

August 26, 2025

To,

BSE Limited

The Corporate Relationship Department
1st 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 Downtown

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

The same is also being uploaded on the Company's website at 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

HUBTOWN

25 DOWNTOWN

MAHALAKSHMI, SOUTH MUMBAI

Brief details of the project 25 Downtown, owned by 25 South Realty Limited (75% stake), which is proposed amalgamated with Hubtown Limited

August 2025



25 DOWNTOWN

Bespoke homes, Forever views

SOUTH MUMBAI



Project Summary

1. Location abutting the prestigious Willingdon Golf Club in South Mumbai, with connectivity from Keshavrao Khadye Marg (Race Course Road).
2. The project, being developed under Urban Renewal Scheme of MCGM, spans approximately 18 acres, of which approximately 5.5 acres is for the free sale portion.
3. The free sale component, admeasuring **~3.7 million square feet**, shall comprise of ultra luxury residential apartments, starting at a minimum size of 3,400 square feet and up to 25,000 square feet (Carpet area) in 5 towers, plus an office/commercial tower.
4. Each apartment offers unrestricted view of the Willingdon Golf Course and the Arabian Sea, and select apartments offer views of the Mahalaxmi Race Course as well
5. 3 residential towers out of 5 have received the MahaRERA approval, and have been launched as well and bookings have started, and have received excellent response.
6. Construction on the free sale portion of the project has commenced, and more than 40% of the overall rehab obligations are also completed.



MAHALAKSHMI
RACE COURSE

RACE
COURSE

24 M WIDE SANT VEER MEGHAYA RD



SITE

36 M WIDE BHANJIBHAI RATHOD LN

WILLINGDON
SPORTS CLUB

KESHAVNAGAR
KHADYE MARG

TARDEO RD

VASANTRAO
NAIK CHOWK

LOCATION

LOCATION



IN THE HEART OF SOUTH MUMBAI

Located between the Golden Triangle and Worli, in the midst of the most upmarket residential location



EQUIDISTANT FROM ALL CBD'S

Lower Parel, Worli, Fort, BKC all within 20-30 mins, through road and public transit, conveniently located



EXCELLENT ROAD CONNECTIVITY

Mumbai Coastal Road within 2 mins distance



OPEN SPACES AND GARDENS

More than 400 acres of open space/public gardens including Coastal Road Promenade Gardens and Race Course within walking distance



PUBLIC TRANSPORT WITHIN REACH

Mahalaxmi Station and Mumbai Central Station within 5 mins distance, Metro 3 within 2 mins distance



HIGH VISIBILITY

The project shall be extremely visible, and shall make it an instant landmark upon completion.



WILLINGDON GOLF COURSE AND SEA VIEWS
FROM EVERY APARTMENT

Project Features

1. Hafeez Contractor, the master architect for the project, has designed a timeless art-deco inspired classic facade for the building
2. The world-renowned designer Bill Bensley has designed the opulent interiors based on a unique and inimitable combination of art deco, Vaastu principles and nature
3. Each Residential tower shall be between 65 - 83 floors
4. More than 200,000 square feet of amenities in the building, including:
 - 3 swimming pools
 - 10+ different event hosting spaces
 - 2 cinemas, including a special children's cinema
 - South Mumbai's largest gym in a residential building
 - Padel and pickle ball courts
 - Podcasting studio, karaoke studio, business centre and many more amenities

**ARTIST'S
RENDERING OF
THE BUILDING
FACADE**

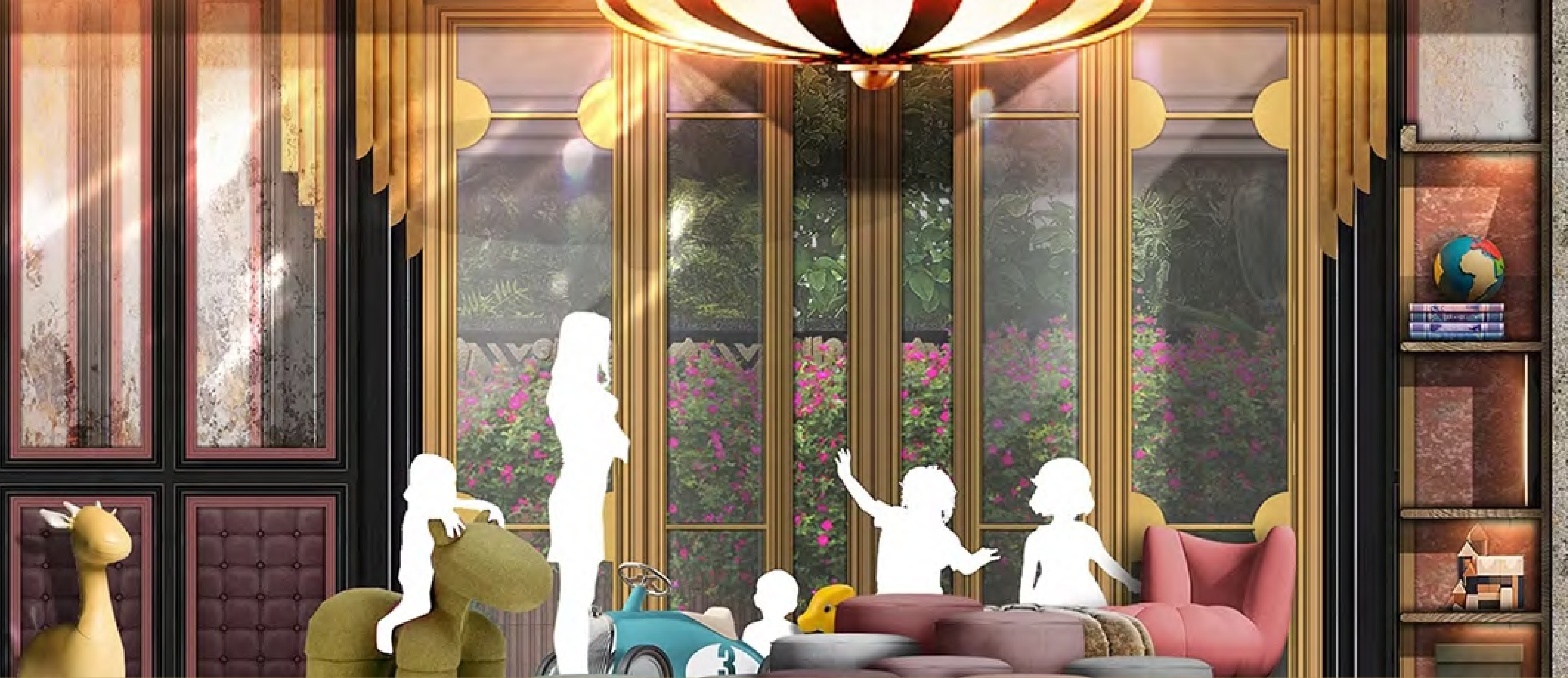


ARTIST'S RENDERING OF THE BUILDING CROWN / FACADE



ARTIST'S RENDERING OF THE ENTRANCE LOBBY





CHILDREN'S PLAY AREA

GAMES LOUNGE



BOWLING ALLEY

