

September 5, 2025

To,

BSE Limited

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

National Stock Exchange of India Limited

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

Scrip Code: 532799

Symbol: HUBTOWN

Dear Sir/Madam,

Subject: Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30 read with Schedule III of SEBI (Listing Obligations Disclosure Requirements) Regulations, 2015, we hereby inform that the Company has entered into Share Purchase Agreements dated 4th September, 2025 with GVFL Trustee Company Private Limited for purchase of below mentioned shares for the total consideration of Rs. 16 Crores.

Sr. No.	Name of the Company	Consideration Amount	Acquisition % in the total paid-up-share capital	Total % in class after the Purchase
1	Hubtown Bus Terminal (Adajan) Private Limited	1,10,92,000	Class E – 0.03 Class F – 1.81	Class E – 100% Class F – 100%
2	Hubtown Bus Terminal (Ahmedabad) Private Limited	11,87,78,000	Class E – 0.19 Class F – 4.90	Class E – 100% Class F – 100%
3	Hubtown Bus Terminal (Mehsana) Private Limited	2,25,88,000	Class E – 0.03 Class F – 2.25	Class E – 100% Class F – 100%
4	Hubtown Bus Terminal (Vadodara) Private Limited	75,42,000	Class E – 0.029 Class F – 1.496	Class E – 100% Class F – 100%
Total Amount Invested		16,00,00,000		

With the execution of the present Share Purchase Agreements, the long standing five litigations since 2015 with GVFL Trustee Company Pvt. Ltd gets resolved and closed.

The details as required under SEBI (Listing Obligations Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular NO SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated July 11, 2023 are given below in Annexure A.1, A.2, A.3, and A.4 to this letter.

Kindly acknowledge the receipt and take the above on your records.

For **Hubtown Limited**

Shivil Kapoor

Company Secretary & Compliance Officer

Membership No.: F11865

Annexure - A.1
Details of Purchase

Sr. No.	Particulars	Details
a.	Name of the target entity, details in brief such as size, turnover etc.;	Hubtown Bus Terminal (Adajan) Private Limited Hubtown Bus Terminal (Adajan) Private Limited is engaged in real estate business of construction and development of residential and commercial premises. The Paid up Share Capital of the Company is Rs. 35 Lakhs (considering this Share Purchase Agreement) and the Turnover of the Company was Rs. 526.38 Lakhs for the year ended March 31, 2025.
b.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms length”;	No
c.	Industry to which the entity being acquired belongs;	Hubtown Bus Terminal (Adajan) Private Limited is engaged in the business of real estate business of construction and development of residential and commercial premises.
d.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);	The acquisition is by execution of Share Purchase Agreement of Hubtown Bus Terminal (Adajan) Private Limited with GVFL Trustee Company Private Limited & Hubtown Limited. Consequent upon the purchase, the holding of the Company in total paid up capital of Hubtown Bus Terminal (Adajan) Private Limited will increase from 47.28% to 49.12 %. Both the Companies are in same line of business, i.e. Real Estate Business.
e.	Brief details of any governmental or regulatory approvals required for the acquisition;	Not applicable.
f.	Indicative time period for completion of the acquisition;	The acquisition of the shares will be completed as per the payment schedule mentioned in the Share Purchase agreement dated September 04, 2025. The last installment of the payment is on February 2, 2026.

g.	Nature of consideration - whether cash consideration or share swap and details of the same;	Cheque
h.	Cost of acquisition or the price at which the shares are acquired;	100 Class E & 6351 Class F Equity Shares @ Rs. 10 each for a total consideration of Rs. 1,10,92,000/-
	Percentage of shareholding / control acquired and / or number of shares acquired;	With acquisition of the shares the present control due to voting rights of 45% will increase to 55%. Thus Hubtown Bus Terminal (Adajan) Private Limited will become subsidiary of Hubtown Limited.
j.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	<p>Hubtown Bus Terminal (Adajan) Private Limited is domiciled in India and incorporated under the provision of the Companies Act, 1956. The Company was incorporated on April 08, 2008 and is involved in the real estate business of construction and development of residential and commercial premises.</p> <p>Turnover for the Last 3 years:</p> <p>Financial Year 2024-25: Rs. 526.38Lakhs Financial Year 2023-24: Rs. 907.13 Lakhs Financial Year 2022-23: Rs. 4764.09 Lakhs</p>

Annexure A.2
Details of Purchase

Sr. No.	Particulars	Details
a.	Name of the target entity, details in brief such as size, turnover etc.;	Hubtown Bus Terminal (Ahmedabad) Private Limited. Hubtown Bus Terminal (Ahmedabad) Private Limited is engaged in real estate business of construction and development of residential and commercial premises. The Paid up Share Capital of the Company is Rs. 5.4 Lakhs (considering this Share Purchase Agreement) and the Turnover of the Company was Rs. 687.88 Lakhs for the year ended March 31, 2025.
b.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms length”;	No
c.	Industry to which the entity being acquired belongs;	Hubtown Bus Terminal (Ahmedabad) Private Limited is engaged in the business of real estate business of construction and development of residential and commercial premises.
d.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);	The acquisition is by execution of Share Purchase Agreement of Hubtown Bus Terminal (Ahmedabad) Private Limited with GVFL Trustee Company Private Limited & Hubtown Limited. Consequent upon the purchase, the holding of the Company in total paid up capital of Hubtown Bus Terminal (Ahmedabad) Private Limited will increase from 46.3 % to 51.38 %. Both the Companies are in same line of business, i.e. Real Estate Business.
e.	Brief details of any governmental or regulatory approvals required for the acquisition;	Not applicable.
f.	Indicative time period for completion of the acquisition;	The acquisition of the shares will be completed as per the payment schedule mentioned in the Share Purchase agreement dated September 04, 2025. The last installment of the payment is on February 2, 2026.

g.	Nature of consideration - whether cash consideration or share swap and details of the same;	Cheque
h.	Cost of acquisition or the price at which the shares are acquired;	100 Class E & 2644 Class F Equity Shares @ Rs. 10 each for a total consideration of Rs. 11,87,78,000/-
	Percentage of shareholding / control acquired and / or number of shares acquired;	With acquisition of the shares the present control due to voting rights of 45% will increase to 55%. Thus Hubtown Bus Terminal (Ahmedabad) Private Limited will become subsidiary of Hubtown Limited.
j.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	<p>Hubtown Bus Terminal (Ahmedabad) Private Limited is domiciled in India and incorporated under the provision of the Companies Act, 1956. The Company was incorporated on December 03, 2009 and is involved in the real estate business of construction and development of residential and commercial premises.</p> <p>Turnover for the Last 3 years:</p> <p>Financial Year 2024-25: Rs. 687.88 Lakhs Financial Year 2023-24: Rs. 413.44 Lakhs Financial Year 2022-23: Rs 369.98Lakhs</p>

Annexure A.3

Details of Purchase

Sr. No.	Particulars	Details
a.	Name of the target entity, details in brief such as size, turnover etc.;	<p>Hubtown Bus Terminal (Mehsana) Private Limited</p> <p>Hubtown Bus Terminal (Mehsana) Private Limited is engaged in real estate business of construction and development of residential and commercial premises. The Paid up Share Capital of the Company is Rs. 35 Lakhs (considering this Share Purchase Agreement) and the Turnover of the Company was Rs. 3284.05 Lakhs for the year ended March 31, 2025.</p>
b.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms length”;	No
c.	Industry to which the entity being acquired belongs;	Hubtown Bus Terminal (Mehsana) Private Limited is engaged in the business of real estate business of construction and development of residential and commercial premises.
d.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);	<p>The acquisition is by execution of Share Purchase Agreement of Hubtown Bus Terminal (Mehsana) Private Limited with GVFL Trustee Company Private Limited & Hubtown Limited.</p> <p>Consequent upon the purchase, the holding of the Company in total paid up capital of Hubtown Bus Terminal (Mehsana) Private Limited will increase from 42.85 % to 45.14 %</p> <p>Both the Companies are in same line of business, i.e. Real Estate Business.</p>
e.	Brief details of any governmental or regulatory approvals required for the acquisition;	Not applicable

f.	Indicative time period for completion of the acquisition;	The acquisition of the shares will be completed as per the payment schedule mentioned in the Share Purchase agreement dated September 04, 2025. The last installment of the payment is on February 2, 2026.
g.	Nature of consideration - whether cash consideration or share swap and details of the same;	Cheque
h.	Cost of acquisition or the price at which the shares are acquired;	100 Class E & 7873 Class F Equity Shares @ Rs. 10 each for a total consideration of Rs. 2,25,88,000/-
	Percentage of shareholding / control acquired and / or number of shares acquired;	With acquisition of the shares the present control due to voting rights of 45% will increase to 55%. Thus Hubtown Bus Terminal (Mehsana) Private Limited will become subsidiary of Hubtown Limited.
j.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	<p>Hubtown Bus Terminal (Mehsana) Private Limited is domiciled in India and incorporated under the provision of the Companies Act, 1956. The Company was incorporated on April 21, 2008 and is involved in the real estate business of construction and development of residential and commercial premises.</p> <p>Turnover for the Last 3 years:</p> <p>Financial Year 2024-25: Rs. 3284.05 Lakhs Financial Year 2023-24: Rs. 2058.63 Lakhs Financial Year 2022-23: Rs. 2555.75 Lakhs</p>

Annexure A.4

Details of Purchase

Sr. No.	Particulars	Details
a.	Name of the target entity, details in brief such as size, turnover etc.;	<p>Hubtown Bus Terminal (Vadodara) Private Limited</p> <p>Hubtown Bus Terminal (Vadodara) Private Limited is engaged in real estate business of construction and development of residential and commercial premises.</p> <p>The Paid up Share Capital of the Company is Rs. 35 Lakhs (considering this Share Purchase Agreement) and the Turnover of the Company was Rs. 332.07 Lakhs for the year ended March 31, 2025.</p>
b.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms length”;	No
c.	Industry to which the entity being acquired belongs;	Hubtown Bus Terminal (Vadodara) Private Limited is engaged in the business of real estate business of construction and development of residential and commercial premises.
d.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);	<p>The acquisition is by execution of Share Purchase Agreement of Hubtown Bus Terminal (Vadodara) Private Limited with GVFL Trustee Company Private Limited & Hubtown Limited.</p> <p>Consequent upon the Purchase, the holding of the Company in total paid up capital of Hubtown Bus Terminal (Vadodara) Private Limited will increase from 42.86 % to 44.39 %.</p> <p>Both the Companies are in same line of business, i.e. Real Estate Business.</p>
e.	Brief details of any governmental or regulatory approvals required for the acquisition;	Not applicable

f.	Indicative time period for completion of the acquisition;	The acquisition of the shares will be completed as per the payment schedule mentioned in the Share Purchase agreement dated September 04, 2025. The last installment of the payment is on February 2, 2026.
g.	Nature of consideration - whether cash consideration or share swap and details of the same;	Cheque
h.	Cost of acquisition or the price at which the shares are acquired;	100 Class E & 5235 Class F Equity Shares @ Rs. 10 each for a total consideration of Rs.75,42,000/-
	Percentage of shareholding / control acquired and / or number of shares acquired;	With acquisition of the shares the present control due to voting rights of 45% will increase to 55%. Thus Hubtown Bus Terminal (Vadodara) Private Limited will become subsidiary of Hubtown Limited.
j.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	<p>Hubtown Bus Terminal (Vadodara) Private Limited is domiciled in India and incorporated under the provision of the Companies Act, 1956. The Company was incorporated on April 8, 2008 and is involved in the real estate business of construction and development of residential and commercial premises.</p> <p>Turnover for the Last 3 years:</p> <p>Financial Year 2024-25: Rs. 332.70 Lakhs Financial Year 2023-24: Rs. 299.2 Lakhs Financial Year 2022-23: Rs 574.49 Lakhs</p>

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