

December 31, 2025

The Corporate Relationship Department BSE Limited P. J. Towers, Dalal Street Fort, Mumbai 400001 Scrip Code: 532799	The Listing Department The National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex Bandra (East), Mumbai 400051 Symbol: HUBTOWN
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Sub: **Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Corporate Guarantee for Joynest Premises Private Limited, Subsidiary of the Company**

Dear Sir/ Madam,

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) read with Schedule III, Part A, Para B, Clause 11 of Listing Regulations, we wish to inform you that Hubtown Limited (“the Company”) has issued Corporate Guarantee to “**Catalyst Trusteeship Limited**” for securing the proposed issue of Non-Convertible Debentures (“NCDs”) upto an amount not exceeding Rs.300 Crores, in one or more tranche proposed to be issued by **Joynest Premises Private Limited (“Joynest”)**, a subsidiary of the Company. This current fund raise is expected to strengthen the execution capability of Joynest and the Company to ensure the timely delivery of the subsequent phases of the landmark project namely “**Hubtown Seasons**” The project is being jointly developed by Joynest and the Company on CTS No. 469-A, Chembur, Mumbai, Maharashtra (“Project”).

Further, in accordance with the requirement of SEBI Circular No. **SEBI/HO/CFD/CFD-PoD-1/CIR/2023/123 dated July 13, 2023**, the requisite disclosures are provided below:

Sr. No.	Particulars	Details
a.	Name of party for which such guarantees or indemnity or surety was given;	<p>CATALYST TRUSTEESHIP LIMITED (“Debenture Trustee”) acting on behalf and for the benefit of the Debenture Holders as mentioned hereinafter, who shall be subscribing towards proposed NCDs to be issued by Joynest.</p> <p>Original subscribers/debenture holders are Funds managed by Neo Asset Management Private Limited along with its co-investors (“Debenture Holders”).</p>
b.	Whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arms length”	<p>Yes. The Corporate Guarantee has been issued for securing the NCDs proposed to be issued by Joynest Premises Private Limited, a subsidiary of the Company. The transaction is carried out at arm’s length.</p> <p>The proceeds of the NCDs being raised by Joynest shall be utilised fully towards development and completion of Project. The purpose of the NCDs issuance is utilization of the NCDs proceeds towards construction cost of Sale Buildings, PWD buildings, approval cost of Sale buildings etc. of the Project, and the Company envisages completing the second phase of Hubtown Seasons project i.e. H wing onwards with infusion of funds being raised by NCDs.</p>

c.	Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee;	Corporate Guarantee issued in favour of Catalyst Trusteeship Limited for securing the proposed issue of NCDs up to an amount not exceeding Rs.300 Crores in one or more tranche to be issued by Joynest Premises Private Limited, on the terms and conditions as set out in the Deed of Corporate Guarantee executed by and between the Company and Debenture Trustee.
d.	Impact of such guarantees or indemnity or surety on listed entity.	The Corporate Guarantee shall be disclosed as a contingent liability to the extent of the proposed NCDs subscribed by the Debenture Holders, in the books of the Company.

This is for your information and record.

Thanking you,

Yours faithfully,
For **Hubtown Limited**

Shivil Kapoor
Company Secretary and Compliance Officer
ICSI Membership No.: F11865