

SCHLOSS BANGALORE LIMITED

(formerly known as Schloss Bangalore Private Limited)

Registered Office: The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar New Delhi South Delhi 110023
Tel No. +91 (11) 39331234 Email Id: cs@theleela.com CIN: L55209DL2019PLC347492 Website: www.theleela.com

Ref No.: THELEELA/2025-26/016

Date: July 22, 2025

To Sr. General Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400001 Scrip Code- 544408 ISIN - INE0AQ201015	To Sr. General Manager Listing Department National Stock Exchange of India Limited Exchange Plaza, C-1, Block G Bandra Kurla Complex Bandra (E), Mumbai – 400 051 Symbol- THELEELA ISIN - INE0AQ201015
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Sub: Outcome of the Board Meeting held on July 22, 2025

Dear Sir/ Madam,

This is in furtherance of our earlier intimation dated July 17, 2025, on the captioned subject, we hereby inform you that the Board of Directors at their meeting held today i.e. on July 22, 2025, have considered and approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter ended June 30, 2025 along with the Limited Review Reports dated July 22, 2025 issued by B S R & Co. LLP, Statutory Auditor of the Company.

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the duly signed aforesaid Financial Results and the Limited Review Reports issued by the Statutory Auditor are enclosed herewith.

The Board Meeting concluded at 01:50 P.M. (IST).

The above information will also be available on the website of the Company at www.theleela.com/investors.

This is for your information and record.

Thanking you,

For Schloss Bangalore Limited

Jyoti Maheshwari
Company Secretary and Compliance Officer
Membership No.: A24469

Encl.: as Above

BSR & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
Telephone: +91 (22) 6257 1000
Fax: +91 (22) 6257 1010

Limited Review Report on unaudited standalone financial results of Schloss Bangalore Limited (formerly known as "Schloss Bangalore Private Limited") for the quarter ended 30 June 2025 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Schloss Bangalore Limited (formerly known as "Schloss Bangalore Private Limited")

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Schloss Bangalore Limited (formerly known as "Schloss Bangalore Private Limited") (hereinafter referred to as "the Company") for the quarter ended 30 June 2025 ("the Statement").

Attention is drawn to the fact that the figures for the quarters ended 30 June 2024 and 31 March 2025, as reported in the Statement have been approved by the Company's Board of Directors, but have not been subjected to review as the requirement of submission of quarterly standalone financial results is applicable on listing of equity shares of the Company from the quarter ended 30 June 2025.

2. This Statement, which is the responsibility of the Company's management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"). Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which



B S R & Co. LLP

Limited Review Report (Continued)

Schloss Bangalore Limited (formerly known as "Schloss Bangalore Private Limited")

it is to be disclosed, or that it contains any material misstatement.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248W/W-100022


Tarun Kinger

Partner

Membership No.:105003

UDIN: 25105003BMMAQS1566

Mumbai

22 July 2025

Schloss Bangalore Limited (formerly known as 'Schloss Bangalore Private Limited')
CIN: L55209DL2019PLC347492
The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar, New Delhi, India - 110023
Statement of Unaudited Standalone Financial Results for the quarter ended June 30, 2025
All figures are in Rupees in millions unless stated otherwise.

	Particulars	Quarter ended	Quarter ended	Quarter ended	Year ended
		June 30, 2025	June 30, 2024	March 31, 2025	March 31, 2025
		Unaudited	Unaudited	Unaudited	Audited
1	Income				
	Revenue from operations	926.10	763.48	1,124.07	3,751.11
	Other income	392.89	62.84	371.15	990.59
	Total Income	1,318.99	826.32	1,495.22	4,741.70
2	Expenses				
	Consumption of food and beverages	58.01	61.58	90.33	310.61
	Employee benefit expense	153.27	133.24	170.85	593.92
	Other expenses	281.02	226.89	327.65	1,094.75
	Total Expenses	492.30	421.71	588.83	1,999.28
	Earnings before interest, depreciation, amortisation and tax (EBITDA) (1-2)	826.69	404.61	906.39	2,742.42
	Finance Costs	300.96	441.80	382.75	1,888.32
	Depreciation and amortisation expense	72.06	65.93	72.37	276.15
3	Profit/(Loss) before tax for the period/year	453.67	(103.12)	451.27	577.95
4	Tax Expense				
	(a) Current tax expense	13.62	-	-	-
	(b) Deferred tax expense	91.31	-	90.86	235.60
	Total tax expense	104.93	-	90.86	235.60
5	Net profit/(loss) after tax for the period/year (3-4)	348.74	(103.12)	360.41	342.35
6	Other comprehensive income/(loss)				
	Items that will not be reclassified subsequently to profit or loss:				
	Remeasurements of defined benefit plans	0.75	(0.81)	0.37	3.01
	Income tax relating to these items	(0.19)	-	(0.09)	(0.76)
	Total other comprehensive income/(loss) for the period/year	0.56	(0.81)	0.28	2.25
7	Total comprehensive income/(loss) for the period/year (5+6)	349.30	(103.93)	360.69	344.60
8	Paid up equity share capital (face value of Rs. 10 each)	3,339.58	201.70	2,764.87	2,764.87
9	Other equity	-	-	-	60,662.88
10	Earnings per share attributable to owners:				
	Basic earnings per share (in Rs.)	1.17	(0.59)	1.30	1.41
	Diluted earnings per share (in Rs.)	1.17	(0.59)	1.30	1.41



Schloss Bangalore Limited (formerly known as 'Schloss Bangalore Private Limited')
CIN: L55209DL2019PLC347492

Notes:

- 1 The above standalone financial results for the quarter ended June 30, 2025 ("the Statement") which are published in accordance with Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee and approved by the Board of Directors of Schloss Bangalore Limited (formerly known as 'Schloss Bangalore Private Limited') (the 'Company') in their meeting held on July 22, 2025. The results have been reviewed by the Statutory Auditors of the Company.
- 2 The standalone financial results for the quarter ended June 30, 2025 are available on the websites of the BSE Limited (URL: www.bseindia.com), the National Stock Exchange of India Limited (URL: www.nseindia.com) and the Company (URL: www.theleela.com).
- 3 These standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- 4 During the quarter ended June 30, 2025, the Company has completed its Initial Public Offer ("IPO") of 80,459,769 equity shares of face value of Rs. 10/- each comprising of (i) fresh issue of 57,471,264 equity shares at an issue price of Rs. 435 per equity share; (ii) an offer for sale of 22,988,505 equity shares at an issue price of Rs. 435 per equity share. The equity shares of the Company were listed on BSE Limited and National Stock Exchange of India Limited on June 02, 2025.

Details of utilisation of proceeds from fresh issue are as follows as on June 30, 2025:

Particulars	Cost (as per offer document)
Gross Proceeds from the issue	25,000.00
Less: Issue related expenses (proportionate to Company's share)	(1,355.98)
Net proceeds	23,644.02
Amount utilised for repayment of borrowings	(23,000.00)
Net amount to be utilised for general corporate purposes	644.02

- 5 Disclosure of segment-wise information is not applicable, as hoteliering is the Company's only business segment.
- 6 In view of the seasonality of the sector, the financial results for the quarter are not indicative of the full year's expected performance.
- 7 Attention is drawn to the fact that the figures for the corresponding quarter ended June 30, 2024 and previous quarter ended March 31, 2025 as reported in these unaudited standalone financial results have been approved by the Company's Board of Directors but have not been subjected to review since the requirement of submission of quarterly standalone financial results is applicable on listing of equity shares of the Company, which was from the quarter ended June 30, 2025.
- 8 The figures for the quarter ended March 31, 2025 represent the differences between audited financial results for the year ended March 31, 2025 and the unaudited year-to-date results for the nine months ended December 31, 2024.

For and on behalf of the Board of Directors of
Schloss Bangalore Limited (formerly known as 'Schloss Bangalore Private Limited')



Anuraag Bhatnagar
Director
DIN: 07967035

Place: Mumbai
July 22, 2025

BSR & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
Telephone: +91 (22) 6257 1000
Fax: +91 (22) 6257 1010

Limited Review Report on unaudited consolidated financial results of Schloss Bangalore Limited (formerly known as "Schloss Bangalore Private Limited") for the quarter ended 30 June 2025 pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Schloss Bangalore Limited (formerly known as "Schloss Bangalore Private Limited")

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Schloss Bangalore Limited (formerly known as "Schloss Bangalore Private Limited") (hereinafter referred to as "the Parent"), and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its share of the net profit after tax and total comprehensive income of its joint ventures for the quarter ended 30 June 2025 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

Attention is drawn to the fact that the figures for the quarters ended 30 June 2024 and 31 March 2025, as reported in the Statement have been approved by the Parent's Board of Directors, but have not been subjected to review as the requirement of submission of quarterly consolidated financial results is applicable on listing of equity shares of the Parent from the quarter ended 30 June 2025.

2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the entities mentioned in Annexure I to the Statement.



BSR & Co. LLP (formerly known as BSR & Co. LLP) converted into BSR & Co. LLP (a Limited Liability Partnership) with effect from October 14, 2013.

Registered Office:

14th Floor, Central B Wing and North C Wing, Nesco IT Park 4, Nesco Center, Western Express Highway, Goregaon (East), Mumbai - 400063

Limited Review Report (Continued)

Schloss Bangalore Limited (formerly known as "Schloss Bangalore Private Limited")

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248W/W-100022


Tarun Kinger
Partner

Mumbai

22 July 2025

Membership No.: 105003

UDIN: 25105003BMMAQT2416

Limited Review Report (Continued)

Schloss Bangalore Limited (formerly known as "Schloss Bangalore Private Limited")

Annexure I

List of entities included in unaudited consolidated financial results.

Sr. No	Name of component	Relationship
1	Schloss Bangalore Limited (formerly known as Schloss Bangalore Private Limited)	Parent
2	Leela Palaces and Resorts Limited	Wholly Owned Subsidiary
3	Schloss Chanakya Private Limited	Wholly Owned Subsidiary
4	Schloss Chennai Private Limited	Wholly Owned Subsidiary
5	Schloss Gandhinagar Private Limited	Wholly Owned Subsidiary
6	Schloss HMA Private Limited	Wholly Owned Subsidiary
7	Schloss Tadoba Private Limited	Wholly Owned Subsidiary
8	Transition Cleantech Services Five Private Limited	Wholly Owned Subsidiary
9	Buildminds Real Estate Private Limited	Subsidiary
10	Inside India Resorts Private Limited	Subsidiary
11	Anasvish Tiger Camp Private Limited	Subsidiary
12	Tulsi Palace Resort Private Limited	Wholly Owned Subsidiary of Schloss Chanakya Private Limited
13	Schloss Udaipur Private Limited	Wholly Owned Subsidiary of Schloss Chanakya Private Limited
14	Aries Holdings (DIFC) Limited (UAE)	Wholly Owned Subsidiary of Schloss Chennai Private Limited
15	Leela BKC Holdings Private Limited (formerly known as Transition Cleantech Services Four Private Limited)	Joint Venture
16	Lago Vue Srinagar Private Limited	Joint Venture



Schloss Bangalore Limited (formerly known as 'Schloss Bangalore Private Limited')
CIN: L55209DL2019PLC347492
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Statement of Unaudited Consolidated Financial Results for the quarter ended June 30, 2025
All figures are in Rupees in millions unless stated otherwise.

	Particulars	Quarter ended	Quarter ended	Quarter ended	Year ended
		June 30, 2025	June 30, 2024	March 31, 2025	March 31, 2025
		Unaudited	Unaudited	Unaudited	Audited
1	Income				
	Revenue from operations	2,747.90	2,282.41	4,247.20	13,005.73
	Other income	265.40	122.87	381.02	1,059.83
	Total Income	3,013.30	2,405.28	4,628.22	14,065.56
2	Expenses				
	Consumption of food and beverages	196.06	187.39	273.78	947.46
	Employee benefit expense	729.66	657.22	733.72	2,732.42
	Other expenses	807.84	774.38	974.25	3,382.11
	Total Expenses	1,733.56	1,618.99	1,981.75	7,061.99
	Earnings before interest, depreciation, amortisation and tax (EBITDA) (1-2)	1,279.74	786.29	2,646.47	7,003.57
	Finance costs	860.13	1,192.02	992.60	4,581.67
	Depreciation and amortisation expense	263.66	383.79	310.03	1,399.29
3	Profit/(Loss) before Share of net profit/(loss) of joint ventures accounted for using equity method and tax	155.95	(789.52)	1,343.84	1,022.61
4	Share of net profit/(loss) of joint ventures accounted for using equity method	0.87	-	2.34	(1.89)
5	Profit/(Loss) before tax for the period/year (3+4)	156.82	(789.52)	1,346.18	1,020.72
6	Tax Expense				
	(a) Current tax (credit)/expense	(3.52)	-	57.40	93.79
	(b) Deferred tax expense/(credit)	73.32	(39.60)	114.61	450.35
	Total tax expense/(credit)	69.80	(39.60)	172.01	544.14
7	Net Profit/(Loss) after tax for the period/year (5-6)	87.02	(749.92)	1,174.17	476.58
8	Other comprehensive income/(loss)				
	Items that will not be reclassified subsequently to profit or loss:				
	Remeasurements of defined benefit plans	4.69	(5.00)	11.68	18.71
	Income tax relating to these items	(1.26)	0.51	(2.23)	(2.61)
	Total other comprehensive income/(loss) for the period/year	3.43	(4.49)	9.45	16.10
9	Total comprehensive income/(loss) for the period/year (7+8)	90.45	(754.41)	1,183.62	492.68
10	Profit for the period/year attributable to :				
	Owners of the company	87.66	(749.92)	1,175.06	478.27
	Non-controlling interest	(0.64)	-	(0.89)	(1.69)
	Total profit/(loss) for the period/year	87.02	(749.92)	1,174.17	476.58
11	Other comprehensive income/(loss) attributable to :				
	Owners of the company	3.43	(4.49)	9.45	16.10
	Non-controlling interest	-	-	-	-
	Total other comprehensive income/(loss) for the period/year	3.43	(4.49)	9.45	16.10
12	Total comprehensive income/(loss) attributable to :				
	Owners of the company	91.09	(754.41)	1,184.53	494.37
	Non-controlling interest	(0.64)	-	(0.89)	(1.69)
	Total comprehensive income/(loss) for the period/year	90.45	(754.41)	1,183.64	492.68
13	Paid up equity share capital (face value of Rs. 10 each)	3,339.58	201.70	2,764.87	2,764.87
14	Other equity (including non-controlling interests)	-	-	-	33,285.01
15	Earnings per share attributable to owners:				
	Basic earnings per share (in Rs.)	0.30	(4.26)	4.25	1.97
	Diluted earnings per share (in Rs.)	0.30	(4.26)	4.25	1.97



Schloss Bangalore Limited (formerly known as 'Schloss Bangalore Private Limited')

CIN: L55209DL2019PLC347492

Notes:

- 1 The above consolidated financial results for the quarter ended June 30, 2025 ("the Statement") which are published in accordance with Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee and approved by the Board of Directors of Schloss Bangalore Limited (formerly known as 'Schloss Bangalore Private Limited') (the 'Company') in their meeting held on July 22, 2025. The results have been reviewed by the Statutory Auditors of the Company.
- 2 The consolidated financial results for the quarter ended June 30, 2025 are available on the websites of the BSE Limited (URL: www.bseindia.com), the National Stock Exchange of India Limited (URL: www.nseindia.com) and the Company (URL: www.theleela.com).
- 3 These consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
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Net amount to be utilised for general corporate purposes	644.02

- 5 Disclosure of segment-wise information is not applicable, as hoteliering is the Company's only business segment.
- 6 In view of the seasonality of the sector, the financial results for the quarter are not indicative of the full year's performance.
- 7 Attention is drawn to the fact that the figures for the corresponding quarter ended June 30, 2024 and previous quarter ended March 31, 2025 as reported in these unaudited consolidated financial results have been approved by the Company's Board of Directors but have not been subjected to review since the requirement of submission of quarterly consolidated financial results is applicable on listing of equity shares of the Company, which was from the quarter ended June 30, 2025.
- 8 The figures for the quarter ended March 31, 2025 represent the differences between audited financial results for the year ended March 31, 2025 and the unaudited year-to-date results for the nine months ended December 31, 2024.

For and on behalf of the Board of Directors of
Schloss Bangalore Limited (formerly known as 'Schloss Bangalore Private Limited')



Anuraag Bhatnagar
Director
DIN: 07967035

Place: Mumbai
July 22, 2025