

**August 26, 2025**

To,

**BSE Limited**

The Corporate Relationship Department  
1<sup>st</sup> Floor, P.J. Towers, Dalal Street  
Fort, Mumbai – 400 001

**National Stock Exchange of India Limited**

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

**Scrip Code: 532799**

**Symbol: HUBTOWN**

Dear Sir/ Madam,

**Sub: Overview of the Project 25 South**

Brief details of the project 25 South, proposed to be amalgamated pursuant to the Scheme of Arrangement approved by the Board today i.e. 26<sup>th</sup> August 2025.

The same is also being uploaded on the Company's website at [www.hubtown.co.in](http://www.hubtown.co.in).

Kindly take the aforesaid information on record and oblige.

Thanking you.

Yours faithfully,

For **Hubtown Limited**

**Shivil Kapoor**

**Company Secretary & Compliance Officer**  
**ICSI Mem. No. - F11865**



# 25 SOUTH PRABHADEVI



Brief details of the project owned by 25 South Realty Limited, which is proposed amalgamated with Hubtown Limited

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## Project Summary

- The project is located on a prime ~5.5 acre freehold land parcel in Prabhadevi, opposite the Siddhivinayak Temple, and within 100 m of the Mahim Bay.
- The project consists of ~ 1 million square feet of sale area, spread across 3 towers.
  - 1 tower is already completed and handed over
  - 2 towers are in advanced stages of construction, with completed expected in FY 27
- The project has all approvals in place, including MahaRERA approvals
- The project has ultra luxury 3, 4, 5 BHK and penthouse units ranging from 1,565 - 18,000 square feet, and each apartment offers exceptional views of the Arabian Sea and Sea Link
- The project is ~93% sold till date, and has an excellent buyer profile including top bankers, industrialists, and CXO/ Professionals.

# Location



- 1 min from Siddhivinayak Temple
- 1 min from Prabhadevi Beach
- 1 mins from Prabhadevi Metro Station
- 5 mins from Bandra Worli Sea Link
- 10 mins from railway station
- 15 mins from Lower Parel CBD
- 25 mins from BKC, Fort

# Views of the Arabian Sea & Sea-link

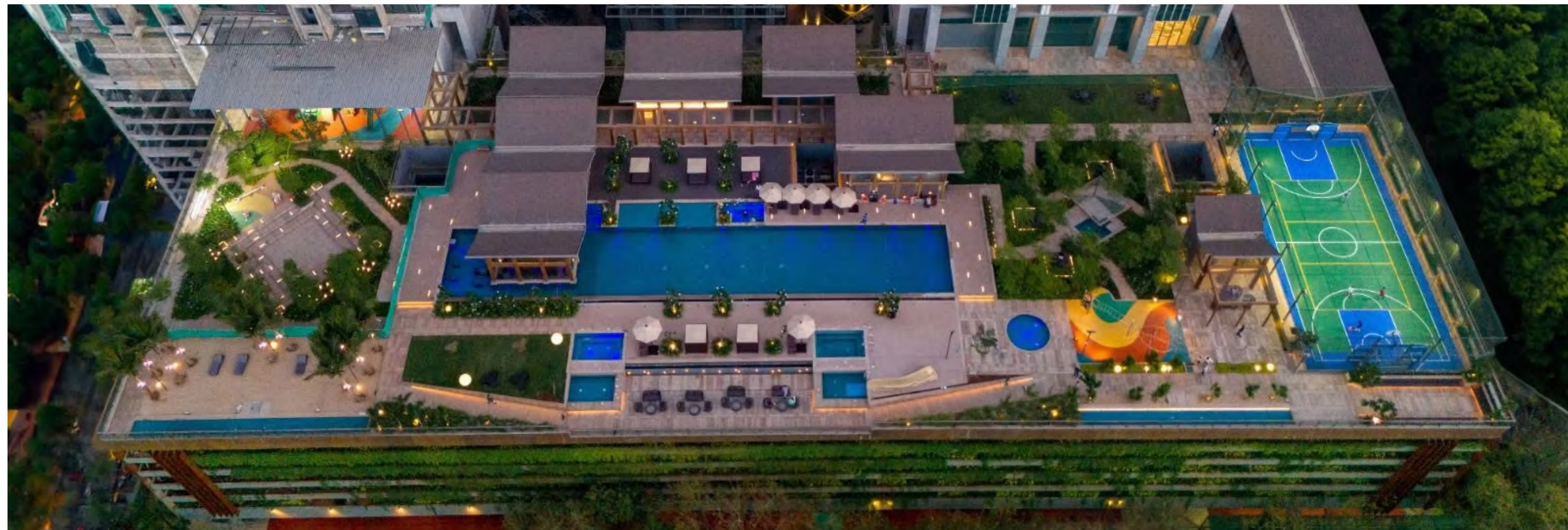


# Project Images - External Facade (Artist's Impression)



# Project Features

- The project has been designed by Architect Hafeez Contractor
- Interiors of the Project are designed by Bobby Mukherji & Associates, and landscaping is designed by Design Cell
- The project has more than 30+ amenities spread over ~1,20,000 square feet
- The amenities include a banquet hall, 2 gyms, bowling alley, children's play area, sports courts, and several others



*actual image of the completed podium amenities*

## Selected Completed Amenities

1. Podium Swimming Pool
2. Business Centre
3. Private Cinema
4. Mini Golf
5. Banquet Hall



## Selected Amenities (Artist's Impression)

1. Sports Courts
2. Indoor Games
3. Gym
4. Reading Cafe
5. Bowling Alley

