

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/2025-26/073

Date: January 16, 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 Unaudited Standalone and Consolidated Financial Results for the quarter and nine months ended December 31, 2025

Dear Sir/ Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith Press Release on the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and nine months ended December 31, 2025.

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 STRONG QUARTER; CONTINUES TO OUTPERFORM INDUSTRY

Q3 FY26 Total operating revenue up 21% to ₹4,574 million, Operating EBITDA grows by 23% to ₹2,378 million

Fifth consecutive quarter of double-digit RevPAR and EBITDA growth

Mumbai, Jan 16th, 2026: Leela Palaces Hotels & Resorts Limited (formerly Schloss Bangalore Limited), India's only listed pure-play luxury hotel company operating under "The Leela" brand, announced its financial and operational results for the quarter ending December 31, 2025 (Q3 FY26). The Company delivered its fifth consecutive quarter of double-digit revenue per available room (RevPAR) and EBITDA growth, continuing to materially outperform the Indian luxury hotel segment.

Commenting on the results, **Mr. Anuraag Bhatnagar, Whole-time Director and Chief Executive Officer**, said: "We delivered our best-ever quarterly performance in Q3 FY26 with total operating revenue growing 21% to ₹4,574 million reaffirming our unique luxury positioning and ability to command pricing power, substantially outpacing India's luxury industry by nearly 2.7x on a year-to-date basis. We also advanced our strategy of disciplined, capital-efficient growth by signing a management agreement for The Leela Jaisalmer and our first international strategic investment in Dubai."

KEY CONSOLIDATED FINANCIAL RESULTS Q3 FY25-26 (YOY)

Operating Revenue ₹ 4,574 M +21%	Operating EBITDA ₹ 2,378 M +23%	Op. EBITDA Margin 52% +61 bps	PAT ₹ 1,479 M +915 M
Occupancy 71% +2 %	ADR ₹ 30,337 +17%	RevPAR ₹ 21,551 +20%	REVPAR Growth* 2.3x vs India Luxury

**Industry refers to India Luxury Segment. Data for the period October-November 2025. Source: Costar*

KEY CONSOLIDATED FINANCIAL RESULTS 9M FY25-26 (YOY)

Operating Revenue ₹ 10,429 M +16%	Operating EBITDA ₹ 4,772 M + 22%	Op. EBITDA Margin 46% + 231 bps	PAT ₹ 2,313 M +₹3,011M
Occupancy 68% +3 %	ADR ₹ 23,043 +13%	RevPAR ₹ 15,626 +18%	REVPAR Growth (vs Industry)* +2.7x

*Industry refers to India Luxury Segment. Data for the period April-November 2025. Source: Costar

QUARTERLY FINANCIAL AND OPERATIONAL PERFORMANCE

- Operating revenue grew 21% year-on-year to ₹4,574 million, while operating EBITDA increased 23% to ₹2,378 million and profit after tax (PAT) surged 162% to ₹1,479 million, marking the best ever quarterly performance.
- EBITDA margins expanded by 61 basis points to 52% in Q3 FY26, driven by strong operating leverage and disciplined cost management. For 9M FY26, over 60% of incremental operating revenue flowed through to EBITDA, reflecting sustained efficiency and scalability of the operating model.
- RevPAR grew 20% to ₹21,551, reflecting industry-leading performance and strong pricing power, outperforming the India luxury segment by ~2.3x during Oct'25 to Nov'25.
- Outsized growth across revenue streams, with Room Revenue up 20% driven by higher retail (+18%) and group (+45%) contributions led by weddings, and F&B Revenue up 29% supported by strong banqueting and MICE demand.
- Brand.com (direct bookings) surged 153% YoY, enhancing direct-to-consumer economics and margin profile.
- Fifth consecutive quarter of double-digit RevPAR and EBITDA growth, underscoring portfolio resilience and sustained market momentum.

INDUSTRY - LEADING BRAND RECOGNITION AND NPS LEADERSHIP

- Net Promoter Score (NPS)** of 86 in 9M FY26, substantially exceeding luxury segment benchmarks¹ (76), validating commitment to service excellence and guest experience differentiation.
- Global recognition reinforcing brand strength:** For the sixth consecutive year The Leela was named The Best Hotel Group in India by Travel+Leisure India & South Asia. Hotels continued to win global accolades including Robb Report Hong Kong – *Best in India*, Best of the Best Travel 2026 (The Leela Palace Udaipur); Michelin Keys awarded to three palaces (New Delhi 2-Key, Jaipur 2-Key, Chennai 1-Key); Condé Nast Traveler Readers' Choice Awards UK and USA recognizing The Leela Kovalam, A Raviz Hotel, as #1 Best Resort in India, with four of five palaces ranked among India's finest hotels.

1 - Industry average of 76 for CY 2024 for luxury segment in APAC region

DISCIPLINED CAPITAL-EFFICIENT EXPANSION: 1000+ KEYS

The Leela executed two strategically significant additions during Q3, reinforcing commitment to disciplined, capital-efficient value creation:

- **Domestic Expansion - The Leela Jaisalmer:**
 - Secured management contract for 80-key luxury hotel in Jaisalmer spread across 30 acres, scheduled to become operational by mid-FY27.
 - Strengthens The Leela's dominant presence in Rajasthan, creating compelling four-property circuits across Jaipur, Udaipur, Ranthambore, and Jaisalmer with demonstrated cross-selling synergies.
- **Strategic Global Expansion - Dubai Palm Jumeirah:**
 - Completed acquisition of 25% equity stake in iconic 23-acre luxury beachfront resort on Palm Jumeirah, marking Leela's first international foray.
 - Total equity investment of approximately \$70 million (including capex), expected to be fully recovered within 2-3 years through branded residence monetization - an effectively asset-light investment. Equity participation secures continuity of HMA contract with no key money, expected to generate approximately ₹670 million in annual management fees upon stabilization, plus profit-share participation. Transaction enhances global brand visibility and network effects while creating sustainable long-term shareholder value.

The Leela currently operates 14 properties with 4,090 keys across 12 cities in India, including 6 owned, 7 managed, and 1 franchised hotel. With 9 hotels now in the pipeline, it is on track to expand to 23 properties over the next three years in high-growth markets including Agra, Ayodhya, Bandhavgarh, Mumbai, Ranthambore, Sikkim, Srinagar and now Jaisalmer.

STRENGTHENED BALANCE SHEET AND FINANCIAL FLEXIBILITY

- Enhanced financing efficiency through term loan renegotiation, reducing interest rates from 9.1% to 8.25%, lowering borrowing costs and enhancing PAT and Return on Equity.
- Strong balance sheet with ample headroom to fund future growth while maintaining conservative leverage profile.

LONG-TERM VALUE CREATION TARGET

Company reiterates its EBITDA target of ₹20,000 million by FY30, anchored in four clear growth pillars:

- **Same-store growth** supported by sustained ADR expansion, occupancy improvement and operating leverage over the next 2-3 years
- **New verticals** including Arq By The Leela, curated F&B, wellness and experiential offerings enhancing TRevPAR and guest lifetime value.



- **Owned hotel developments** in high-barrier markets creating long-term asset value.
- **Capital-light management contracts and strategic investments** expanding the brand footprint while maximizing returns on invested capital.

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 14 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

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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.