



November 13, 2025

To, National Stock Exchange of India Corporate Service Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai -400051 NSE Symbol: VENTIVE	To, BSE Limited Corporate Relationship Department 1st Floor, New Trading Ring, Rotunda bldg., P.J. Towers, Dalal Street, Mumbai- 400001 Scrip Code: 544321
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Dear Sir/Madam,

Sub: Outcome of the Board Meeting held on Thursday, November 13, 2025.

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Schedule III of the aforesaid regulation and SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11 November, 2024, we wish to inform you that the Board of Directors of the Ventive Hospitality Limited ('the Company') at its Board Meeting held today i.e. November 13, 2025, has discussed and approved the following:

1. Unaudited Financial Results (Consolidated and Standalone) for the quarter and half-year ended September 30, 2025, along with the Limited Review Reports as issued by statutory auditors of the Company, enclosed as **Annexure A**.
2. Press Release outlining key updates on the Unaudited Financial Results (Consolidated and Standalone) for the quarter and half-year ended September 30, 2025, is also enclosed herewith as **Annexure B**.
3. Appointment of Mr. Asheesh Mohta (DIN: 00358583) as Additional Director (Non-Executive and Non-Independent) of the Company with effect from 13 November, 2025, details enclosed as **Annexure C**.
4. Resignation of Mr. Tuhin Parikh (DIN: 00544890), from the post of Director (Non-Executive and Non-Independent) of the Company with effect from 13 November, 2025, details enclosed as **Annexure C** along with the resignation letter.
5. The board has approved issuance of secured, redeemable, non-convertible debentures upto Rs 750 Crores to Banks/ Financial Institutions, the details required as per SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11 November, 2024 will be share once the terms and other details decided by the Finance and

— VENTIVE HOSPITALITY LIMITED —

Regd Off: 2nd Floor, Tower 'D', Tech Park One, Yerwada, Pune - 411 006

cs@ventivehospitality.com | www.ventivehospitality.com | CIN-L45201PN2002PLC143638

Tel.: +9120 6906 1900 | Fax: +9120 6906 1901

(Formerly known as VENTIVE HOSPITALITY PRIVATE LIMITED) | (Formerly known as ICC REALTY (INDIA) PRIVATE LIMITED)



Operational Committee. Further the Board has delegated the powers in this regard to the Finance and Operational Committee.

The aforementioned information is also available on the Company's website at <https://www.ventivehospitality.com/investor-relations/>

The Board Meeting commenced at 5:30 P.M and concluded at 07:02 P.M.

Please take the above information on record.

Thanking You,

For Ventive Hospitality Limited

Pradip Bhatambrekar
Company Secretary and Compliance Officer
Membership No: A25111

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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Ventive Hospitality Limited
(formerly known as ICC Realty (India) Private Limited)**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Ventive Hospitality Limited (formerly known as ICC Realty (India) Private Limited) (the "Company") for the quarter ended September 30, 2025 and year to date from April 01, 2025 to September 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 Standards ("Ind AS") specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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SRBC & COLLP

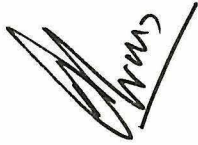
Chartered Accountants

5. The statement includes the results for the quarter ended September 30, 2024, which have not been subjected to review by us or any other auditor and are approved by the Company's Board of Directors.

For SRBC & COLLP

Chartered Accountants

ICAI Firm registration number:



per Paul Alvares

Partner

Membership No.: 105754

UDIN: 25105754BMITQK3299

Pune

November 13, 2025



VENTIVE HOSPITALITY LIMITED

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Registered Office: Tech Park One, Second Floor, Tower 'D', Next to Don Bosco School, Off Airport Road, Yerwada, Pune 411006, Maharashtra, India

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Statement of unaudited standalone financial results for the quarter and half year ended September 30, 2025

(Rs. in million unless otherwise stated)

Particulars	Quarter ended			Half year ended		Year ended
	September 30, 2025 (Unaudited) [Refer Note 3]	June 30, 2025 (Unaudited) [Refer Note 3]	September 30, 2024 (Unaudited) [Refer Note 3 and 5]	September 30, 2025 (Unaudited) [Refer Note 3]	September 30, 2024 (Audited)	March 31, 2025 (Audited)
Income						
Revenue from operations	1,474.25	1,427.65	1,288.69	2,901.90	2,437.60	5,614.72
Other income	284.92	241.53	139.51	526.45	201.19	674.56
Total income (I)	1,759.17	1,669.18	1,428.20	3,428.35	2,638.79	6,289.28
Expenses						
Cost of food, beverages and other operating supplies	90.35	90.64	78.56	180.99	149.45	340.69
Employee benefits expense	177.43	174.19	140.25	351.62	236.15	552.63
Finance costs	177.19	189.06	293.90	366.25	410.28	997.30
Depreciation and amortisation expense (Refer note 8)	76.46	75.50	120.40	151.96	232.77	496.89
Other expenses	476.04	461.36	401.23	937.40	704.38	1,755.37
Total expenses (II)	997.47	990.75	1,034.34	1,988.22	1,733.03	4,142.88
Profit before exceptional item and tax (III = I - II)	761.70	678.43	393.86	1,440.13	905.76	2,146.40
Exceptional item [refer note 7] (IV)	-	-	-	-	-	61.09
Profit before tax (V = III - IV)	761.70	678.43	393.86	1,440.13	905.76	2,085.31
Tax expenses:						
Current tax	145.82	124.10	163.13	269.92	306.00	499.87
Tax in respect of earlier years	-	-	-	-	11.61	11.61
Deferred tax	56.12	73.61	23.40	129.73	116.65	236.78
Total tax expenses (VI)	201.94	197.71	186.53	399.65	434.26	748.26
Profit for the period/year (VII = V - VI)	559.76	480.72	207.33	1,040.48	471.50	1,337.05
Other comprehensive income						
Other comprehensive income to be reclassified to profit or loss in subsequent periods	-	-	-	-	-	-
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:						
Re-measurement gains on defined benefit plans (net of tax)	0.81	0.80	1.01	1.61	2.19	3.51
Other comprehensive income for the period/year, net of tax (VIII)	0.81	0.80	1.01	1.61	2.19	3.51
Total comprehensive income for the period/year, net of tax (VII + VIII)	560.57	481.52	208.34	1,042.09	473.69	1,340.56
Earnings per equity share of Re. 1 each						
Basic and diluted (in Rs.) *	2.40	2.06	1.32	4.46	3.60	7.60
* Not annualised for interim periods						





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Statement of Standalone Assets and Liabilities as at September 30, 2025

(Rs. in million unless otherwise stated)

Particulars	As at September 30, 2025 (Unaudited)	As at March 31, 2025 (Audited)
Non-current assets		
Property, plant and equipment	2,088.01	2,102.80
Capital work-in-progress	130.16	93.42
Investment properties	3,150.28	3,196.13
Investment properties under development	127.48	114.17
Other intangible assets	0.40	0.61
Right-of-use assets	627.77	664.13
Investments in subsidiaries	38,994.27	38,944.43
Financial assets		
Loans	9,227.64	8,930.50
Other financial assets	103.44	360.59
Income tax assets (net)	11.69	159.33
Other non-current assets	130.76	148.04
	54,591.90	54,714.15
Current assets		
Inventories	53.58	60.03
Financial assets		
Investments	200.55	-
Trade receivables	299.54	344.02
Cash and cash equivalents	282.06	195.79
Other bank balances	413.66	412.44
Loans	122.50	138.00
Other financial assets	414.24	67.98
Income tax assets (net)	182.19	-
Other current assets	242.54	160.78
	2,210.86	1,379.04
TOTAL	56,802.76	56,093.19
EQUITY AND LIABILITIES		
Equity		
Equity share capital	233.54	233.54
Other equity	45,778.20	44,755.20
Total equity	46,011.74	44,988.74
Non-current liabilities		
Financial liabilities		
Borrowings	7,745.41	8,109.27
Lease liabilities	686.51	700.86
Other financial liabilities	417.01	417.06
Provisions	34.24	31.99
Deferred tax liabilities (net)	322.45	191.85
Other non-current liabilities	95.87	109.29
	9,301.49	9,560.32
Current liabilities		
Financial liabilities		
Borrowings	294.11	346.48
Lease liabilities	36.73	44.68
Trade payables	-	-
- Total outstanding dues of micro enterprises and small enterprises	20.61	26.92
- Total outstanding dues of creditors other than micro and small enterprises	287.81	377.71
Other financial liabilities	591.28	508.01
Other current liabilities	218.97	229.24
Provisions	10.95	11.09
Current tax liabilities (net)	29.07	-
	1,489.53	1,544.13
Total liabilities	10,791.02	11,104.45
TOTAL	56,802.76	56,093.19



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Standalone statement of cash flows for the half year ended September 30, 2025

(Rs. in million unless otherwise stated)

Particulars	Half year ended September 30, 2025 (Unaudited) (Refer Note 3)	Half year ended September 30, 2024 (Audited)
A. Cash flows from operating activities		
Profit before tax	1,440.13	905.76
Adjustments for:		
Depreciation and amortisation	151.96	232.77
Liability no longer required written back	(0.39)	(15.98)
Profit on sale/discarded property, plant and equipment	(0.23)	-
Profit on sale of current investment	(1.33)	(41.28)
Fair value gain on mutual funds measured at fair value through profit or loss	(0.55)	-
Provision for doubtful receivables and advances	4.14	(0.03)
Bad debts written off	0.49	16.48
Advances written off	0.49	0.02
Finance costs	366.25	410.28
Unrealised exchange (gain)/loss	(2.47)	5.32
Interest income	(506.16)	(134.88)
Operating profit before working capital changes	1,452.33	1,378.46
Movements in working capital:		
Decrease in other non current assets	28.30	16.32
Decrease/(Increase) in inventories	6.45	(9.42)
Decrease/(Increase) in trade receivables	39.85	(115.76)
(Increase)/decrease in other current financial assets	(97.50)	4.51
Decrease/(Increase) in other non current financial assets	8.11	(10.26)
Increase in other current assets	(82.25)	(138.82)
(Decrease)/Increase in trade payables	(98.90)	19.98
(Decrease)/Increase in other non-current financial liabilities	(21.53)	49.58
Decrease in other non-current liabilities	(13.42)	(9.29)
Increase/(decrease) in other current financial liabilities	78.15	(10.37)
(Decrease)/Increase in other current liabilities	(10.27)	74.37
Increase in provisions	4.58	6.70
Cash generated from operations	1,293.90	1,256.00
Direct taxes paid (net of refunds)	(242.63)	(240.24)
Net cash flow generated from operating activities (A)	1,051.27	1,015.76
B. Cash flows from investing activities		
Payments towards purchase of property, plant and equipment and capital work in progress and intangible assets	(96.88)	(59.24)
Purchase towards investment property & investment property under construction	(15.84)	(70.50)
Sale of property, plant and equipment	2.27	-
Acquisition of investments in subsidiaries and joint venture	(18.15)	(17,232.66)
Consideration paid for acquisition of businesses	-	(1,410.00)
Investment in units of mutual funds	(480.00)	(1,140.00)
Proceeds from sale of mutual funds	281.33	2,757.48
Investment in fixed deposits	(279.15)	(361.50)
Proceeds received from maturity of fixed deposits	291.56	-
Interest received	7.76	87.19
Proceeds from repayment of loans/inter-corporate deposits	327.50	2,055.00
Loans/inter-corporate deposits given	(183.00)	(22,788.74)
Net cash flow used in investing activities (B)	(162.60)	(38,162.97)
C. Cash flows from financing activities		
Proceeds from issue of shares	-	26,200.24
Share issue expenses paid	(19.09)	(52.40)
Proceeds from long-term borrowings	-	13,742.27
Repayment of long-term borrowings	(311.25)	(2,726.52)
(Repayment of)/Proceeds from short-term borrowings [net]	(103.73)	75.09
Interest paid	(317.46)	(308.66)
Payment of principal portion of lease liability	(22.30)	(7.95)
Payment of interest portion of lease liability	(28.57)	(22.99)
Net cash (used in)/flow from financing activities (C)	(802.40)	36,899.08
Net increase/(decrease) in cash and cash equivalents (A + B + C)	86.27	(248.13)
Cash and cash equivalents at the beginning of the period	195.79	324.25
Addition on account of acquisitions	-	52.79
Cash and cash equivalents at the end of the period	282.06	128.91
Cash and cash equivalents include		
Balances with banks	280.82	127.74
Cash on hand	1.24	1.17
Total cash and cash equivalents	282.06	128.91





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Notes to unaudited standalone financial results for the quarter and half year ended September 30, 2025

- The Statement of unaudited standalone financial results for the quarter and half year ended September 30, 2025, is drawn in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, which was reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 13, 2025 and were subjected to limited review by the Statutory Auditors.
- The above results have been prepared in accordance with the recognition and measurement requirements of Ind AS-34 notified under Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- During the year ended March 31, 2025, the Company on August 12, 2024 acquired the hotel business from Panchshil Infrastructure Holdings Private Limited which has with effect from that date become a part of the Company. The hotel business acquired consists of Marriott Suites in Mundhawa, Pune and Oakwood Residences in Naylor Road, Pune. On account of the aforementioned acquisition, the results for the quarter and half year ended September 30, 2025 and for the quarter ended June 30, 2025 are not comparable with the figures for the quarter and half year ended September 30, 2024.
- (i) During the year ended March 31, 2025, the Company completed its Initial Public Offering (IPO) of 2,48,83,778 fresh equity shares of face value of Re. 1 each at an issue price of Rs. 643 per share except for 8,993 shares issued to eligible employees under the "Employee Reservation Portion" of the IPO for which a discount of Rs. 30 per share was provided. The Company's equity shares were listed on the National Stock Exchange of India Limited and BSE Limited on December 30, 2024. The total proceeds on account of the IPO amounted to Rs. 15,331.52 million (net of issue expenses).

The utilisation of the IPO proceeds is summarised below:

Particulars	(Rs. in million)		
	Amount to be utilised as per Prospectus	Utilisation up to September 30, 2025	Unutilised up to September 30, 2025
Repayment/prepayment, in part or full, of certain of borrowings availed by:	14,000.00	14,000.00	-
(a) our Company including payment of interest accrued thereon			
(b) our step- down Subsidiaries namely SS & L Beach Private Limited and Maldives Property Holdings Private Limited including payment of interest accrued thereon through investment in such step-down Subsidiaries			
General corporate purposes	2,000.00	1,954.07	45.93
Total	16,000.00	15,954.07	45.93*

* Includes balance of IPO proceeds of Rs. 45.93 million in public issue account with a scheduled commercial bank.

(ii) During the year ended March 31, 2025, the Company issued 8,07,53,110 equity shares of Re. 1 each as part of a rights issue on August 12, 2024 and 2,34,65,150 shares of Re. 1 each through preferential allotment on August 27, 2024 to its Promoter Group.

- Figures for the quarter ended September 30, 2024 have been approved by the Board of Directors but have not been subjected to limited review by the statutory auditors.
- Since the segment information as per Ind AS 108 — Operating Segments is provided in the consolidated financial results, the same is not provided in the standalone financial results.
- Exceptional item represents expenses incurred by the Company in relation to the Initial Public Offering which is charged to the statement of profit and loss.
- The Company was depreciating Investment Property and Property, Plant and Equipment using written down value method up to March 31, 2025. With effect from April 1, 2025, the Company has changed the method from written down value to straight line method based on the past experience and management's assessment of the future economic benefits from these assets. The management has accounted for change in estimates prospectively in accordance with IND AS 8 on "Accounting policies, Changes in Accounting Estimates and Errors". Accordingly, depreciation charge for the quarter ended September 30, 2025, quarter ended June 30, 2025 and half year ended September 30, 2025 is lower by Rs. 51.05 million, Rs. 50.96 million and Rs. 102.01 million respectively.
- The Board of Directors of the Company at its meeting dated May 12, 2025 has approved the draft scheme of amalgamation of the wholly owned subsidiaries viz. Eon-Hinjewadi Infrastructure Private Limited, Restocraft Hospitality Private Limited and Wellcraft Infraprojects Private Limited with Ventive Hospitality Limited under Section 230-232 of the Companies Act, 2013 ('Act') along with other applicable provisions and the rules subject to the requisite approvals under the Act and sanction of the scheme by the National Company Law Tribunal ("NCLT") or any other competent authority. The appointed date of the said scheme is April 01, 2025 or any other date as may be approved by NCLT or any other competent authority.
- (i) The Company has entered into a share purchase agreement with Soham Leisure Ventures Private Limited ("Soham") dated October 1, 2025 (the "SPA"), pursuant to which the Company acquired 76% equity stake in Soham for a total consideration of Rs. 95.00 million on October 15, 2025.
- (ii) The Company's Board of Directors on November 13, 2025 have approved 100% acquisition of Finest-VN Business Park Private Limited through its material subsidiary, Panchshil Corporate Park Private Limited.
- During the quarter, the Company has acquired remaining equity stake of 1.31% in its subsidiary, UrbanEdge Hotels Private Limited, for a consideration of Rs. 18.15 million from its non-controlling shareholders.

Place: Pune
Date: November 13, 2025

For and on behalf of the Board of Directors of
Ventive Hospitality Limited (Formerly known as ICC Realty (India) Private Limited)

Atul Chordia
Director
DIN: 00054998



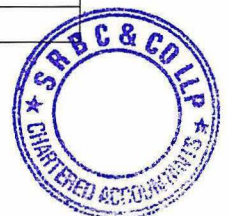
Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Ventive Hospitality Limited
(Formerly known as ICC Realty (India) Private Limited)**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Ventive Hospitality Limited (Formerly known as ICC Realty (India) Private Limited) (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") for the quarter ended September 30, 2025 and year to date from April 01, 2025 to September 30, 2025 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 Master 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 following entities:

Sr. No.	Name of the Entity
	Subsidiaries (including step-down subsidiaries)
1.	Panchshil Corporate Park Private Limited
2.	EON-Hinjewadi Infrastructure Private Limited
3.	Restocraft Hospitality Private Limited
4.	Novo Themes Properties Private Limited
5.	Wellcraft Infraprojects Private Limited
6.	UrbanEdge Hotels Private Limited
7.	KBJ Hotel and Restaurants Private Limited
8.	SS & L Beach Private Limited
9.	Maldives Property Holdings Private Limited



Sr. No.	Name of the Entity
10.	Nagenahira Resorts Private Limited
11.	Kudakurathu Island Resort Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 and 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:
- 9 subsidiaries, whose unaudited interim financial results (without giving effect to the elimination of intra-group transactions) include total assets of Rs. 72,770.26 million as at September 30, 2025, total revenues of Rs 2,203.28 million and Rs 4,661.76 million, total net loss after tax of Rs. 326.21 million and Rs. 831.82 million, total comprehensive loss of Rs. 326.21 million and Rs. 831.82 million, for the quarter ended September 30, 2025, and the period ended on that date respectively, and net cash outflows of Rs. 1,172.34 million for the period from April 01, 2025, to September 30, 2025, as considered in the Statement which have been reviewed by their respective independent auditors.

The independent auditor's reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries, is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

7. Certain of these subsidiaries are located outside India whose financial results and other financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and which have been audited by other auditors under generally accepted auditing standards applicable in their respective countries. The Holding Company's management has converted the financial results of such subsidiaries located outside India from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have reviewed these conversion adjustments made by the Holding Company's management. Our conclusion in so far as it relates to the balances and affairs of such subsidiaries located outside India is based on the report of other auditors and the conversion adjustments prepared by the management of the Holding Company and reviewed by us.

Our conclusion on the Statement in respect of matters stated in para 6 and 7 above is not modified with respect to our reliance on the work done and the reports of the other auditors.

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S R B C & COLL P

Chartered Accountants

8. The statement includes the results for the quarter ended September 30, 2024, which have not been subjected to review by us or any other auditor and are approved by the Company's Board of Directors.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003



per Paul Alvares

Partner

Membership No.: 105754

UDIN: 25105754BMITQL6081

Pune

November 13, 2025





VENTIVE HOSPITALITY LIMITED

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Statement of unaudited consolidated financial results for the quarter and half year ended ended September 30, 2025

Particulars	(Rs. in million unless otherwise stated)					
	September 30, 2025 (Unaudited) [Refer Note 3]	Quarter ended June 30, 2025 (Unaudited) [Refer Note 3]	September 30, 2024 (Unaudited) [Refer Note 3 and 5]	Half year ended September 30, 2025 (Unaudited) [Refer Note 3]	September 30, 2024 (Audited)	Year ended March 31, 2025 (Audited)
Income						
Revenue from operations	4,893.33	5,074.54	2,578.87	9,967.87	3,727.78	16,047.05
Other income (refer note 8)	651.87	124.49	99.82	776.36	161.50	678.23
Total income (I)	5,545.20	5,199.03	2,678.69	10,744.23	3,889.28	16,725.28
Expenses						
Cost of food, beverages and other operating supplies	435.79	428.59	194.31	864.38	265.20	1,186.60
Employee benefits expense	894.76	858.90	445.97	1,753.66	541.87	2,176.29
Finance costs	559.22	600.79	714.74	1,160.01	831.12	2,566.88
Depreciation and amortisation expense (refer note 7)	789.20	798.42	495.69	1,587.62	608.06	2,562.08
Other expenses	1,666.48	1,709.38	975.09	3,375.86	1,278.24	5,075.90
Total expenses (II)	4,345.45	4,396.08	2,825.80	8,741.53	3,524.49	13,567.75
Profit/(Loss) before share of loss of joint venture, exceptional item and tax (III = I - II)	1,199.75	802.95	(147.11)	2,002.70	364.79	3,157.53
Share of loss of joint venture [refer note 3] (IV)	-	-	(93.10)	-	(93.10)	(159.55)
Profit/(Loss) before exceptional item and tax (V = III + IV)	1,199.75	802.95	(240.21)	2,002.70	271.69	2,997.98
Exceptional item [refer note 6] (VI)	-	-	-	-	-	61.09
Profit/(Loss) before tax (VII = V - VI)	1,199.75	802.95	(240.21)	2,002.70	271.69	2,936.89
Tax expenses:						
Current tax	432.92	291.84	208.47	724.76	351.34	955.55
Tax in respect of earlier years	1.62	-	-	1.62	11.61	11.61
Deferred tax	172.88	131.86	23.11	254.74	116.36	319.00
Total tax expenses (VIII)	557.42	423.70	231.58	981.12	479.31	1,286.16
Profit/(Loss) for the period/year (IX = VII - VIII)	642.33	379.25	(471.79)	1,021.58	(207.62)	1,650.73
Other comprehensive income						
Other comprehensive income to be reclassified to profit or loss in subsequent periods:						
Exchange differences on translating the financial statements of foreign operations	1,007.62	(13.65)	(52.12)	1,073.97	(52.12)	255.57
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:						
Re-measurement gains on defined benefit plans (net of tax)	1.55	1.76	0.86	3.31	2.04	5.87
Other comprehensive income for the period/year, net of tax (X)	1,009.17	(11.89)	(51.26)	1,077.28	(50.08)	261.44
Total comprehensive income for the period/year, net of tax (IX + X)	1,751.50	367.36	(523.05)	2,098.86	(257.70)	1,912.17
Profit attributable to:						
Owners of the Company	525.68	269.33	(562.63)	795.01	(298.46)	1,202.94
Non-controlling interests	116.65	109.92	90.84	226.57	90.84	447.79
Other comprehensive income attributable to:						
Owners of the Company	970.61	(9.75)	(51.38)	960.86	(50.20)	261.00
Non-controlling interests	118.56	(2.14)	0.12	116.42	0.12	0.44
Total comprehensive income attributable to:						
Owners of the Company	1,496.29	259.58	(614.01)	1,755.87	(348.66)	1,463.94
Non-controlling interests	235.21	107.78	90.96	342.99	90.96	448.23
Earnings per equity share of Re. 1 each						
Basic and diluted (in Rs.) *	2.25	1.15	(3.58)	3.40	(2.28)	6.83

* Not annualised for interim periods.





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Statement of Consolidated Assets and Liabilities as at September 30, 2025

(Rs. in million unless otherwise stated)

Particulars	As at September 30, 2025 (Unaudited)	As at March 31, 2025 (Audited)
Non-current assets		
Property, plant and equipment	34,380.13	34,347.01
Capital work-in-progress	1,053.36	842.47
Investment properties	19,126.23	19,293.16
Investment properties under development	172.58	136.86
Goodwill	16,803.94	16,196.28
Other intangible assets	5.83	3.75
Right-of-use assets	16,327.89	16,084.29
Financial assets		
Loans	251.17	-
Other financial assets	261.23	503.74
Deferred tax assets (net)	15.90	13.51
Income tax assets (net)	41.45	246.58
Other non-current assets	550.77	396.62
	88,990.48	88,064.27
Current assets		
Inventories	566.63	537.58
Financial assets		
Investments	200.55	-
Trade receivables	877.81	1,164.21
Cash and cash equivalents	3,049.82	4,120.09
Other bank balances	1,066.12	1,103.14
Loans	2,298.71	2,145.74
Other financial assets	842.88	449.39
Income tax assets (net)	205.39	-
Other current assets	1,015.82	842.73
	10,123.73	10,362.88
TOTAL	99,114.21	98,427.15
EQUITY AND LIABILITIES		
Equity		
Equity share capital	233.54	233.54
Other equity	49,550.58	47,831.95
Equity attributable to owners of the parent	49,784.12	48,065.49
Non-controlling interest	11,335.48	10,992.57
Total equity	61,119.60	59,058.06
Non-current liabilities		
Financial liabilities		
Borrowings	20,075.27	21,790.35
Lease liabilities	4,416.63	3,981.54
Other financial liabilities	1,478.42	1,254.10
Provisions	65.75	61.85
Deferred tax liabilities (net)	5,631.36	5,322.71
Other non-current liabilities	310.43	339.61
	31,977.86	32,750.16
Current liabilities		
Financial liabilities		
Borrowings	1,222.28	1,264.30
Lease liabilities	64.90	400.81
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises	37.50	55.98
- Total outstanding dues of creditors other than micro and small enterprises	1,563.86	1,840.12
Other financial liabilities	1,444.47	1,399.83
Other current liabilities	1,360.98	1,454.64
Provisions	18.01	19.20
Current tax liabilities (net)	304.75	184.05
	6,016.75	6,618.93
Total liabilities	37,994.61	39,369.09
TOTAL	99,114.21	98,427.15





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Consolidated segment-wise Revenue, Results, Assets and Liabilities for the quarter and half year ended September 30, 2025

The Group is organised into business units based on its products and services and has three reportable segments, as follows:

(i) Hospitality - Hospitality includes revenue from hotel operations which comprises of revenue from sale of room, food and beverages and allied services related to hotel operation (including investment in joint venture).

(ii) Commercial leasing - Commercial leasing includes revenue from leasing operations comprising of lease rentals from the properties given under lease (office spaces and mall).

(iii) Others - Others mainly pertains to revenue from windmill which is recognised on credit provided for transmission of electricity based on the data provided by the Maharashtra State Electricity Distribution Company Limited in electricity bills.

Particulars	Quarter ended			Half year ended		Year ended
	September 30, 2025 (Unaudited) [Refer Note 3]	June 30, 2025 (Unaudited) [Refer Note 3]	September 30, 2024 (Unaudited) [Refer Note 3 and 5]	September 30, 2025 (Unaudited) [Refer Note 3]	September 30, 2024 (Audited)	March 31, 2025 (Audited)
(Rs. in million unless otherwise stated)						
1. Segment revenue						
Hospitality	3,647.98	3,836.26	1,626.65	7,484.24	2,187.71	12,122.80
Commercial leasing	1,239.53	1,235.55	947.86	2,475.08	1,531.75	3,916.07
Others	58.53	31.81	83.95	90.34	116.55	142.36
Inter-segment elimination	(52.71)	(29.08)	(79.59)	(81.79)	(108.23)	(134.18)
Revenue from operations	4,893.33	5,074.54	2,578.87	9,967.87	3,727.78	16,047.05
2. Segment results						
Hospitality *	282.32	425.45	(307.82)	707.77	(150.13)	2,568.32
Commercial leasing	1,009.89	1,003.87	728.55	2,013.76	1,156.67	2,797.72
Others	39.99	12.44	67.23	52.43	82.30	84.77
Inter-segment elimination	-	-	-	-	-	-
Total segment results	1,332.20	1,441.76	487.96	2,773.96	1,088.84	5,450.81
Finance income	88.15	79.57	39.75	167.72	70.16	229.56
Finance cost	(559.22)	(600.79)	(714.74)	(1,160.01)	(831.12)	(2,566.88)
Unallocated expenses	(178.81)	(122.50)	(56.30)	(301.31)	(86.06)	(363.72)
Unallocated income	517.43	4.91	3.12	522.34	29.87	248.21
Exceptional item [refer note 6]	-	-	-	-	-	(61.09)
Profit before tax	1,199.75	802.95	(240.21)	2,002.70	271.69	2,936.89
* Includes share in loss of joint venture engaged in Hospitality business						
3. Segment assets						
Hospitality	73,342.94	71,825.71	61,710.03	73,342.94	61,710.03	73,317.65
Commercial leasing	20,107.98	20,430.32	22,499.93	20,107.98	22,499.93	20,439.79
Others	53.04	54.99	60.31	53.04	60.31	49.10
Inter-segment elimination	-	-	-	-	-	-
Total segment assets	93,503.96	92,311.02	84,270.27	93,503.96	84,270.27	93,806.54
Income tax asset (net)	246.84	170.51	44.72	246.84	44.72	246.58
Deferred tax assets (net)	15.90	12.21	12.71	15.90	12.71	13.51
Other unallocated assets	5,347.51	4,464.76	2,816.97	5,347.51	2,816.97	4,360.52
Total assets	99,114.21	96,958.50	87,144.67	99,114.21	87,144.67	98,427.15
4. Segment liabilities						
Hospitality	7,249.07	6,609.64	4,603.75	7,249.07	4,603.75	7,312.91
Commercial leasing	3,332.66	3,313.98	3,758.33	3,332.66	3,758.33	3,329.12
Others	1.20	7.12	0.01	1.20	0.01	0.01
Inter-segment elimination	-	-	-	-	-	-
Total segment liabilities	10,582.93	9,930.74	8,362.09	10,582.93	8,362.09	10,642.04
Borrowings	21,297.55	21,882.54	35,991.64	21,297.55	35,991.64	23,054.65
Deferred tax liabilities (net)	5,631.36	5,453.49	4,541.15	5,631.36	4,541.15	5,322.71
Liabilities for current tax	304.75	146.15	102.50	304.75	102.50	184.05
Other unallocated liabilities	178.02	137.66	179.13	178.02	179.13	165.64
Total liabilities	37,994.61	37,550.58	49,176.51	37,994.61	49,176.51	39,369.09





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Consolidated statement of cash flows for the half year ended September 30, 2025

Particulars	(Rs. in million unless otherwise stated)	
	Half year ended September 30, 2025 (Unaudited) [Refer Note 3]	Half year ended September 30, 2024 (Audited)
A. Cash flows from operating activities		
Profit before tax	2,002.70	271.69
Adjustments for:		
Depreciation and amortisation	1,587.62	608.06
Share of loss of joint venture	-	93.10
Liability no longer required written back	(5.22)	(16.13)
Loss on sale/discarded property, plant and equipment	0.64	-
Profit on sale of current investment	(6.36)	(41.35)
Fair value gain on mutual funds measured at fair value through profit or loss	(0.55)	-
Provision for doubtful receivables and advances	9.32	(0.87)
Bad debts written off	2.94	16.36
Advances written off	0.49	0.02
Finance costs	1,160.01	831.12
Unrealised exchange (gain)/loss	(481.51)	46.08
Interest income	(200.49)	(70.16)
Operating profit before working capital changes	4,069.59	1,737.92
Movements in working capital:		
Increase in other non current assets	(44.47)	(7.26)
Increase in inventories	(12.41)	(3.73)
Decrease in trade receivables	287.12	7.84
(Increase)/decrease in other current financial assets	(15.12)	65.65
Decrease in other non current financial assets	7.84	8.72
Increase in other current assets	(151.56)	(126.67)
Decrease in trade payables	(326.60)	(291.03)
Increase in other non-current financial liabilities	147.58	64.06
Decrease in other non-current liabilities	(29.18)	(42.51)
(Decrease)/Increase in other current financial liabilities	(74.99)	121.33
(Decrease)/Increase in other current liabilities	(124.89)	53.83
Increase/(decrease) in provisions	7.46	(6.41)
Cash generated from operations	3,740.37	1,581.74
Direct taxes paid (net of refunds)	(573.25)	(273.08)
Net cash flow generated from operating activities (A)	3,167.12	1,308.66
B. Cash flows from investing activities		
Payments towards purchase of property, plant and equipment and capital work in progress and intangible assets	(522.79)	(143.58)
Purchase towards investment property & investment property under construction	(38.24)	(188.24)
Sale of property, plant and equipment	3.77	-
Investment in joint venture	-	(3,200.00)
Investment in/acquisition of shares of subsidiary	(18.15)	(1,679.12)
Consideration paid for acquisition of businesses	-	(17,488.23)
Investment in units of mutual funds	(1,210.00)	(1,140.00)
Proceeds from sale of mutual funds	1,016.36	2,757.11
Proceeds received from maturity of fixed deposits	548.42	406.17
Investment in fixed deposits	(685.40)	(819.70)
Interest received	73.83	545.36
Proceeds from repayment of loans/inter-corporate deposits	-	2,139.98
Loans/inter-corporate deposits given	(322.50)	(799.07)
Consideration received for sales of shares	57.50	-
Net cash flow used in investing activities (B)	(1,097.20)	(19,609.32)
C. Cash flows from financing activities		
Proceeds from issue of shares	-	26,200.24
Share issue expenses paid	(19.10)	(52.40)
Proceeds from long-term borrowings	-	15,370.38
Repayment of long-term borrowings	(2,027.78)	(7,325.07)
Interest paid	(834.41)	(740.48)
Repayment of loans obtained by subsidiaries from previous owners	-	(16,335.88)
Repayment of inter-corporate deposits	-	(346.45)
Repayment of short-term borrowings (net of proceeds)	(103.73)	-
Payment of principal portion of lease liability	(39.56)	(199.22)
Payment of interest portion of lease liability	(205.90)	(58.92)
Net cash (used in)/flow from financing activities (C)	(3,230.48)	16,512.20
Net decrease in cash and cash equivalents (A + B + C)	(1,160.56)	(1,788.46)
Cash and cash equivalents at the beginning of the period	4,120.09	324.25
Addition on account of acquisitions	-	3,186.88
Impact of translation of foreign operations	90.29	(4.49)
Cash and cash equivalents at the end of the period	3,049.82	1,718.18
Cash and cash equivalents include		
Balances with banks	3,028.77	1,694.17
Cash on hand	21.05	24.01
Total cash and cash equivalents	3,049.82	1,718.18





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Notes to unaudited consolidated financial results for the quarter and half year ended September 30, 2025

- The Statement of unaudited consolidated financial results for the quarter and half year ended September 30, 2025, is drawn in accordance with the Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations, 2015, which was reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 13, 2025 and were subjected to limited review by the Statutory Auditors.
- The above results have been prepared in accordance with the recognition and measurement requirements of Ind AS-34 notified under Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- During the year ended March 31, 2025 the Group had undertaken the following acquisitions:

Sr No.	Name of legal entity	Acquisition date	% of stake acquired	Remarks
1	EON Hinjewadi Infrastructure Private Limited ("EHPL")	August 8, 2024	100%	EHPL operates an office park and Courtyard Marriott in Hinjewadi, Pune
2	UrbanEdge Hotels Private Limited ("UHPL")	August 12, 2024	98.69%	UHPL operates Aloft in Whitefield, Bengaluru (Also refer note 11)
3	KBJ Hotel and Restaurants Private Limited ("KHRPL")	August 12, 2024	100%	KHRPL is in process of construction of hotel in Varanasi
4	Panchshil Corporate Park Private Limited ("PCPPL")	August 12, 2024	50.001%	PCPPL operates an office park and Ritz Carlton in Yerwada, Pune
5	Restocraft Hospitality Private Limited ("RHPL")	April 18, 2024	100%	RHPL has acquired 100% equity in SS&L and 100% equity in MPHPL on August 12, 2024
6	SS & L Beach Private Limited ("SS&L")	August 12, 2024	100%	SS&L operates Anantara, Maldives
7	Maldives Property Holdings Private Limited ("MPHPL")	August 12, 2024	100%	MPHPL operates Conrad Rangali Island, Maldives
8	Wellcraft Infraprojects Private Limited ("WIPL")	August 31, 2024	100%	WIPL has acquired hotel business of Panchshil Hotels Private Limited on August 31, 2024 which consists of Double Tree By Hilton in Chinchwad, Pune,
9	Hotel Business of Panchshil Infrastructure Holdings Private Limited acquired by the Company	August 12, 2024	100%	The hotel business acquired consists of Marriott Suites in Mundhawa, Pune and Oakwood Residences in Naylor Road, Pune.
10	Novo Themes Properties Private Limited ("NTPPL")	August 7, 2024	100%	NTPPL on August 12, 2024 has acquired hotel business of Cessna Garden Developers Private Limited which operates Aloft in Outer Ring Road, Bengaluru.

Further, on August 12, 2024, the Company acquired 50.28% equity in Kudakurathu Island Resort Private Limited ("KIRPL") which became a joint venture of the Company from that date. KIRPL operates Raaya by Atmosphere resort in Maldives. The shareholders of KIRPL entered into an amendment agreement dated March 31, 2025 to the Investment Agreements (entered into with initial investors) which is effective from January 1, 2025 resulting in changes in rights and obligations of the shareholders. Accordingly, the Group had reassessed the control over KIRPL and considered it as a subsidiary with effect from January 1, 2025 in the consolidated financial results.

The Group's interest in KIRPL was accounted for using the equity method in accordance with Ind AS 28 - Investments in Associates and Joint Ventures for the period from August 12, 2024 to December 31, 2024.

Since these acquisitions had taken place during the year ended March 31, 2025, the results for the quarter and half year ended September 30, 2025 and for the quarter ended June 30, 2025 are not comparable with the figures for the quarter and half year ended September 30, 2024.

- (i) During the year ended March 31, 2025, the Company completed its Initial Public Offering (IPO) of 2,48,83,778 fresh equity shares of face value of Re. 1 each at an issue price of Rs. 643 per share except for 8,993 shares issued to eligible employees under the "Employee Reservation Portion" of the IPO for which a discount of Rs. 30 per share was provided. The Company's equity shares were listed on the National Stock Exchange of India Limited and BSE Limited on December 30, 2024. The total proceeds on account of the IPO amounted to Rs. 15,331.52 million (net of issue expenses).

The utilisation of the IPO proceeds is summarised below:

Particulars	(Rs. In million)		
	Amount to be utilised as per Prospectus	Utilisation upto September 30, 2025	Unutilised upto September 30, 2025
Repayment/prepayment, in part or full, of certain of borrowings availed by: (a) our Company including payment of interest accrued thereon (b) our step-down Subsidiaries namely SS & L Beach Private Limited and Maldives Property Holdings Private Limited including payment of interest accrued thereon through investment in such step-down Subsidiaries	14,000.00	14,000.00	-
General corporate purposes	2,000.00	1,954.07	45.93
Total	16,000.00	15,954.07	45.93*

* Includes balance of IPO proceeds of Rs. 45.93 million in public issue account with a scheduled commercial bank.

(ii) During the year ended March 31, 2025, the Company issued 8,07,53,110 equity shares of Re. 1 each as part of a rights issue on August 12, 2024 and 2,34,65,150 shares of Re. 1 each through preferential allotment on August 27, 2024 to its Promoter Group.

- Figures for the quarter ended September 30, 2024 have been approved by the Board of Directors but have not been subjected to limited review by the statutory auditors.





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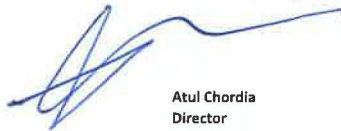
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Notes to unaudited consolidated financial results for the quarter and half year ended September 30, 2025

- 6 Exceptional item represents expenses incurred by the Company in relation to the Initial Public Offering which is charged to the statement of profit and loss.
- 7 The Company and some of its subsidiaries were depreciating Investment Property and Property, Plant and Equipment using written down value method up to March 31, 2025. With effect from April 1, 2025 the Company and these subsidiaries have changed the method from written down value to straight line method based on the past experience and management's assessment of the future economic benefits from these assets. The group management has accounted for change in estimates prospectively in accordance with IND AS 8 on "Accounting policies, Changes in Accounting Estimates and Errors". Accordingly, depreciation charge for the quarter ended September 30, 2025, quarter ended June 30, 2025 and half year ended September 30, 2025 is lower by Rs. 194.83 million, Rs. 194.14 million and Rs. 388.97 million respectively.
- 8 Other income for the quarter ended September 30, 2025 includes net realised and unrealised gain on foreign exchange fluctuations of Rs. 475.61 million (Quarter ended June 30, 2025: Nil, Quarter ended September 30, 2024: Nil, Half year ended September 30, 2025: Rs. 475.61 million, Half year ended September 30, 2024: Nil, Year ended March 31, 2025: Rs. 201.62 million).
- 9 The Board of Directors of the Company at its meeting dated May 12, 2025 has approved the draft scheme of amalgamation of the wholly owned subsidiaries viz. Eon-Hinjewadi Infrastructure Private Limited, Restocraft Hospitality Private Limited and Wellcraft Infraprojects Private Limited with Ventive Hospitality Limited under Section 230-232 of the Companies Act, 2013 ('Act') along with other applicable provisions and the rules subject to the requisite approvals under the Act and sanction of the scheme by the National Company Law Tribunal ("NCLT") or any other competent authority. The appointed date of the said scheme is April 01, 2025 or any other date as may be approved by NCLT or any other competent authority.
- 10 (i) The Company has entered into a share purchase agreement with Soham Leisure Ventures Private Limited ("Soham") dated October 1, 2025 (the "SPA"), pursuant to which the Company acquired 76% equity stake in Soham for a total consideration of Rs. 95.00 million on October 15, 2025.
- (ii) The Company's Board of Directors on November 13, 2025 have approved 100% acquisition of Finest-VN Business Park Private Limited through its material subsidiary, Panchshil Corporate Park Private Limited.
- 11 During the quarter, the Company has acquired remaining equity stake of 1.31% in its subsidiary, UrbanEdge Hotels Private Limited, for a consideration of Rs. 18.15 million from its non-controlling shareholders.

Place: Pune
Date: November 13, 2025

For and on behalf of the Board of Directors of
Ventive Hospitality Limited (Formerly known as ICC Realty (India) Private Limited)



Atul Chordia
Director
DIN: 00054998





Annexure B

Press release

Ventive Hospitality Delivers a Stellar Q2 Performance with 50% YoY EBITDA growth

- Consolidated Revenue Growth of 28%, EBITDA Growth of 50%
- EBITDA Margin at 46%, among the highest in the industry

Pune, November 13, 2025: Ventive Hospitality Ltd (BSE: 544321, NSE: VENTIVE) announced its consolidated financial results for Q2 FY 2026, ending September 30, 2025.

In Q2 FY 26, the company reported consolidated revenue of ₹554 crore¹, a growth of 28%² year on year (yoy). Consolidated EBITDA³ was at ₹255 crore, a growth of 50% yoy. Consolidated EBITDA margin was at 46%, an expansion of 7 percentage points.

Ventive's hospitality business generated revenue of ₹369 crore, a growth of 25% yoy. The hospitality business' EBITDA was at ₹103 crore, up 64% yoy. The hospitality business' EBITDA margin also improved by 7 percentage points yoy driven by strong performance across Maldives and India assets

Q2 Operational Performance

Robust revenue management helped increase the Average Daily Rate (ADR) by 12% yoy in India business. Occupancy across India also improved to 66%, resulting in RevPAR growth of 13% yoy.

Ventive's award-winning restaurants continued to outperform, with strong growth in F&B and banqueting services driving up the consolidated TRevPAR (Total Revenue per available Room), which also includes F&B and other revenues to ₹19,715, a growth of 15% yoy.

TRevPAR which is the key metric for Maldives performance is up 9% yoy on a like for like basis

Strategic Milestones

- **Hilton Goa Resort** – The company forayed into India's fast-growing leisure market by acquiring a 76% stake in 104-key Hilton Goa Resort in Candolim, and a 4-acre land parcel in Batim. The company proposes to add another 60-65 rooms, a spa and new F&B concepts and reposition the property as a premium luxury resort. This will be consolidated from Q3FY26 onwards.
- **Soho House India** – Ventive Hospitality proposes to acquire a majority stake in Soboho Pvt Ltd, owner of Soho House Juhu (Mumbai), along with exclusive India rights for building Soho Houses in New Delhi and other cities and selling memberships in other Indian cities without

¹ Includes Rs 47.6 crore of exchange gains from mark to market of dollar-denominated assets. Adjusted for this, revenue growth is 16.6% yoy and EBITDA growth is 22.2% yoy.

² All subsidiaries were acquired in August 2024. To enable comparisons with prior periods and measure growth, proforma financials have been prepared for FY 2024 and H1 FY 2025 using internal MIS data, including the revenues and costs of these entities, as if those acquisitions were effected on April 1, 2023. Growth percentages are based on these proforma financials.

³ Earnings Before Interest, Tax, Depreciation and Amortization



Soho Houses. The membership, exclusively for those from the creative community, offers luxury hospitality, F&B and curated experiences.

Ranjit Batra, Chief Executive Officer, said: *“Our second quarter performance marks four consecutive quarters of strong sustained growth since listing with record EBITDA growth of 50% in this quarter. Our diversified, luxury-focused portfolio, disciplined execution and strategic asset expansion position us well for continued revenue and margin growth in the coming quarters.*

We remain committed to our strategic objective of doubling our key count over the next five years, supported by targeted acquisitions and organic expansion. Our latest acquisition of the Hilton Goa Resort and proposed investment in Soho House India further augment our pipeline of 1,582 keys, and underscore our strategy to tap into new, vibrant market segments to power our long- term growth.”

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Forward-Looking Statements

Certain statements in this press release concerning our future prospects are forward-looking statements. Forward-looking statements by their nature involve a number of risks and uncertainties that could cause actual results to differ materially from market expectations. These risks and uncertainties include, but are not limited to macroeconomic factors, geopolitical events affecting tourism, regulatory environment, our ability to manage growth, competition within the industry, various factors which may affect our profitability, such as, our ability to attract and retain highly skilled professionals, reduced demand for office space, our ability to successfully complete and integrate potential acquisitions, political instability, legal restrictions on raising capital, cyclicity and operating risks associated with the hospitality sector. VHL may, from time to time, make additional written and oral forward-looking statements, including our reports to shareholders. These forward-looking statements represent only the Company’s current intentions, beliefs or expectations, and any forward-looking statement speaks only as of the date on which it was made. The Company assumes no obligation to revise or update any forward-looking statements.

About Ventive Hospitality Ltd

Ventive Hospitality Ltd is an owner, developer and asset manager of luxury and upper upscale hotels in India and the Maldives, with 12 operational hospitality assets across the business and leisure segments, representing 2,140 keys. The hotels are operated by global brands like Marriott, Hilton, Minor and Atmosphere. In addition, the company also owns a portfolio of complementary annuity assets spanning 3.4 million square feet in total area. The company posted consolidated revenue of Rs 2,159 crore in fiscal year 2025 ended March 31, 2025. It had a successful IPO in December 2024 and is listed on the BSE and NSE in India.

For further details, contact: Investor.relations@ventivehospitality.com | +91 20 6906 1900

ANNEXURE C

The details, as required under the Regulation 30 read with Schedule III Part A Para A of the SEBI Listing Regulations and with the SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.:

Sr. No.	Particulars	Details	Details
1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	The Board of Directors at their meeting held today viz. Thursday, 13 November 2025, on the basis of the recommendation of Nomination and Remuneration Committee, has approved the appointment of Mr. Asheesh Mohta (DIN: 00358583) as Additional Director (Non-Executive-Non-Independent) of the Company, being liable to retire by rotation.	The Board of Directors at their meeting held today viz. Thursday, 13 November 2025, noted resignation of Mr. Tuhin Parikh (DIN: 00544890), from the post of Director (Non-Executive- Non-Independent) of the Company with effect from closure of business hours on 13 th November, 2025 due to pre-occupation.
2.	Date of appointment / re-appointment / cessation (as applicable) and term of appointment / reappointment.	Date of Appointment - 13 th November, 2025. Term of appointment - To hold office till the conclusion of the next General Meeting.	Date of Resignation - 13 th November, 2025.
3.	Brief profile (in case of appointment)	Mr. Asheesh Mohta holds a bachelor's degree in commerce from University of Calcutta and has completed a post graduate programme in management from the Indian School of Business, Hyderabad. He has been	Not Applicable.

VENTIVE HOSPITALITY LIMITED

Regd Off: 2nd Floor, Tower 'D', Tech Park One, Yerwada, Pune - 411 006
cs@ventivehospitality.com | www.ventivehospitality.com | CIN-L45201PN2002PLC143638
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(Formerly known as VENTIVE HOSPITALITY PRIVATE LIMITED) | (Formerly known as ICC REALTY (INDIA) PRIVATE LIMITED)



VENTIVE

HOSPITALITY

		employed by Blackstone Advisors India Private Limited since February 1, 2007 and is currently the senior managing director and head of real estate, India.	
4.	Disclosure of relationships between directors (in case of appointment of director).	Not Applicable.	Not Applicable.
5.	Information pursuant to BSE Circular with ref. no. LIST/COMP/14/2018-19 and NSE Circular NSE/CML/2018/24 ('Circulars')	Mr. Asheesh Mohta is not debarred or disqualified from being appointed as Director by the Board/Ministry of Corporate Affairs or any such statutory authority.	Not Applicable.

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(Formerly known as VENTIVE HOSPITALITY PRIVATE LIMITED) | (Formerly known as ICC REALTY (INDIA) PRIVATE LIMITED)

Date: 11th November 2025

To,

The Board of Directors

Ventive Hospitality Limited (the "Company")

Tech Park One, 2nd Floor, Tower D, Yerwada, Pune - 411006, Pune City,
Maharashtra, India

Subject: Resignation from the post of Director

Dear Sir/Madam(s),

I would like to submit my resignation from the post of Director of the Company, with effect from closure of business hours on November 13, 2025 due to pre-occupation.

I hereby confirm that I have (i) No pending dues from the Company or (ii) claims of any nature whatsoever against the Company or any of its affiliates and/ or their Directors, Officers and employees in connection with my directorship or resignation hereby.

Accordingly, I request you to kindly relieve me from my duties once my resignation is effective.

I thank the Board of Directors who have given me the opportunity and assistance to discharge my duties during my tenure as Director of the Company.

You are requested to take on record my resignation from the above position and file the requisite forms, documents, intimations to the concerned authorities and make the necessary changes in the statutory registers and records of the Company.

Thank You.

Yours Sincerely



Tuhin Arvind Parikh

Director

DIN: 00544890

**Address: 1 C Takshashila Apartments, Tagore Road, Santacruz West,
Mumbai - 400054, Maharashtra, India.**



Acknowledgment

13th November 2025

