

June 07, 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: Hubtown Limited Corporate Overview

With reference to above subject matter, we enclose herewith a general update on Corporate Overview on Hubtown Limited.

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 Limited

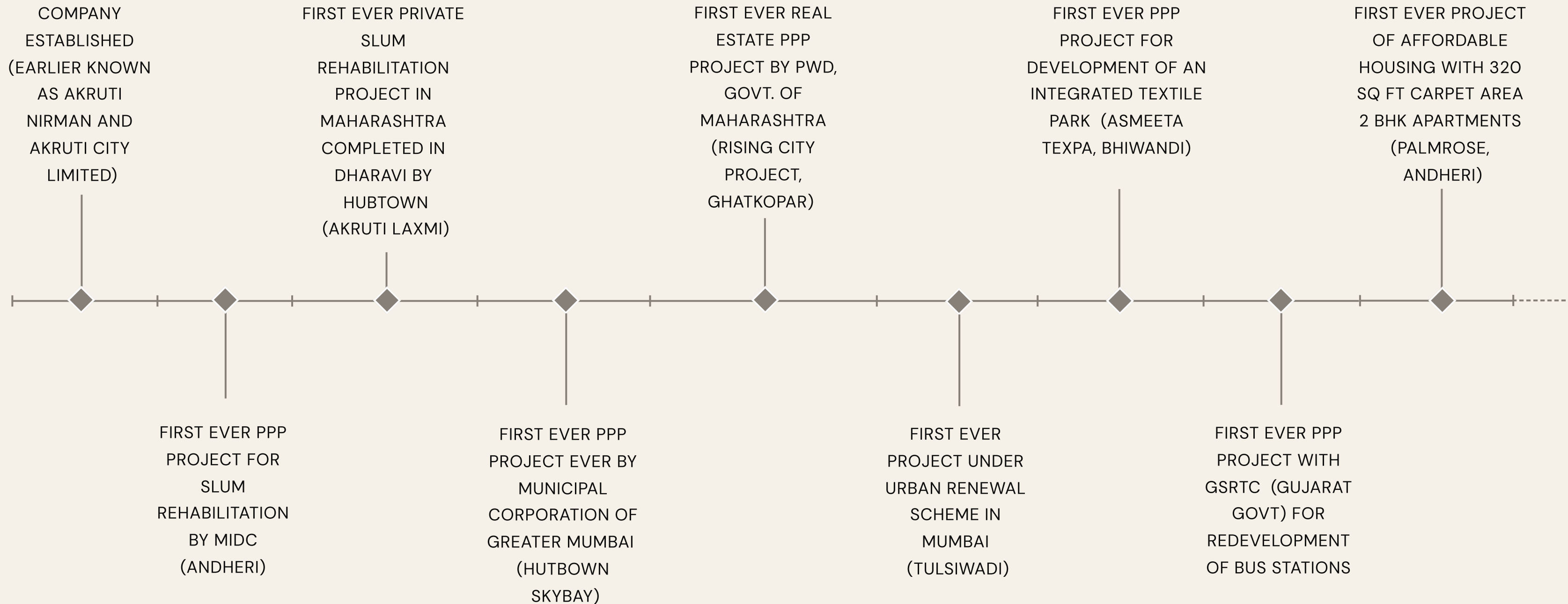
Corporate Overview

a brief history

- Established in 1989, listed on the NSE and BSE in 2007
- Till date, we have completed 47 projects
 - 12.6 million square feet of sale area in completed projects
 - 1.4 million square feet completed area in ongoing projects
 - 9 million square feet of rehabilitation area
- Across a range of real estate verticals:
 - Residential – high end, mid-segment and affordable housing
 - Commercial – small office spaces, corporate headquarters
 - Industrial – Textile Park, IT Parks
 - Infrastructure – Transport, social infra, rehab housing
- Mainly present in the Mumbai / Thane /MMR market
 - small presence in Gujarat and Pune
- Delivering projects end to end:
 - in-house capabilities in land procurement, approvals, project execution and sales



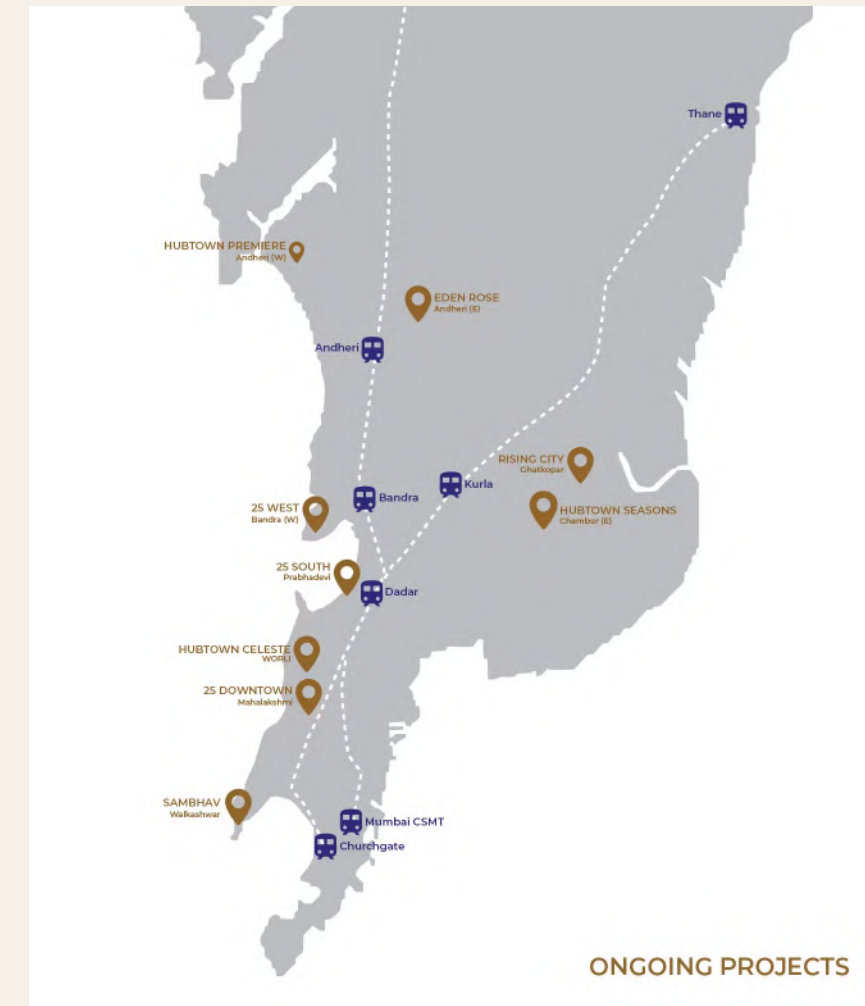
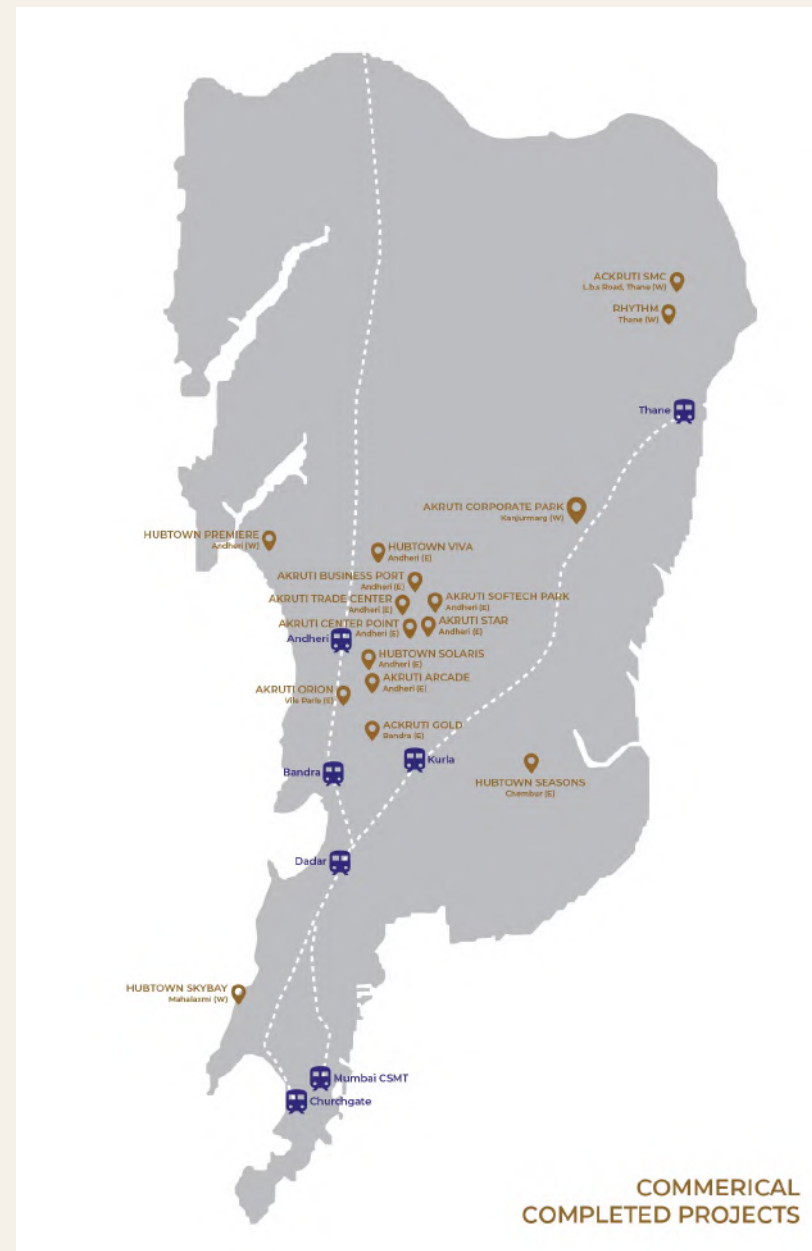
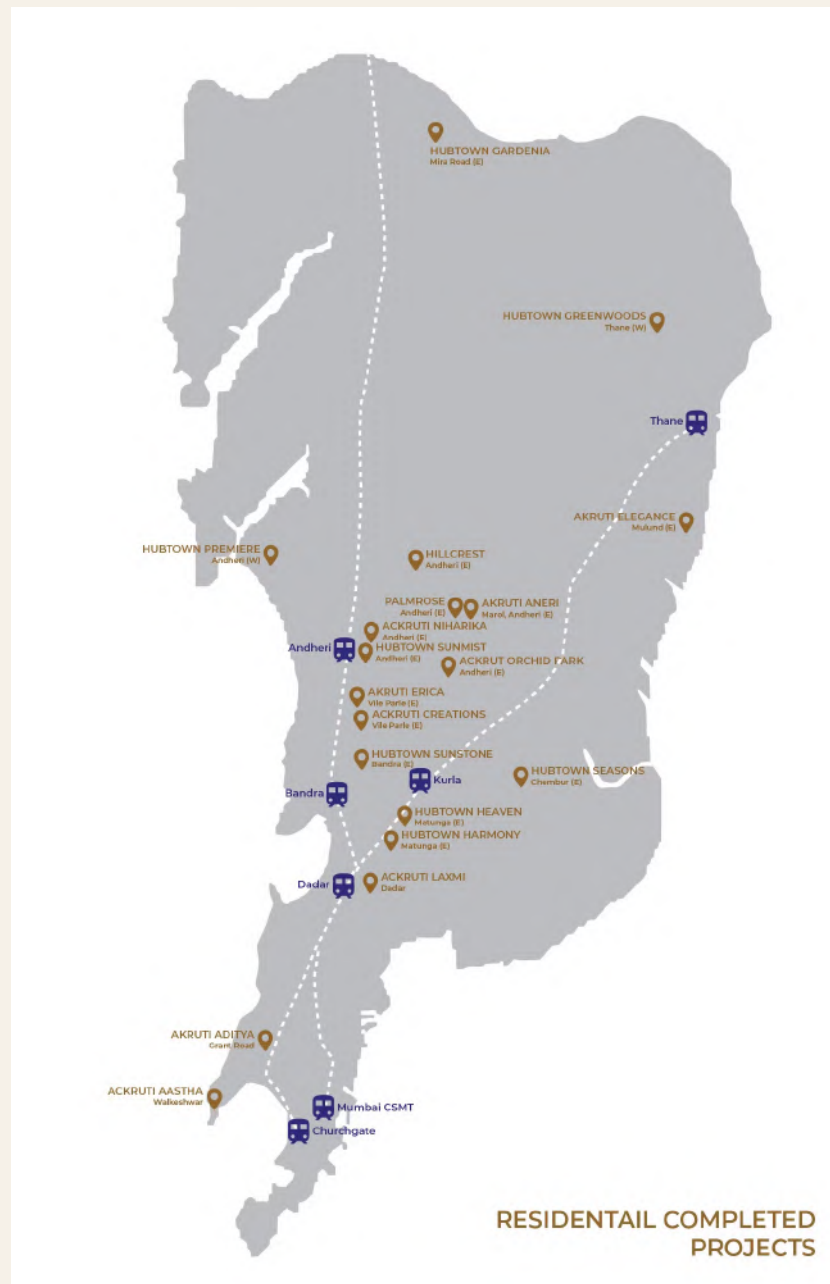
we have many firsts to our name



we have the best locations in Mumbai

completed projects - 47 projects

ongoing and upcoming projects



ongoing & upcoming projects area: 30 million+ square feet

number of projects: 17*

**includes projects belonging to 2 companies, which are proposed to be amalgamated, subject to statutory and corporate approvals*

our competitive advantage today

1

EXCEPTIONAL LAND BANK

Our land bank has been acquired with years of patience and exceptional local knowledge. Our projects are the marquis developments or largest developments in the micro market in which they are located. The largest projects in the prestigious locations of Bandra (W), South Mumbai and Chembur are ours.

2

DEEP KNOWLEDGE

We know the ins and outs of real estate laws and regulations in Mumbai better than any other developer in the city. Whether it is increasing FSI in existing schemes, or getting new schemes applied to our existing projects, we have achieved success in some of the most complex projects in Mumbai.

3

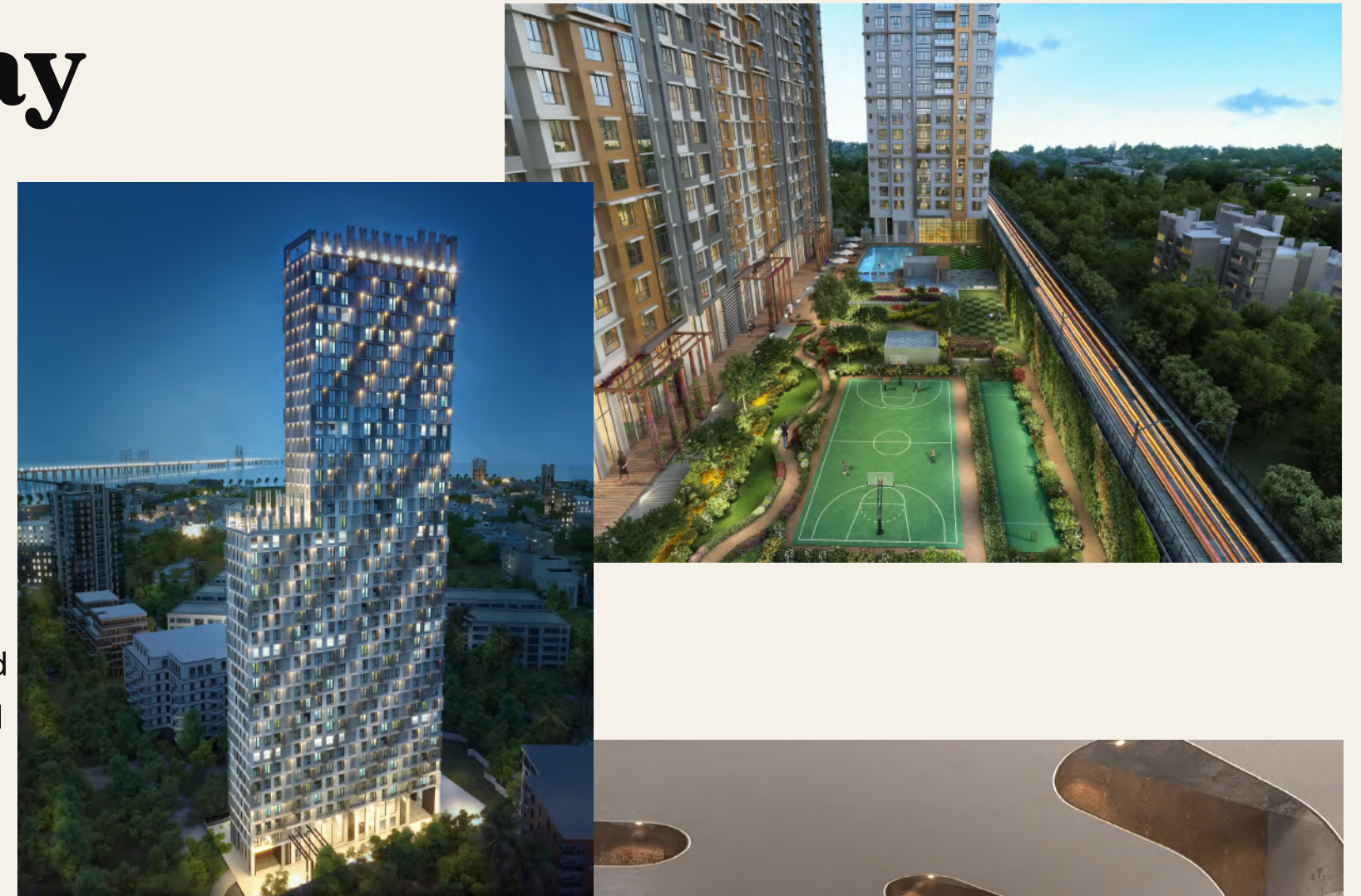
TRACK RECORD

We have delivered the most varied type of projects in Mumbai, including freehold land development, SRA, redevelopment, PPP. We have also delivered projects in a wide range of verticals – including residential, commercial, and industrial. We have also delivered projects in virtually every neighbourhood in Mumbai.

4

FLEXIBLE BUSINESS MODEL

We are extremely flexible and adaptable in the development of our projects. We work under various models with partners– from development management to equity partnerships to simple financing arrangements, or on our own– in short, whatever is in the best interest of the project.



recent developments - fund raising

2024: EQUITY RAISE IN LISTED ENTITY

Hubtown Limited has raised more than INR 9.4 Bn from Indian and global investors through a preferential allotment of shares. Proceeds were used to primarily pare down debt of the listed entity.

2024: PROJECT FUND RAISE FROM SWAMIH

SWAMIH Fund, a Govt. of India backed alternative investment fund, infuses INR 2.9 Bn in the company's Rising City project in Ghatkopar, Mumbai .

2023: PROJECT FUND RAISE FROM OAKTREE

Oaktree Capital has funded the project 25 Downtown of the group, in which Hubtown holds 25% equity stake.

2022: RAISED FINANCE FROM ANAND RATHI

Anand Rathi Finance invested an amount of INR 600 mn in the groups Thane Upvan Lake project for refinancing existing lenders and securing approvals. The loan has since been repaid.

2021: PROJECT FUND RAISE FROM EDELWEISS

Edelweiss Group invests approx INR 1.5 Bn in the Hubtown Seasons project in Chembur, Mumbai and a further INR 2 Bn in the Harmony project in Matunga, Mumbai.

major projects - ongoing and upcoming

25 WEST (BANDRA WEST)

600k sq ft project in prime Bandra (W), overlooking the Arabian Sea and the Sea Link, adjacent to the Taj Land's End hotel. Project consists of 4 towers, 1 tower is under construction and 2 are planned to be launched shortly.

25 DOWNTOWN (MAHALAXMI)

South Mumbai's largest project, located alongside the prestigious Willingdon Golf Course. The project has received requisite approvals, including RERA Registration, and work has commenced on the site.

27 WEST, BALEWADI, PUNE

Commercial (office cum retail) project launched in a prime location on the Highway in Balewadi, Pune in October 2024. The project has commenced construction and is scheduled to be completed within 2 years.

25 VISTAS (THANE) - upcoming

Plans are under approval for the development of our Thane Upvan Lake land (approx: 1 million square feet) residential project, overlooking the Upvan Lake and Yeoor Hills.

25 ESTATES (KHALAPUR) - upcoming

A 200 acre project, just 1 hour from Mumbai, on the company's existing land bank. The project is in design stage, and expected to be launched in 2025.

HUBTOWN SEASONS, PHASE 2

Prime project located in Chembur, Mumbai, phase 2 of the project is expected to be launched in CY 2025, which consists of 5 towers, offering luxury residential apartments of 3, 4 and 5 BHK apartments.

Completed projects in 2024-2025



HUBTOWN VEDANT, SION

Residential cum retail project, located next to GTB Nagar Station in Sion. Project is sold out, construction completed. Part OC Received, balance expected to be completed in CY 2025.



HUBTOWN SOLARIS, ANDHERI (E)

Commercial offices and retail units in prime location in Andheri (E), Mumbai. Project is completed and sold out



HUBTOWN HARMONY

Affordable housing project in Matunga,. Project is sold out and completed. This project is done on Development Management basis.



OTHERS

We have also received completion in respect of certain wings/phases in our ongoing projects such as:
Hubtown Seasons (E Wing, C wing)
Hubtown Premiere Residences (1A & 1B)
Hubtown North Star (C Block)

Further completions expected in CY 2025:

Hubtown Seasons A Wing
Rising City – 5 towers

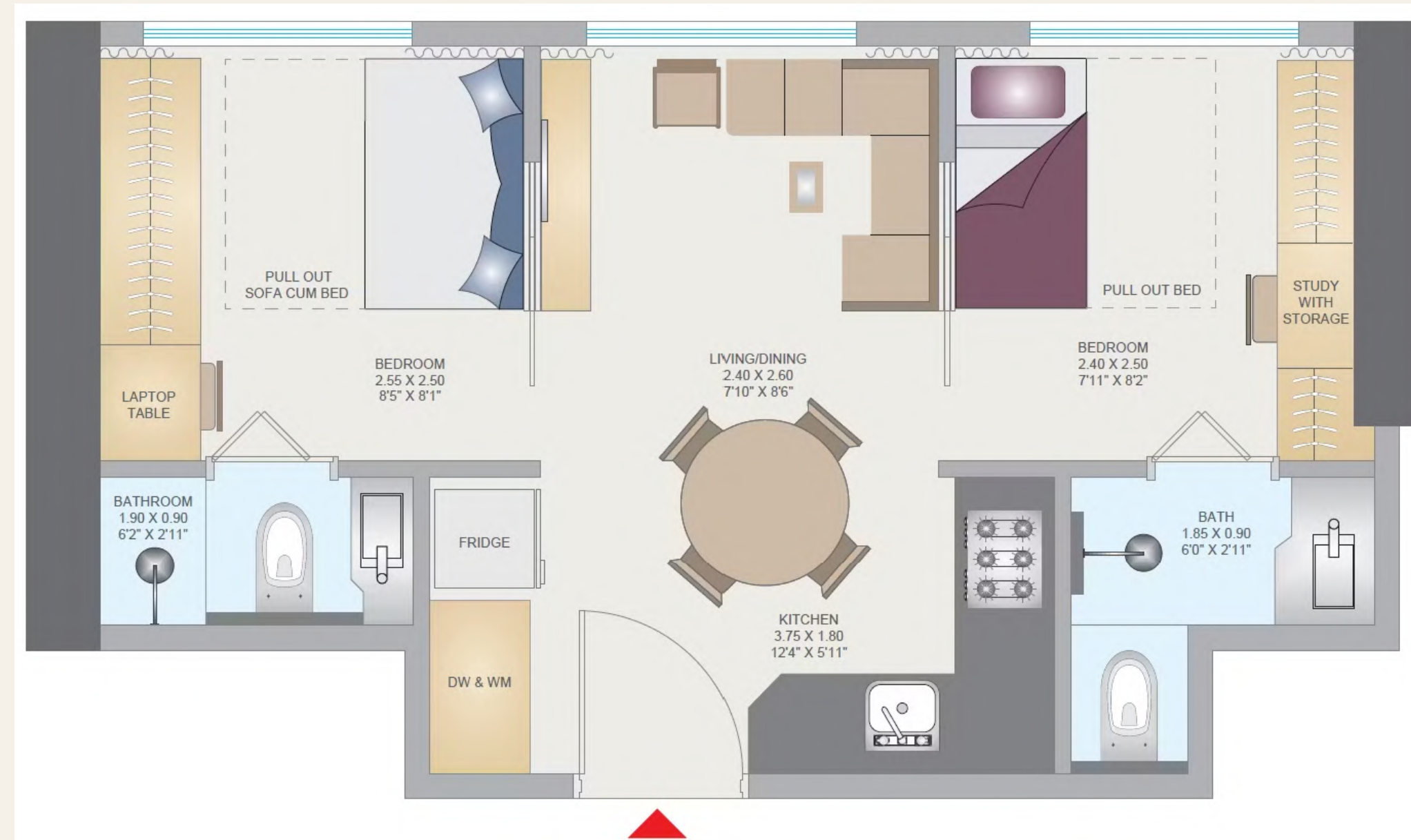
Recent development: city-centre affordable housing

Hubtown Harmony - a 3 BHK apartment in only 525 sq ft



Hubtown Celeste - a plan so unbelievable, it went viral!

2 BHK: 330 SQ FT



Now, you can own a compact 2BHK in Worli for ₹1.59 crore

By [Satish Nandgaonkar](#)

May 28, 2023 12:31 AM IST

Hindustan Times @100

our focus today

01

DELIVERY OF ONGOING PROJECTS

we have 7.1 mn sq ft of ongoing projects which are in various stages of execution. our primary focus is to complete these projects on time, and with exceptional quality.

03

MONETIZING NON-CORE ASSETS

our aim is to focus on 8 large projects (which are part of our existing and upcoming projects list), which are large and valuable. the rest we are getting funding partners or selling outright.

02

LAUNCHING NEW PROJECTS

our existing landbank of more than 23.1 mn sq ft is mostly launch ready. These projects shall be taken to market in phases, depending on bandwidth and business factors.

04

DEBT REDUCTION

through innovative refinancing, equity raises, aggressive sales and delivery of projects, we have pared down corporate debt by more than 76% and are committed to becoming a zero-debt company.



ongoing projects

25 WEST, MOUNT MARY, BANDRA (W)



- Largest project in Bandra (W), 4.5 acres SRA + redevelopment
- 600k sq ft
- One tower under construction, two yet to be commenced
- Project completion timeline - December 2028
- Access from Bandstand, Mount Mary and Sea Link
- All apartments offer sea views



LOCATION



KEY AMENITIES



Super Luxury Residential
4, 5 BHK & Penthouses
2800 - 20,000 sq ft

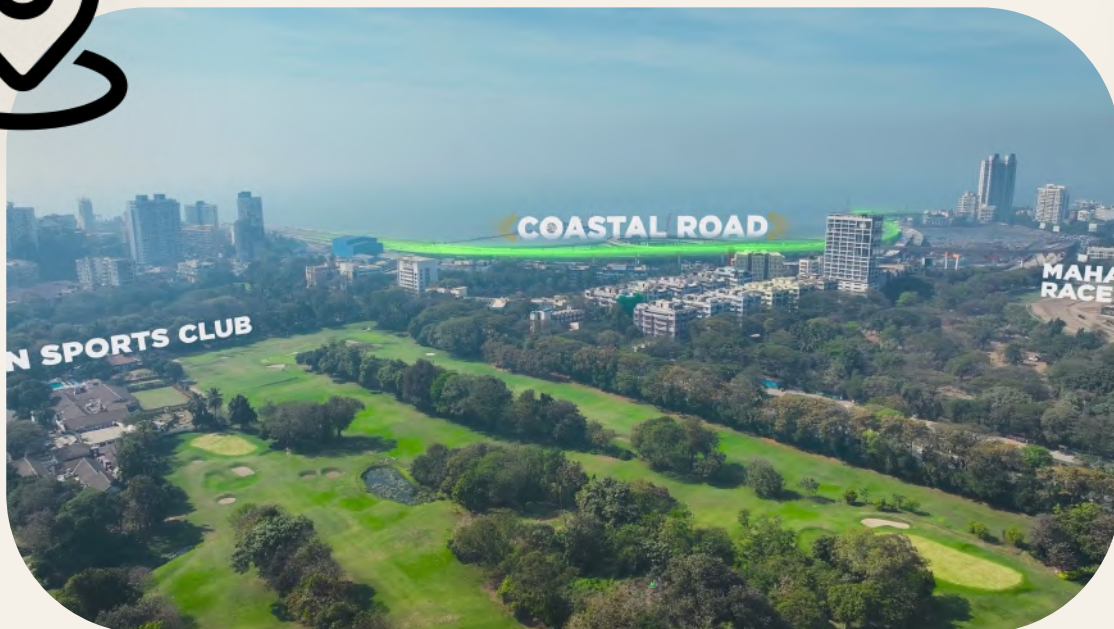
TPOLOGY

25 DOWNTOWN, MAHALAXMI

25 RESIDENCES



- Largest residential in South Mumbai
- Total 5 towers planned, of which 3 are launched
- Project completion timeline - December 2034
- Lifetime views of the Willingdon Golf Club and the Sea from each apartment
- **RERA and statutory approvals received**



LOCATION



KEY AMENITIES



Super Luxury Residential
4, 5 BHK & Penthouses
3500 - 20,000 sq ft

TPOLOGY

HUBTOWN SEASONS, CHEMBUR



- Prime 10-acre land parcel in Chembur, 10 mins from BKC
- 1 mn sq ft- total 10 towers, 6 towers launched (Phase 1)
- Phase 2 consisting of 5 towers to be launched
- PPP project with Govt. of Maharashtra, have to build 1.7 mn sq ft free of cost for govt as part of the PPP commitment
- Project completion timeline - December 2028



HUBTOWN
SEASONS

LOCATION



KEY AMENITIES



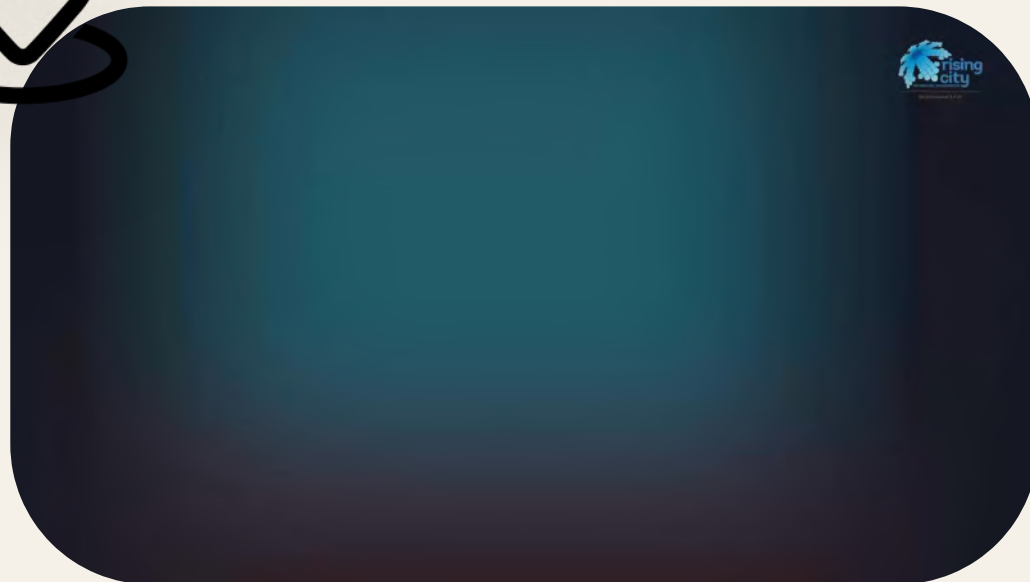
Luxury Residential
2, 3, 4 & 5 BHK
1,100 - 4,000 sq ft

TPOLOGY

HUBTOWN RISING CITY, GHATKOPAR



- PPP project with Govt. of Maharashtra, have to build 1 mn sq ft free of cost for govt as part of the PPP commitment Prime 5-acre land parcel in Ghatkopar, 15 mins from BKC
 - overall land parcel for sale is ~30 acre. P1 is 5 acres
- Project Phase 1 completion timeline - December 2025
- **Project Phase 1 funded by: SWAMIH Fund**
- **Project Phase 2 to be commenced in CY 2027**



LOCATION



KEY AMENITIES



Mid sized Residential
2 & 3 BHK
650 - 1300 sq ft

TPOLOGY

HUBTOWN PREMIERE, ANDHERI (W)



- Prime 5.5-acre land parcel in Andheri (W), adjacent to the Kokilaben Ambani hospital
- 500k sq ft – total 5 towers, 4 towers launched and almost sold out
- Construction of 2 towers and retail fully complete
- Another 2 towers at an advanced stage of construction
- 5th tower to be launched in CY 2027
- PPP project with Govt. of Maharashtra, have to build 500,000 sq ft free of cost for govt as part of the PPP commitment
- Project completion – December 2027



DIGITAL SCREEN

AMENITIES



Mid to Luxury Residential
2, 3, 4 BHK
750 – 2800 sq ft

TPOLOGY

4x GUJARAT PROJECTS



- Acquired in PPP mode through tender from GSRTC (Govt. of Gujarat).
- Govt. component includes the redevelopment of old bus stations into modern bus terminals, in lieu of which developer gets sale area
- Vadodara and Surat project are completed. Surat is 100% sold, Vadodara is 50% sold
- Ahmedabad and Mehsana are under advanced stage of completion / construction, will be complete by December 2026
- All 4 projects have small commercial and retail spaces
- All projects are debt free

27 WEST, PUNE



- Project constructed on 2.5-acre land parcel, with more than 300 ft frontage on the Mumbai Pune Highway
- 378k sq ft of area available for sale.
- All approvals in place, construction has commenced
- project is RERA registered and launched in October 2024
- Project being executed by local partner – Sanas Group – on Development Management basis.
- Project Completion Timeline: December 2027



Retail
+
Office spaces
starting
2000 sq ft

TPOLOGY



LOCATION

**upcoming
projects**

25 ESTATES: WEEKEND HOMES, MMR

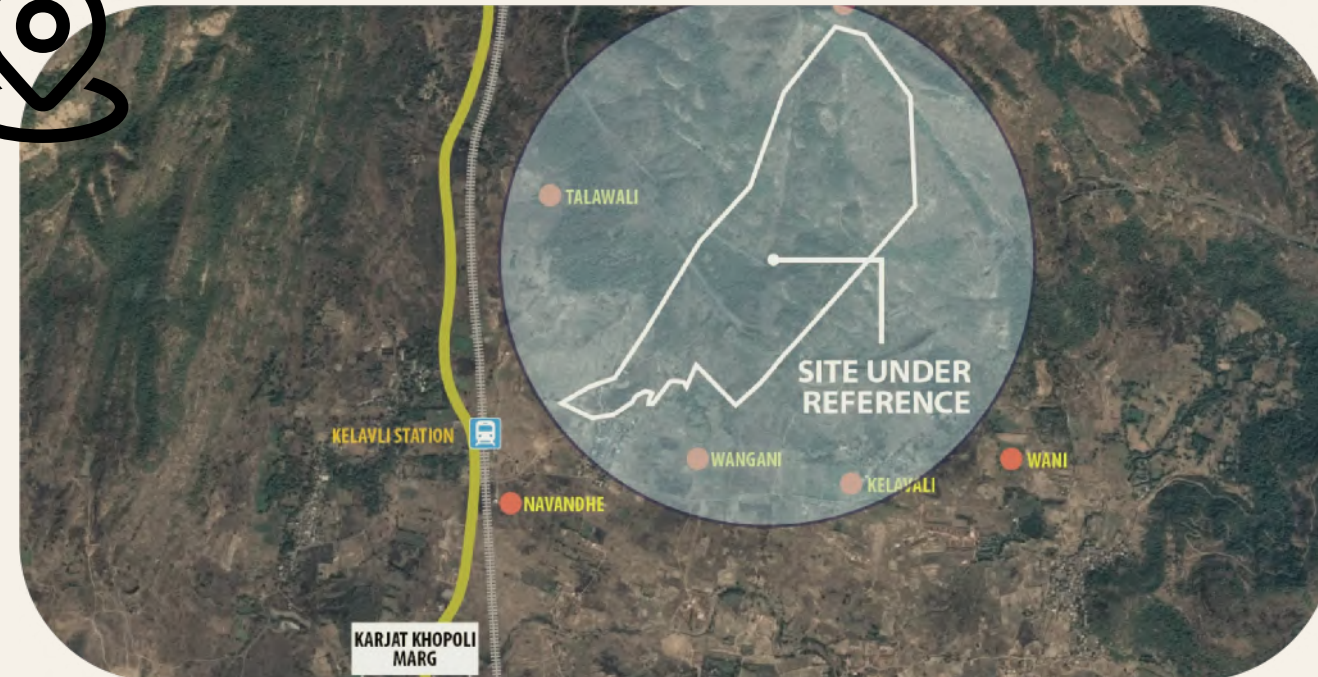


- Located on the lush green hills of the bio-diverse Western Ghats, a mere 1 hour from Mumbai city
- Approx 175 acre land parcel, and low density luxury development planned
- In planning stage.
- Total Project Timeline: 5 years



Luxury Villas
and second
homes

TYPOLOGY



LOCATION

25 VISTAS, THANE



Luxury
Residential

TYPOLOGY



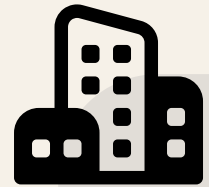
LOCATION

- A ~7 acre land parcel located between the Upvan Lake and Yeoor Hills, on Pokharan Road, Thane's most upmarket residential area.
- Development potential of ~1 mn sq ft, envisaged to be Thane's most exclusive project with only upmarket configurations (4 BHK +)
- Each apartment boast mesmerizing views of the lake and/or the forest.
- Current status: in approvals stage
- Total timeline: 5 years

SUNSTREAM CITY, MULUND-THANE



- 150 acre freehold, un-enroached land with a single title, spread over Mulund and Thane
- Exceptional location, within 5-minutes walking distance of Thane station and the Eastern Express highway
- Major upcoming infra including national waterway, metro line, etc adjacent to plot
- Project is envisaged to be developed as a gated township with walk-to-work concept
- Total development potential is approx 30 mn sq ft, with approximately half utilized towards residential and half for commercial
- Approvals are in place, construction has not been commenced.
- Project partners - Hubtown stake (42%)



Mixed-use township:
residential,
commercial,
social infra

TYPOLOGY



LOCATION

Other upcoming projects



BREACH CANDY LUX RESIDENTIAL

40,000 sq ft boutique residential project in the Golden Triangle of Mumbai. Project tie up done with local partner for financing, construction and sales.



HUBTOWN SERENE, BKC

270,000 sq ft project for small office spaces, located between BKC and the Western Express Highway. At planning stage, part of SRA scheme.



ANDHERI AFFORDABLE HOUSING

150,000 sq ft affordable housing project to be done in JV/ partnership, part of a larger SRA scheme . Approvals in place.



SANTA CRUZ (W) COMMERCIAL

Small 50,000 sq ft boutique commercial project at a prime location. At design / discussion stage.

Highlights

- Hubtown has become a major player in the ultra-luxury space, especially in the key market of South Mumbai
 - Successfully launched of 25 South (on project management basis), 25 Downtown and 25 West
 - Launch of 25 Vistas (Thane), and 25 Estates (MMR) as luxury offerings also expected shortly.
- Hubtown expects to repay all of its existing debt within the next 24–30 months from internal accruals
 - More than 50% of the existing debt shall be repaid within the next 12 months from the completion of 25 South, Rising City projects
 - Balance of the existing debt shall be cleared from the inflows coming in from other projects including: Premiere, Gujarat, Pune, Chembur, and surplus from Rising city projects
 - Group is planning further fundraising for debt reduction as well.
- Significant prime land banks already available – Hubtown can scale up quickly without much additional debt or inorganic expansion
 - All land parcels are located in extremely prime, city-centre locations

thank you

cs@hubtown.co.in