

LEELA PALACES HOTELS & RESORTS LIMITED

(formerly known as 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/2026-27/010

Date: April 28, 2026

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: Press Release on Audited Standalone and Consolidated Financial Results for the quarter and year ended March 31, 2026

Dear Sir/ Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith Press Release on the Audited Standalone and Consolidated Financial Results of the Company for the quarter and year ended March 31, 2026.

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

We request you to kindly take the above on record.

Thanking you,

For Leela Palaces Hotels & Resorts Limited
(formerly known as Schloss Bangalore Limited)
(formerly known as Schloss Bangalore Private Limited)

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

Encl.: as Above



PRESS RELEASE

LEELA PALACES, HOTELS & RESORTS DELIVERS RECORD FY26 RESULTS - INDUSTRY - LEADING GROWTH AND MARGINS AND HIGHEST ANNUAL KEY EXPANSION

FY26 Operating revenue up 15% to ₹15,273 million; Operating EBITDA up 19% to ₹7,429 million; PAT up ~8.5x to ₹4,030 million

Mumbai, April 28, 2026: Leela Palaces Hotels & Resorts Limited (NSE: THELEELA), India's only listed pure-play luxury hospitality company, today announced its financial and operational results for the quarter and financial year ending March 31, 2026.

FY26 marks a defining year of record performance, with the Company delivering its highest-ever revenue, profitability, and margins; significantly outpacing industry growth.

Commenting on the results, **Mr. Anuraag Bhatnagar, Whole-time Director and Chief Executive Officer**, said, "FY26 has been a landmark year for The Leela. We delivered a strong, broad-based performance led by double-digit RevPAR growth, driving a 19% EBITDA growth and our highest ever PAT of ₹4,030 million. Our RevPAR outperformance at ~2.3 times of the luxury segment[#] continues to deliver market share gains, underscoring our pricing power. As demand continues to significantly outpace supply in the luxury segment, we have strategically expanded our portfolio and pipeline across key destinations including Mumbai BKC, Dubai, Jaisalmer, and Coorg. With a strong balance sheet and Net Debt to EBITDA at 1.6 times, we are well positioned to scale and capitalize on the next phase of luxury demand growth."

KEY CONSOLIDATED FINANCIAL RESULTS Q4 FY25-26 (YOY)

Operating Revenue ₹ 4,844 M +12%	ADR* ₹ 32,059 +15%	RevPAR* ₹ 23,028 +6%
Operating EBITDA ₹ 2,657 M +13%	Op. EBITDA Margin 55% +57 bps	PAT ₹ 1,717 M +46%

KEY CONSOLIDATED FINANCIAL RESULTS FY25-26 (YOY)

Operating Revenue ₹ 15,273 M +15%	ADR* ₹ 25,375 +13%	RevPAR* ₹ 17,460 +14%
Operating EBITDA ₹ 7,429 M + 19%	Op. EBITDA Margin 49% + 167 bps	PAT ₹ 4,030 M 8.5x

#Industry refers to India Luxury Segment. Data for the period April 2025 - March 2026. Source: Costar
*for 5 owned Palace Hotels, as The Leela Coorg Forest Sanctuary was acquired in late Q4FY26

QUARTERLY AND FULL YEAR FINANCIAL AND OPERATIONAL PERFORMANCE

Q4 FY26: Sustained ADR expansion, faster F&B growth and resilient domestic demand, even amidst geopolitical headwinds, drove healthy operational performance

- Operating revenue grew 12% year-on-year to ₹4,844 million, while operating EBITDA increased 13% to ₹2,657 million and profit after tax (PAT) rose 46% to ₹1,717 million.
- Operating EBITDA margin stood at approximately 55%, expanding by 57 basis points year-on-year.
- RevPAR for the five owned palaces increased 6% year-on-year to ₹23,028, supported by a 15% rise in ADR to ₹32,059, partly offset by moderation in occupancy due to geopolitical disruptions

FY26: Strong operating performance across the board, and a significantly strengthened balance sheet have driven a step-change in profitability.

- Operating revenue grew 15% year-on-year to ₹15,273 million, while operating EBITDA grew 19% to ₹7,429 million, with operating EBITDA margin improving to 49%.
- PAT rose significantly (up ~8.5x) to ₹4,030 million in FY26 from ₹477 million in FY25.
- Same-store RevPAR for the five owned palaces grew 14% year-on-year to ₹17,460, with ADR up 13% to ₹25,375 and a 1 percentage improvement in occupancy to 69%.
- The Leela outperformed the India luxury segment, delivering ~2.3x RevPAR growth, with the RevPAR index strengthening to 150 in FY26 from 139 in FY25, reflecting continued market share gains.
- F&B revenue grew 15% year-on-year to ₹5,499 million, driven by 7 curated F&B launches and upgrades across key properties, with higher non-resident contribution in city hotels.



INDUSTRY-LEADING BRAND RECOGNITION AND NPS LEADERSHIP

- The Leela sustained its Net Promoter Score (NPS) leadership with a score of 86 in FY26, significantly ahead of the luxury segment benchmark of 74 in the APAC region, reaffirming its focus on service excellence and guest-centricity.
- The brand continued to receive global and domestic recognition, including “Best Hotel Group of the Year” for the sixth consecutive year, alongside multiple property-level wards across key hotels such as The Leela Palace Delhi, Udaipur, and Chennai.
- The Leela has been certified by Great Place To Work®, the global benchmark for workplace culture. This certification reinforces the brand’s commitment to an associate-centric culture built on trust, purpose and The Leela Dharma.

DISCIPLINED CAPITAL-EFFICIENT EXPANSION

- FY26 marked The Leela’s fastest pace of expansion with four additions across Mumbai BKC, Palm Jumeirah (Dubai), Jaisalmer, and Coorg, driving 23% growth in keys.
- In Q4 FY’26, we acquired The Leela Coorg Forest Sanctuary, an all-villa ultra-luxury resort with 71 keys spread across 76 acres, with further development potential including 19 keys in the first phase of expansion. This acquisition further strengthens the Company’s presence in experiential luxury and wellness-led resorts.
- The Leela has a scaled footprint of over 5,200 luxury keys across business and leisure destinations, with 15 operational hotels (4,162 keys) and 9 hotels in the pipeline (1,065 keys), with a balanced mix of owned and managed assets.
- The Company’s growth strategy continues to be anchored in a combination of owned developments in high barrier-to-entry markets, capital-light management contracts and value-accretive asset upgrades, creating long-term value and attractive returns on invested capital.

STRENGTHENED BALANCE SHEET AND FINANCIAL FLEXIBILITY

- Net debt reduced from ₹25,677 million in FY25 to ₹12,707 million in FY26, with Net Debt to EBITDA improving from 3.7x to 1.6x as of March 31, 2026, providing substantial headroom to fund future growth while maintaining a conservative leverage profile.
- The Company remains focused on optimizing its capital structure and financing costs while preserving ample liquidity to support its expansion pipeline and strategic initiatives.

ESG AND CSR

- The Company remains committed to its net zero ambition by 2050, backed by continued progress in renewable energy and environmental stewardship.
- 67% of the company’s power comes from renewable sources, while 100% of vendors are compliant with Code of Conduct and anti-bribery/anti-corruption policies.
- Women accounted for 26% of permanent workforce, supporting the company’s inclusive culture agenda.



- More than 30,000 community members were engaged through child welfare and educational activities.
- ESG initiatives include upcycling around 3 MT of floral waste, sourcing tea from a carbon-neutral organic estate, and procuring embroidered jute bags locally.
- The company supports skill development and livelihood creation for women artisans, marine biodiversity protection on the Chennai coastline, village transformation initiatives, and cultural preservation programmes such as Karnataka Mahila Yakshagana.

LONG-TERM GROWTH LEVERS

The Company remains well-positioned for multi-year growth supported by structural tailwinds in luxury demand

- Same-store growth led by ADR and occupancy headroom, expansion of F&B, wellness and experiential luxury offerings including an exclusive members' only club, Arq By The Leela.
- Visible pipeline of 1,000+ keys by FY30 across owned developments and capital-light management contracts, widening the brand footprint into multiple geographies and segments.

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 Brookfield, The Leela's portfolio comprises 15 award-winning properties, spanning owned, operated, and managed hotels across India's leading leisure and business destinations. Recognized globally for architectural excellence and bespoke services, The Leela has been ranked as the World's Best Hotel Brand 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

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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](#).

Disclaimer: Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The Company assumes no obligation to update forward-looking statements to reflect actual results, changed assumptions or other factors.