



October 16, 2025

To, BSE Limited Corporate Relationship Department 25 th Floor, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001 Scrip Code: 544321	To National Stock Exchange of India Exchange Plaza, Plot No. C-1, Block G, Bandra Kurla Complex, Bandra (East) Mumbai -400051 NSE Symbol: VENTIVE
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Dear Sir/Madam,

Subject: Exploration of Potential Acquisition by Ventive Hospitality Limited through its Material Subsidiary.

Please find enclosed herewith a copy of the Press Release titled - **Ventive Hospitality Limited through its Material Subsidiary proposes to acquire 100% stake in the Target Entity, which through its subsidiaries holds the exclusive rights for Soho House expansion in India and operates Soho House Mumbai (Juhu).**

Kindly take the same on record.

Thanking you
Yours faithfully,

For Ventive Hospitality Limited

Pradip Bhatambrekar
Company Secretary and Compliance Officer
Membership Number: A25111

VENTIVE HOSPITALITY LIMITED

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



Press Release

Ventive Hospitality Limited through its Material Subsidiary proposes to acquire 100% stake in the Target Entity, which through its subsidiaries holds the exclusive rights for Soho House expansion in India and operates Soho House Mumbai (Juhu).



Pune, [Date] – Ventive Hospitality Limited (BSE: 544321, NSE: VENTIVE) (“Ventive Hospitality”) announced that its Material Subsidiary **proposes to acquire 100% stake in the Target Entity.**

The Target Entity through its subsidiaries holds the exclusive rights for **Soho House expansion in India** and operates **Soho House Mumbai (Juhu).**

The proposed acquisition will mark Ventive’s entry into the **global membership led business and lifestyle hospitality segment**, bringing one of the world’s most celebrated hospitality and cultural brands to India. This expansion reinforces Ventive’s strategy of building a **diversified, high-margin portfolio** that extends beyond hotels into experience-driven and subscription-led formats with **recurring membership revenues and predictable cash flows.**

Soho House & Co (“SHCO”) is a global membership platform of physical and digital spaces that connects a vibrant, diverse group of members from across the world. The central pillar of which is a Soho House. A typical Soho House is a standalone hotel which has certain numbers of rooms, restaurants, cinemas, roof top bars and other public areas that meet the Soho brand standards. A Soho House membership offers access to a network of distinctive and carefully curated Houses, across the Americas, the United Kingdom, Europe and Asia. It also gives access to Members-only events at Houses. Currently, there are 46 Soho Houses operational globally. The membership is focused on the creative industries, and the membership of each House is assembled by a select committee of influential creatives and innovators that represent the local area in which the membership is founded.

The Target Entity and its subsidiaries hold the exclusive India rights for **Soho House** under an agreement with Soho House Limited (UK) and a controlling voting interest in Soho House Mumbai.

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Under the agreement, the Target Entity has the exclusive rights to develop and own Soho Houses in India. Further, it also has the rights to operate **Cities Without Houses (CWH)** membership format across **Delhi, Bengaluru, Kolkata, Hyderabad, Jaipur, and Goa**.

Currently, Soho House is developing a Soho House at Mehrauli, New Delhi. It has further identified sites in Bengaluru, Hyderabad and Goa.

Soho House, Mumbai has been operational since 2018 and comprises of 38 rooms, restaurants, rooftop bar and cinema. Soho House Mumbai has a robust membership, and they form a significant part of its revenues (~ 40%).

Strategic Highlights

- **Global brand tie-up:** Brings the globally recognised *Soho House* platform to India through an exclusive operating partnership, marking Ventic's entry into a differentiated hospitality vertical with proven global scale, strong brand equity, and a resilient membership-based business model.
- **Diversified growth model:** Expands Ventic's presence into recurring, subscription-based hospitality—reducing cyclicalities and improving earnings visibility.
- **Cultural adjacency:** Extends Ventic's leadership in F&B and design into lifestyle spaces that integrate community, art, and culture.
- **High-margin platform:** Combines steady membership income with premium room and F&B revenues to enhance long-term return on capital.
- **Scalable opportunity:** Establishes an exclusive platform for *Soho House* expansion in India's key gateway cities.

The proposed acquisition is subject to execution of definitive documentation, customary approvals, and completion of closing conditions.

About Ventic Hospitality Limited

Ventic Hospitality Limited is a listed hospitality investment and operating platform jointly promoted by **Panchshil Realty** and **Blackstone Group**. The company owns and actively manages a diversified portfolio of luxury and upper-upscale hotels, resorts, and F&B brands across India and the Maldives, operated by global partners including Marriott, Hilton, Minor, and Atmosphere.

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About Soho House

Founded in London in 1995, *Soho House & Co.* is a global membership platform of physical and digital spaces designed to connect members from creative industries around the world. Soho House & Co Inc is listed on the NYSE (NYSE: SHCO). Soho House & Co Inc operates 46 Soho Houses globally, alongside Soho Works, Soho Home, and Scorpions Beach Clubs, offering a holistic lifestyle experience that combines hospitality, culture, and design. It remains the only company to have scaled a private membership platform with a global presence.

Disclaimer

This press release is prepared for general information purposes only and contains forward-looking statements based on management's current expectations and assumptions. These statements are subject to risks, uncertainties, and factors beyond the company's control that may cause actual results to differ materially. The proposed acquisition remains subject to definitive agreements, regulatory and other customary approvals, and completion of closing conditions.

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