

15th January. 2026

National Stock Exchange of India Ltd. Listing Department. Exchange Plaza, C-1, Block- G, Bandra Kurla Complex, Bandra (East) Mumbai-400 051. Fax No. 26598235/8237/8347. Symbol: DELTACORP	BSE Ltd., Corporate Relation Department, Listing Department, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001. Facsimile No. 22723121/22722037/2041 Scrip Code 532848
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Dear Sir/Madam,

Sub: Press Release

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed press release for your information. You are requested to take the same on record and oblige.

Thanking You.

Yours Sincerely,

For Delta Corp Limited

Dilip Vaidya
Company Secretary & Vice President - Secretarial
FCS NO.7750
Encl- As above

Regd. & Corporate Office :

Delta House, Plot No. 12,
Hornby Vellard Estate,
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Delta Corp Ltd – Business and Project Update

Delta Corp Ltd (“Delta Corp” or “the Company”) wishes to update the investing community on key business, operational and corporate developments.

New Cruise Vessel – Mandovi River, Goa

The Company is in advanced stages of completion of a new casino vessel, which is expected to be inducted into the Mandovi River by **March 2026**. Subject to regulatory approvals and final operational readiness, commercial operations are expected to commence in **April 2026**. This addition is expected to further strengthen the Company’s presence in Goa’s live gaming ecosystem.

Dhargal Land Parcel

After careful evaluation, and considering the current regulatory and tax environment, the Company has decided to place the development of an integrated resort on the **Dhargal land parcel** on hold. The Company is evaluating various options to monetize the land and will update stakeholders once a clear strategy is finalized.

Proposed Demerger of Businesses

The Company has filed an application with the **National Company Law Tribunal (NCLT)** seeking approval for the demerger of its businesses into two separate entities:

- One entity focused on the **Gaming** business
- One entity focused on **Hospitality and Real Estate**

The proposed demerger will be implemented as a **mirror split**, whereby every shareholder of Delta Corp Ltd will receive one share each in the resultant company. This restructuring is intended to enable sharper strategic focus and unlock long-term shareholder value.

Subject to regulatory approvals and procedural requirements, the Company is hopeful of completing the process within the **next six months**.

Delta Corp remains committed to prudent capital allocation, operational discipline and transparent communication with its stakeholders.

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Real Estate Business

The Company has invested in a real estate platform in partnership with **Alpha Alternatives Fund Advisors LLP** and **Peninsula Land Limited**. Under this platform, various land parcels aggregating to investments of over **₹190 crore** have been acquired across **Bhilavale, Karjat, Sogaon, and the Alibaug region**, of which Delta Corp's contribution is **₹23 crore**. The platform is expected to commence marketing and sale of small-sized residential plots in the **Q1 of FY 2026–27**.

Hotel Business

Delta Corp owns and operates a 176-room integrated five-star resort named “The Deltin” and also a 106-key all-suite five star hotel in Nerul, North Goa.

Besides this construction and interior fit-out work for the new upcoming 375+ key hotel and casino project in Panjim is progressing well, with interior works currently in full swing. Subject to regulatory approvals and final operational readiness, the Company is targeting completion and a soft launch during the last quarter of FY 2026–27.

Additionally, in November 2025, the Company's subsidiary, Delta Penland Limited, acquired a 100-key hotel property in Alibaug on an “as-is-where-is” basis. The property is currently undergoing furnishing and fit-out activities and is expected to become operational in the last quarter of FY 2026–27.

Upon completion of the above projects, the total room inventory under the Deltin brand is expected to exceed 750 keys, further strengthening the Company's hospitality portfolio.

GST Department Matter

With respect to the matter pending before the **Hon'ble Supreme Court**, arguments from both parties have been concluded, and the Company is awaiting the final judgment.

Daman Casino License Matter

The Company's casino license matter relating to its hotel in **Daman** remains sub judice and is currently at the final hearing stage before the **Hon'ble High Court of Bombay**. The Company will provide further updates upon material progress.

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Impact of GST Rate Increase

The Company's profitability has been materially impacted by the increase in the GST rate to **40% on the sale of gaming chips**. Management is actively implementing multiple operational and efficiency-led initiatives to mitigate this impact.

Simultaneously, the Company continues to engage constructively with the Government and has made representations reiterating its position that casino taxation should be levied on **Gross Gaming Revenue (GGR)**, in line with global best practices.

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