

August 30, 2025

To,

BSE Limited

The Corporate Relationship 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

Ref: Prior intimation dated August 26, 2025.

Sub: Disclosure of event pursuant to Regulation 30 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,

With reference to the captioned subject, this disclosure is given pursuant to Regulation 30 of the SEBI LODR Regulations to inform that the board of directors of Hubtown Limited (“**Company**”) in their board meeting held today viz. August 30, 2025, has, inter alia, considered and approved matters listed below:

1. Issuance of equity shares to private investors by way of preferential issue:

Issuance of up to 1,46,80,249 (One Crore Forty Six Lakhs Eighty Thousand Two Hundred Forty Nine) fully paid-up equity shares of the Company having face value of INR 10/- (Indian Rupees Ten Only) (“**Investors Equity Shares**”) at an issue price of INR 341/- (Indian Rupees Three Hundred Forty One Only) each (“**Equity Issue Price**”) aggregating up to INR 5,00,59,64,909/- (Indian Rupees Five Hundred Crore Fifty Nine Lakhs Sixty Four Thousand Nine Hundred Nine Only) (“**Investors Issue Size**”) to persons, being private investors, whose details are provided in Annexure A (“**Proposed Equity Investors**”) by way of preferential issue in accordance with the provisions of Section 42 and Section 62 of the Companies Act, 2013, as amended (“**Act**”) read with the Companies (Prospectus and Allotment of Securities) Rules, 2014, as amended (“**Rules**”), Chapter V of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (“**SEBI ICDR Regulations**”), SEBI LODR Regulations and such other acts / rules / regulations as maybe applicable and subject to necessary approval of the members of the Company and other regulatory authorities including BSE Limited, National Stock Exchange of India Limited and Registrar of Companies, Maharashtra as maybe applicable (“**Investors Equity Issuance**”).

The names of the Proposed Equity Investors and the maximum amount of investment proposed to be made by such Proposed Equity Investors are set forth in **Annexure A**.

2. To convene an Extra Ordinary General Meeting of the members of the Company on Tuesday, September 23, 2025 for seeking the members approval in relation to the aforesaid matters, as applicable.

The specific disclosure required in relation to proposed issuance of the equity shares on preferential basis, as aforesaid, in terms of Regulation 30 and Para A of Part A of Schedule III of the SEBI LODR Regulations read with the SEBI Master Circular dated July 11, 2023 on compliance with the provisions of the SEBI LODR Regulations, is set forth in **Annexure B**.

We request you to kindly take this submission on your record and disseminate the same.

Board meeting commenced at 04:30 pm and concluded at 05:30 pm.

Thanking you,

Yours faithfully,

For **Hubtown Limited**

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

Enclosures: As above.

Annexure A

The name of the Proposed Equity Investors and the maximum amount of investment proposed to be made by such Proposed Equity Investors are as under:

Sr. No.	Name of the Proposed Allottees	Category (Promoter/ Non-Promoter)	No. of Shares Proposed to be allotted @ INR 341/- per share being Issue Price	Amount to be paid for equity shares (INR)
1	Altius Global Finance Private Limited	Non-Promoter	2346041	799999981
2	Aryabhata Global Assets Funds ICAV- Aryabhata India	Non-Promoter	733137	249999717
3	Rathod Fintrade Private Limited	Non-Promoter	733137	249999717
4	Johnsom and Andrew Properties Private Limited	Non-Promoter	733137	249999717
5	Sharad Mittal	Non-Promoter	586510	199999910
6	Roshni Bhatia	Non-Promoter	486803	165999823
7	Swyom India Alpha Fund	Non-Promoter	439882	149999762
8	Abakkus Diversified Alpha Fund	Non-Promoter	366568	124999688
9	Abakkus Diversified Alpha fund -2	Non-Promoter	366568	124999688
10	S R Investment (Santosh Mohanlal Rathi)	Non-Promoter	293255	99999955
11	Sameer Madhukar Chandurkar	Non-Promoter	293255	99999955
12	Madhuben Vinod Parekh	Non-Promoter	293255	99999955
13	Dulari Kirtikumar Boradia	Non-Promoter	234604	79999964
14	Purvi Hiren Boradia	Non-Promoter	234604	79999964
15	Amisha Mitesh Boradia	Non-Promoter	234604	79999964
16	Fortune Bright Trading LLP	Non-Promoter	205278	69999798
17	Blumuslin Services Private Limited	Non-Promoter	180000	61380000
18	Sanjeev Chirania HUF	Non-Promoter	234604	79999964
19	Kaushik Surendra Shah	Non-Promoter	200000	68200000
20	Stellar Trading & Investment (Vipul Ajit Kumar Dave)	Non-Promoter	147800	50399800
21	Anand Damani	Non-Promoter	146627	49999807
22	Surendra Fiscal Services Private Limited	Non-Promoter	146627	49999807
23	Rajiv Mehta HUF	Non-Promoter	146627	49999807
24	Veloce Fintech Private Limited	Non-Promoter	146627	49999807
25	Veloce AIF- Veloce Opportunities Fund	Non-Promoter	146627	49999807
26	NHP Construction LLP	Non-Promoter	146627	49999807

Regd. Office: Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai-400071
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27	NBU Bearings Private Limited	Non-Promoter	146627	49999807
28	Manoj Mulji Chheda	Non-Promoter	146627	49999807
29	Vibhor Kumar Talreja	Non-Promoter	146627	49999807
30	Nimit K Parikh HUF	Non-Promoter	146627	49999807
31	Sanjay Namdeo Salunkhe	Non-Promoter	146627	49999807
32	Paresh V Merchant	Non-Promoter	146627	49999807
33	Nikhil Merchant	Non-Promoter	146627	49999807
34	Leisure Enterprises LLP	Non-Promoter	146627	49999807
35	Y & M Cement India Private Limited	Non-Promoter	146627	49999807
36	Domnic Savio Romell	Non-Promoter	146627	49999807
37	Rakesh Laroia	Non-Promoter	102639	34999899
38	Bhakti Vipul Shah	Non-Promoter	102639	34999899
39	PL Wealth Private Limited	Non-Promoter	100000	34100000
40	Makhan Lal Agarwal HUF	Non-Promoter	100000	34100000
41	Jyoti Praful Desai	Non-Promoter	100000	34100000
42	Neha Rajkumar Lulla	Non-Promoter	87976	29999816
43	Guardian Castings Private Limited	Non-Promoter	87976	29999816
44	Sunil Krishanlal Abbott	Non-Promoter	87976	29999816
45	Alpha Uno Private Limited	Non-Promoter	87976	29999816
46	Anahaita Nalin Shah	Non-Promoter	87976	29999816
47	Cullinan Oppts Fund VCC-Cullinan Opportunities Incorporated VCC Sub Fund 1	Non-Promoter	87976	29999816
48	Miloni Meet Shah	Non-Promoter	73313	24999733
49	Shri Bajrang Commodity LLP	Non-Promoter	73313	24999733
50	Pinky Jignesh Shah	Non-Promoter	58651	19999991
51	I-Tech Worx Private Limited	Non-Promoter	58651	19999991
52	SR Solitaire LLP	Non-Promoter	58651	19999991
53	Alphacap Advisors Private Limited	Non-Promoter	58651	19999991
54	Kanti Patel	Non-Promoter	58651	19999991
55	Aver Software Technologies Limited	Non-Promoter	58651	19999991
56	Meena Shailesh Javeri	Non-Promoter	58651	19999991
57	Rina Piyush Shah	Non-Promoter	58651	19999991
58	SRI Professionals Private Limited	Non-Promoter	50000	17050000
59	SLV Finvest Ltd	Non-Promoter	50000	17050000
60	Jagdish Prashad Gupta	Non-Promoter	48387	16499967
61	Hitesh Mafatlal Shah	Non-Promoter	43988	14999908
62	Abbott Hotel Private Limited	Non-Promoter	43988	14999908
63	Neelam Wasudeo Chorey	Non-Promoter	43988	14999908
64	S Jogani Exports Private Limited	Non-Promoter	43988	14999908
65	Rina Jain	Non-Promoter	43988	14999908
66	Shyam Lal Khetan	Non-Promoter	38123	12999943

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67	Rishabh Ketan Shah	Non-Promoter	36656	12499696
68	Navin C Nagda HUF	Non-Promoter	36656	12499696
69	Rahul Talakshi Nagda	Non-Promoter	36656	12499696
70	Pavak Securities Private Limited	Non-Promoter	32258	10999978
71	Vansh Bansal	Non-Promoter	31085	10599985
72	Deepak Vashdev Hemnani	Non-Promoter	29325	9999825
73	Kashyap Jayant Desai	Non-Promoter	29325	9999825
74	Sunbeam Monochem Private Limited	Non-Promoter	29325	9999825
75	Lata Girish Bheda	Non-Promoter	29325	9999825
76	Nitin Hariprasad Jani	Non-Promoter	29325	9999825
77	Sanjay Lalit Hirani	Non-Promoter	29325	9999825
78	Shreya Samir Parikh	Non-Promoter	29325	9999825
79	Pinky Sailesh Sanghavi	Non-Promoter	29325	9999825
80	Gayatri N Banka	Non-Promoter	29325	9999825
81	Siddha Vanijya Private Limited	Non-Promoter	29325	9999825
82	Dhaval Jitendra Morakhiya	Non-Promoter	29325	9999825
83	Suchita Yogesh Parikh	Non-Promoter	29325	9999825
84	Amar S Gandhi	Non-Promoter	29325	9999825
85	Niranjan Ratanshi sachade	Non-Promoter	29325	9999825
86	Piyush Jadavji Vora	Non-Promoter	29325	9999825
87	Pragna Ashok shah	Non-Promoter	29325	9999825
88	Shagun Sameer Barabde	Non-Promoter	29325	9999825
89	Harsha Deepak Patel	Non-Promoter	29325	9999825
90	Jay Ketan Shroff	Non-Promoter	29325	9999825
91	Heena Ramesh Chheda	Non-Promoter	29325	9999825
92	Shilpa Mahendra Chedda	Non-Promoter	29325	9999825
93	Jesal Nalin Shah	Non-Promoter	29325	9999825
94	Arti Sanjit Gohil	Non-Promoter	14662	4999742
95	Rajesh V Vatani HUF	Non-Promoter	14662	4999742
96	Seema Ramesh Nebhanani	Non-Promoter	14662	4999742
97	Dimple Rishabh Jain	Non-Promoter	14662	4999742
98	Rayed Anjum Merchant	Non-Promoter	14662	4999742
99	Nikita Divya Jain	Non-Promoter	14662	4999742
100	Vinod Kumar Arora	Non-Promoter	14662	4999742
101	Manav Malhotra	Non-Promoter	14662	4999742
Total			14680249	5,00,59,64,909

Annexure B

The specific disclosure required in relation to proposed issuance of the equity shares on preferential basis, as aforesaid, in terms of Regulation 30 and Para A of Part A of Schedule III of the SEBI LODR Regulations read with the SEBI Master Circular dated July 11, 2023 on compliance with the provisions of the SEBI LODR Regulations are as under:

Sr. No.	Particulars	Investors Equity Issuance
1.	Type of securities proposed to be issued (viz. equity shares, convertibles etc.)	Equity Shares of the Company having face value of INR 10/- each at an issue price of INR 341/- per share
2.	Type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.)	Preferential issue
3.	Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately) including the Issue Price	1,46,80,249 (One Crore Forty Six Lakhs Eighty Thousand Two Hundred Forty Nine) fully paid-up equity shares of the Company having face value of INR 10/- (Indian Rupees Ten only) (" Investors Equity Shares ") at an issue price of INR 341/- (Indian Rupees Three Hundred and Forty One only) each (" Equity Issue Price ")
4.	In case of preferential issue, the listed entity shall disclose the following additional details to the stock exchange(s):	
a.	Names of the investors	As stated in Annexure A above.
b.	Post allotment of securities - outcome of the subscription, issue price / allotted price (in case of convertibles), number of investors	Not applicable – To be given post allotment
c.	In case of convertibles - intimation on conversion of securities or on lapse of the tenure of the instrument	Not applicable
5.	Any cancellation or termination of proposal for issuance of securities including reasons thereof	Not applicable