

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/2025-26/018

Date: July 22, 2025

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

Sub: Press Release on Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2025

Dear Sir/ Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith Press Release on Unaudited Standalone and Consolidated Financial Results of the Company for the quarter ended June 30, 2025.

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

SCHLOSS BANGALORE LIMITED DELIVERS ROBUST Q1 FY26 PERFORMANCE POST IPO

Operator of The Leela Palaces, Hotels and Resorts sees total revenue up 25% to ₹ 3,013 million, EBITDA surges 63% to ₹ 1,280 million, RevPAR records 20% year-on-year growth

Mumbai, July 22nd, 2025: Schloss Bangalore Limited, India's only listed company focused on the luxury hotel segment operating under "The Leela" brand, announced its financial and operational results for the quarter ending June 30, 2025 (Q1 FY26). Marking a strong debut as a publicly listed company, The Leela delivered its best-ever first-quarter performance.

Commenting on the results, **Mr. Anuraag Bhatnagar, Chief Executive Officer**, said: "We are pleased to report a record first-quarter performance. Total revenue grew 25% to ₹3,013 million, and EBITDA rose 63% to ₹1,280 million, supported by a 20% year-on-year RevPAR increase, with market share gains that outpaced the luxury hospitality sector. The performance underscores the strength of India's luxury travel market and the demand for The Leela's distinctive experiential offerings. We are entering a defining phase of growth with 8 hotels under development, including our strategic expansion into Mumbai through a landmark mixed-use development in BKC featuring a 250-key ultra-luxury hotel, complementing the 63 high-end serviced apartments under development near Mumbai International Airport."

KEY CONSOLIDATED FINANCIAL HIGHLIGHTS AND OPERATIONAL METRICS; Q1 FY26 (YOY)

Total Revenue ₹ 3,013 M +25%	EBITDA ₹ 1,280 M +63%	EBITDA Margin 42.5% +980 bps	Net Debt/ LTM EBITDA 0.3x
Occupancy 63.6% +4%	ADR ₹ 18,817 +13%	RevPAR ₹ 11,963 +20%	PAT ₹ 87 M +₹ 837 M

ROBUST FINANCIAL AND OPERATIONAL PERFORMANCE IN Q1

- Total revenue surged 25% year-on-year, EBITDA rose 63% year-on-year and Profit After Tax increased by ₹ 837 million
- Operating revenue increased 17% year-on-year, while operating EBITDA grew 39% reflecting sustained customer preference for The Leela's distinctive luxury experience and strong pricing power.
- EBITDA margins expanded to 42.5% driven by operating leverage

- Improved cost ratios driven by continued focus on operational efficiencies in staffing, F&B, and utilities
- RevPAR grew 20%, driven by higher ADRs, strong occupancy, and customers' increasing willingness to pay a premium for The Leela experience – reflected in best-in-class net promoter score of 86
- Growth was further supported by a rise in bookings through direct channels - especially at resort locations - along with strong demand in MICE and F&B verticals
- Our owned hotels across all markets posted double-digit RevPAR growth underscoring the brand's leadership in India's luxury hospitality segment.

SIGNIFICANT EMBEDDED GROWTH AHEAD

The Leela currently operates 13 properties with 3,544 keys across 11 cities in India - comprising five owned, seven managed, and one franchised hotel. The company has a multi-lever growth engine across same store growth, new verticals, and expansion through 966 keys across six owned and two managed hotels. The Company is well-positioned to deliver a robust mid-to-high teens EBITDA growth in FY26, driven by strong operating momentum and continued strategic execution.

- **Expanding Footprint**
 - **The Leela Palace Mumbai, BKC:** Expanding into Mumbai with an owned hotel, anchored by a premium mixed-use development in Bandra Kurla Complex (BKC). One of the most underserved luxury hospitality markets, BKC has had no new hotel supply since 2011. The project includes a 250-key ultra-luxury hotel to be developed in partnership with Brookfield.
 - **Serviced apartments in Mumbai:** Signed management agreement for The Leela Luxury Residences and Club, Mumbai comprising of 63 high-end serviced apartments under development located near Mumbai International Airport and slated for completion by FY27.
 - **Expansion in key tourist hot-spots:** On track to expand over the next three years in high-growth markets including Agra, Srinagar, Ayodhya, Ranthambore, Bandhavgarh, and Sikkim.
- **Asset enhancements and brand extensions**
 - **Expanding into ultra-luxury with ARQ by The Leela:** Launching this year in New Delhi, Bengaluru, and Chennai, ARQ is a by-invitation-only private members' club offering access to curated events, experiences, and exclusive privileges. The Bengaluru launch is set for September 2025 and Mumbai launch is scheduled for FY27.
 - **Expansion at The Leela Palace Udaipur:** A strategic acquisition of ~1.8 acre adjacent to the existing property will add 33 rooms, 10,000 sq. ft. of banquet space, and expanded F&B offerings.

SUCCESSFUL IPO AND STRENGTHENED BALANCE SHEET

- In June 2025, The Leela's ₹35,000 million IPO oversubscribed 4.7x. The proceeds were used to strengthen the company's balance sheet, bringing net debt down by 91% to ₹2,275 million / 0.3x Net Debt to LTM EBITDA as of June 30, 2025, and funding strategic expansion and brand-building initiatives.
- CRISIL has upgraded the credit ratings of the company to AA (Stable)

About The Leela Palaces, Hotels and Resorts

The Leela Palaces, Hotels and Resorts is India's largest institutionally owned and managed pure-play luxury hospitality brand. Backed by the Brookfield Group, The Leela operates 13 award-winning properties across India's premier leisure and business destinations. Recognized globally for architectural excellence and bespoke services, The Leela has been ranked the #1 hospitality brand globally by Travel + Leisure World's Best Awards in 2020 and 2021, and among the top three in 2023 and 2024. The brand remains committed to delivering timeless Indian hospitality through world-class luxury experiences.

For further information, please contact:

IR Desk

E-Mail: investorrelations@theleela.com

T: +91 22 6901 5454

Additional information:

Corporate Identification No: L55209DL2019PLC347492

Registered Office Address: The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar New Delhi South Delhi 110023

Please visit our website www.theleela.com and connect with us on [Facebook](#), [Twitter](#) and [Instagram](#).

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