (Msf)

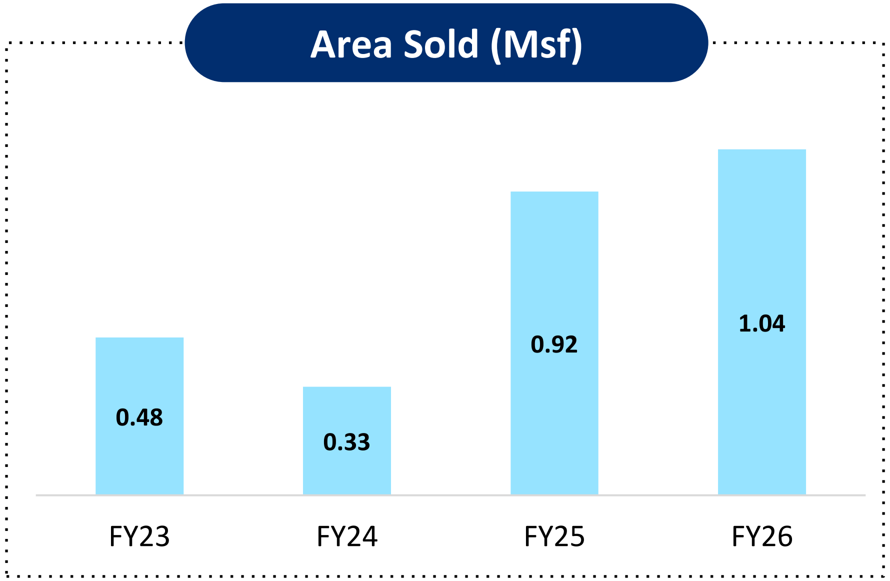
Pre Sales (Rs Mn)

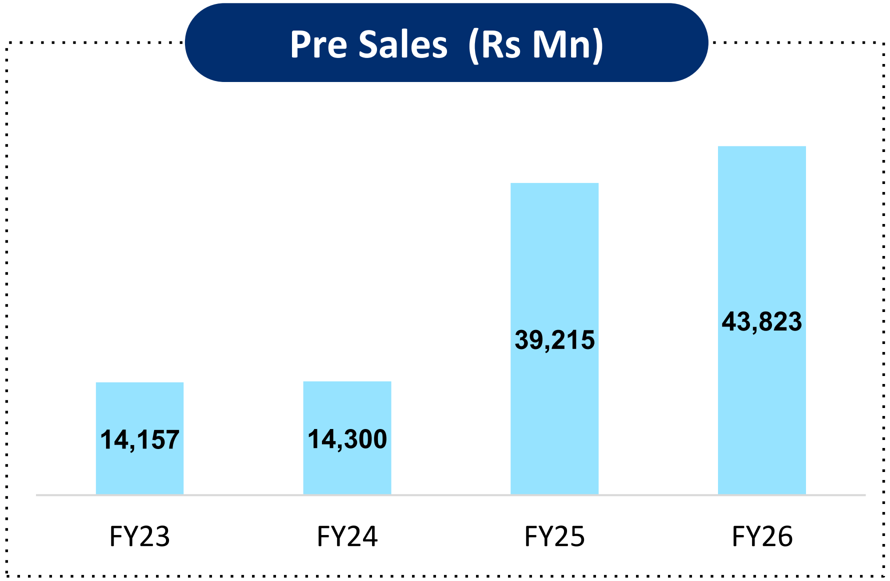


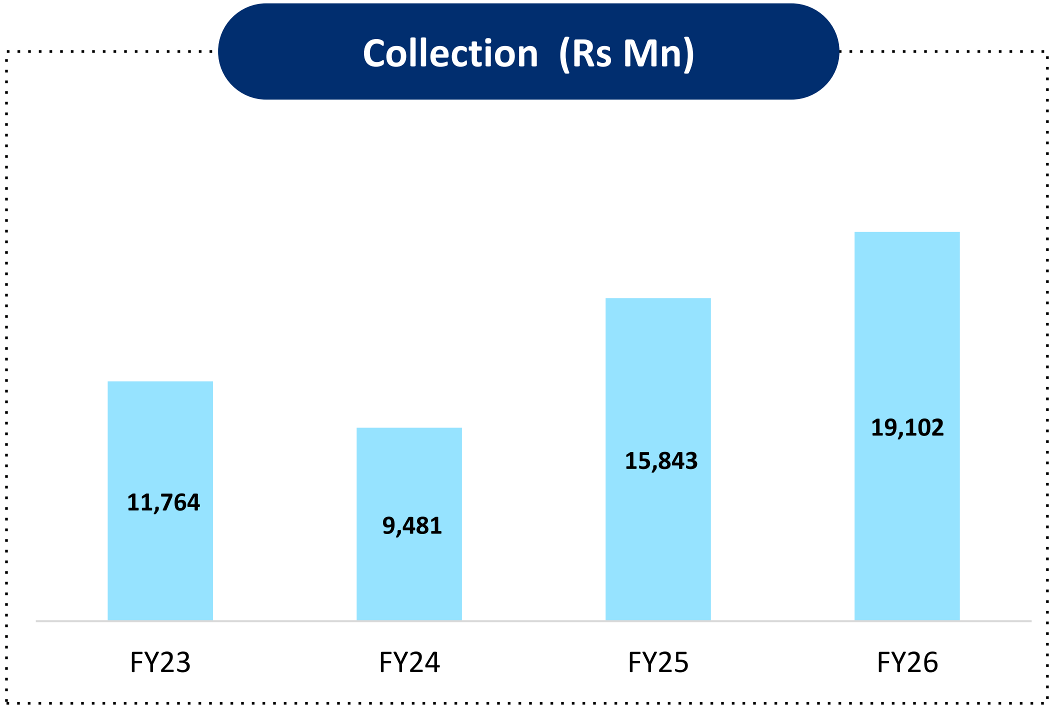
Collection (Rs Mn)



Key Operational Performance Trend







Details include post merger financials which comprise of 3 projects

Annexure

Proforma Portfolio Overview – Ongoing Projects

Projects	Market	Format	Ownership Stake	Total Carpet Area[1] (msf)	Sold Carpet Area (msf)	Total Sale Value (INR Mn)	Collections till Date (INR Mn)	Total Revenue Recognized (INR Mn)	Balance Revenue to be recognized from Sales booked (INR Mn)	Unsold Area (Inventory) (msf)	Status (Project Completion) %
Residential Projects											
25 Downtown	Mahalaxmi	Own	100%	3.67	1.16	53,166	6,992	-	53,166	2.51	~19%
25 West	Bandra West	Own	100%	0.54	0.15	9,032	3,510	-	9,032	0.39	~19%
25 South	Prabhadevi	Own	100%	0.96	0.91	56,490	48,880	20,210	36,279	0.05	~98%
Hubtown Seasons P1	Chembur East	Own	69%	0.41	0.40	9,381	8,995	4,148	5,234	0.01	~97%
Hubtown Rising City P1	Ghatkopar East	Own	93.17%	0.65	0.50	8,037	5,952	2,020	6,017	0.15	~91%
Hubtown Premiere	Andheri West	Own	100%	0.27	0.23	6,728	5,858	4085	2,642	0.04	~83%
Subtotal				**6.50**	**3.35**	**1,42,835**	**80,187**	**30,463**	**1,12,370**	**3.15**	-
Commercial Projects											
27 West	Pune	Own	100%	0.42	0.18	2,111	210	-	2,111	0.24	~31%
Hubtown Northstar	Ahmedabad	Own	100%	0.31	0.19	1,305	1,078	22	1,283	0.12	~82%
Hubtown Joyos	Mehsana	Own	100%	0.61	0.34	1,546	1,486	1,488	58	0.27	~92%
Hubtown Joyos	Vadodara	Own	48.75%	0.27	0.16	559	559	548	11	0.11	~96%
Subtotal				**1.61**	**0.87**	**5,521**	**3,333**	**2,058**	**3,463**	**0.74**	**-**
TOTAL				**8.11**	**4.22**	**1,48,356**	**83,520**	**32,521**	**1,15,833**	**3.89**	

[1]Total carpet Area is representative of the entity in which the project pertains

Msf – Million square feet

Upcoming Projects (Launch Pipeline)

Projects	Project Type	Location	Format	Ownership Stake (%)	Land Area (Acres)	Carpet Area[2] (msf)	Launch Timeline
Breach Candy Residential	Residential	Breach Candy, Mumbai	Own	100%	0.24	0.04	Advanced stages of planning
25 Chalets	Residential	Thane	Own	100%	6.67	0.89	Advanced stages of planning
25 Estates: Weekend Homes	Residential	Khalapur	Own	100%	174.00	2.67	Advanced stages of planning
Hubtown Seasons P2	Residential	Chembur, Mumbai	Own	69%	4.50	0.55	Advanced stages of planning
Sunstream City	Mixed Use	Mulund-Thane	JV	40.67%	141.00	26.64	Planning Stage
Hubtown Commercial off BKC	Commercial	BKC, Mumbai	JV	50%	2.55	0.30	Planning Stage
Hubtown Rising City P2[1]	Commercial	Ghatkopar, Mumbai	Own	100%	13.45	1.95	Planning Stage
TOTAL					**342.41**	**33.04**	

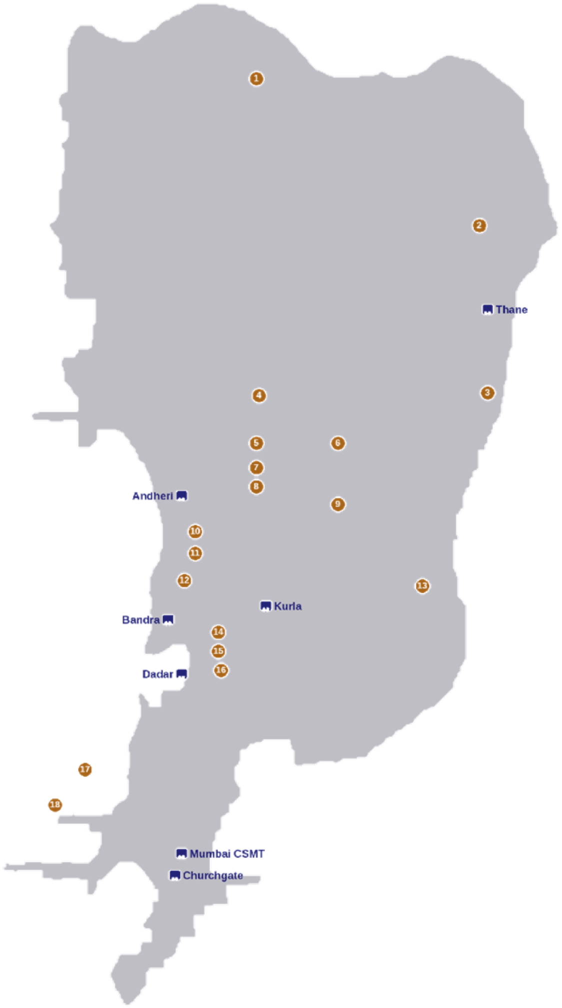
[1]Rising City – Approved FSI of 0.3 msf, 1.65 msf – approvals available after payment of premium

[2]Total carpet Area is representative of the entity in which the project pertains

Deep Regional Presence

Successfully completed 47 projects to date, accounting for 12.6 million square feet of saleable area

Residential completed projects



Project index

1. Hubtown Gardenia – Mira Road (E)
2. Hubtown Greenwoods – Thane (W)
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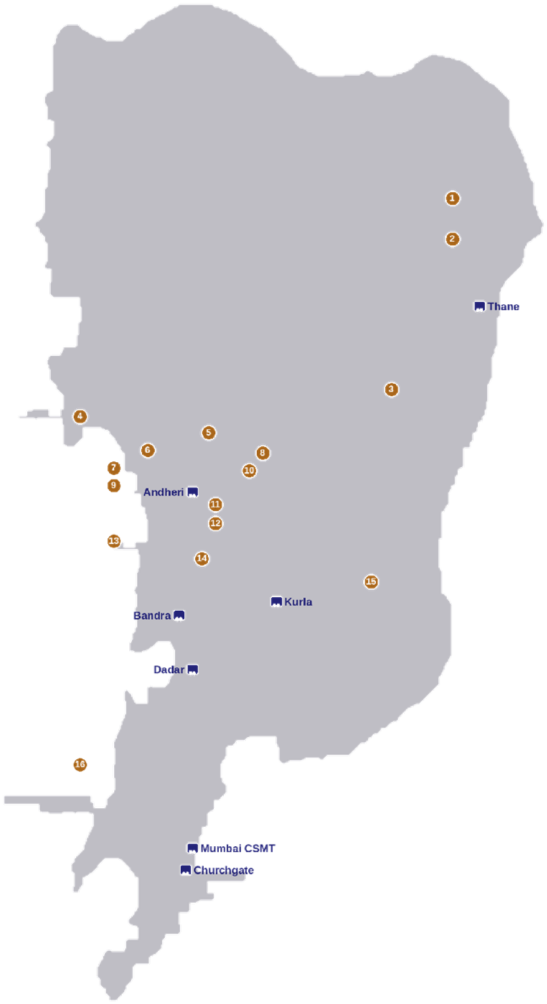
4. Hillcrest – Andheri (E)
5. Palmrose – Andheri (E)
6. Akruti Anesi – Marol, Andheri (E)
7. Akruti Nirvana – Andheri (E)
8. Hubtown Sunburst – Andheri (E)
9. Ackruti Orchid Park – Andheri (E)
10. Akruti Erica – Vile Parle (E)
11. Ackruti Creations – Vile Parle (E)
12. Hubtown Sunstone – Bandra (E)
13. Hubtown Seasons – Chembur (E)
14. Hubtown Heaven – Wadala (E)
15. Hubtown Harmony – Wadala (E)
16. Ackruti Laxmi – Dadar
17. Akruti Aditya – Charni Road
18. Ackruti Aastha – Walkeshwar

Commercial completed projects



Project index

1. Akruti SMC – LBS Road, Thane (W)
2. Rhythm – Thane (W)
3. Akruti Corporate Park – Kanjurmarg (W)
4. Hubtown Premiere – Andheri (W)
5. Hubtown Viva – Andheri (E)
6. Akruti Business Port – Andheri (E)
7. Akruti Trade Center – Andheri (E)
8. Akruti Softech Park – Andheri (E)
9. Akruti Center Point – Andheri (E)
10. Akruti Star – Andheri (E)
11. Hubtown Solaris – Andheri (E)
12. Akruti Arcade – Andheri (E)
13. Akruti Orion – Vile Parle (W)
14. Akruti Gold – Bandra (E)
15. Hubtown Seasons – Chembur (E)
16. Hubtown Skybay – Wadala (W)

Debt Overview Including Merging Entities

(INR Mn, except %)

Sr No.	Lender	Facility Availed	~o/s June 2026	Increase/ Decrease
As of 2017				
1	**Banks**	9,085	-	-100%
2	**NBFCs / Domestic Funds**	7,479	-	-100%
3	**HNIs / Private**	5,666	276	-95%
4	**Foreign Funds**	789	-	-100%
As of 2021				
5	**NBFCs / Domestic Funds**	11,047	11,975	8%
6	**Institution / Fund (25 South)**	30,541	21,007	-31%
As of 2023				
7	**Fund (25 Downtown)**	19,607	18,555	-5%
	TOTAL	**84,214**	**51,813**	-38%

Total Debt including merging entities

* Major portion of the debt is utilized towards projects completion

[1]As on 30th June 2026 including merging entities

Includes accrued interest and redemption premium

Board of Directors

Mr. Hemant M Shah
Chairman & Co-founder

Mr. Vyomesh M Shah
Managing Director and Co-founder

Mr. Milin Ramani
Non-Executive - Independent Director

Mr. Kartik Ruparel
Non-Executive - Independent Director

Ms. Bhakti Jaywant Kothare
Non-Executive – Independent Director

Mr. Jignesh Hansraj Gala
Non-Executive - Independent Director

Management of the Company

Mr. Hemant M Shah
Chairman & Co-founder

- He co-founded Hubtown (then Akruti) in 1989
- 35+ industry experience

Mr. Vyomesh M Shah
Managing Director and Co-founder

- Ex-President of MCHI-CREDAI (Maharashtra Chamber of Housing Industry)
- He co-founded Hubtown (then Akruti) in 1989
- Experience in SRA housing and urban renewal schemes in Mumbai

Mr. Rushank Shah

- MsRED from Columbia University

Mr. Khilen Shah

- BSc from the Stern School of Business, New York University

Mr. Kushal Shah

- Graduate from Mumbai University

Head of Departments

Mr. Sunil Mago
Chief Financial Officer

Mr. Anuj Nath
Chief Human Resource Officer

Mr. Shivil Kapoor
Assistant Vice President, Company Secretary

Mr. Jayesh Jain
Vice President , Finance

Mr. Narendrakumar Redkar
Chief Operating Officer

Ms. Sharvari Kulkarni
Chief Finance Officer (RTPL and Joynest) & Head of Fund Raising and Investor Relations

Mr. Rajeevan Paramban
Executive Vice President , Operations

Definitions

HUBTOWN

Completed Projects: These include those developments where the Company and/or subsidiaries of the Company and/or associates/joint ventures/jointly controlled operation of the Company have completed development/re-development; and in respect of which the occupation/completion certificate/building completion certificate, as applicable, has been obtained from the relevant authorities by the Company or such subsidiaries of the Company and/or associates/joint ventures/jointly controlled operation of the Company

Ongoing Projects: These includes those developments in respect of which (i) all title or development/re-development rights/development management, or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/associates/ joint ventures/jointly controlled operation of the Company; and (ii) development/re-development or construction work is ongoing/started; and (iii) the requisite approvals for commencement of development/re-development, including the commencement certificate/development permission, have been obtained by the Company or such subsidiaries of the Company and/ or associates/ joint ventures/jointly controlled operation of the Company

Forthcoming Projects: These include those developments in respect of which (i) all title or development/re-development rights or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/ associates/ joint ventures/jointly controlled operation of the Company; and/or (ii) preliminary management development/re-development plans/designs are in place; and/or (iii) requisite applications for approvals and conversion of usage, if applicable, have been made; and/or (iv) architects have been identified and they have commenced planning; but (v) in respect of which, no construction, development or re-development activities have commenced

Land Reserves: It comprises land on which any of the Company/subsidiaries of the Company/ associates/ joint ventures/jointly controlled operation of the Company owns development/re-development rights or, but on which the Company/subsidiaries of the Company/ associates/ joint ventures/ jointly controlled operation of the Company have not planned any construction or development/re-development as of the date hereof

Premium Projects: These include residential market segment projects with majority of the units having a ticket size INR 50 million and above (per unit), in the Mumbai Metropolitan Region (MMR)

Second Home: A property owned in addition to a primary residence (primary residence defined as the residence that is occupied on regular and continued basis), intended for personal leisure, future retirement, or investment

Thank You

Website: https://hubtown.co.in/about

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