CARAVELA®
BEACH RESORT
VARCA, GOA

Date: August 17, 2026

To,
The Manager
Corporate Compliance Department
BSE Limited
Rotunda Building P. J. Towers,
Dalal Street, Fort, Mumbai 400001,
Scrip Code – 523269

The Manager- Listing
The National Stock Exchange of India Limited
Exchange Plaza, 5th Floor, 'G' Block
Bandra Kurla Complex, Bandra (East),
Mumbai 400051
Symbol – ADVANIHOTR

Dear Sir / Madam,

Sub: Submission of 'Press Release'

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations"), we are enclosing herewith the 'Press Release' dated August 14, 2026.

The same will also be made available on the website of the Company i.e. www.carevelabeachresortsgoa.com.

Kindly take the same on record.

Thanking you,

Yours faithfully,
For **Advani Hotels & Resorts (India) Limited,**

SUNDER G ADVANI
Digitally signed by SUNDER G ADVANI
Date: 2026.08.17 15:10:10 +05'30'

Sunder G. Advani
Chairman & Manging Director
DIN: 00001365

Encl: As stated above

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Advani Hotels & Resorts (India) Ltd. (Caravela Beach Resort Goa)

Delivered Total Income of ₹2,205.03 lakhs in Q1 FY27, registering a growth of 5.5% (YoY)

Mumbai, August 14, 2026: Advani Hotels & Resorts Ltd., approved the unaudited standalone financial results on August 14, 2026, for the quarter ended June 30, 2026.

Financial Table:

Particulars (₹ In Lakhs)	Q1 FY27	Q1 FY26	FY26
Revenue from Operations	*2,102.08*	1,992.37	10,671
Other Income	102.95	96.49	350
Total Income	2,205.03	2,088.86	11,021
Operating Expenses	1,937.28	1696.68	7,455
EBITDA (Incl. Other Income)	267.75	392.18	3,566
EBITDA Margins (%)	*12.1%*	*18.8%*	*32.4%*
Profit After Tax	138.63	235.06	2,386
Total Room Nights Sold (Numbers)	13057	12356	52,263
Occupancy (%) (on available rooms for sale)	76.3%	69.7%	73.4%
Total Revenue per occupied room per night (TRevPOR) (₹) after subtracting Tax	16,888	16,906	21,086
Liquid Fund Reserves (including Fixed Deposits)	5,063	4,662	5,718

Key performance indicators of Q1 FY27 are below:

- Revenue from Operations grew 5.5% YoY to ₹2,102.08 lakhs from ₹1,992.37 lakhs, aided by improved occupancy and stable realisations (TRevPOR) notwithstanding subdued foreign tourist arrivals into Goa and elevated airfares.

- The moderation was driven almost entirely by higher other expenses, primarily due to a sharp increase in diesel prices amid prevailing geopolitical developments in the Gulf region, a planned increase in repair and maintenance activity at the resort, and training and transition costs associated with the implementation of the new 'OPERA' Property Management System and the 'Symphony' Point of Sale software.

- Despite the ongoing West Asia crisis, subdued foreign tourist inflows, and higher airfares, the Company improved occupancy levels to 76.3% in Q1 FY27.

- The Company remains debt-free and continues to be funded entirely through internal accruals.

ADVANI HOTELS & RESORTS (INDIA) LIMITED
(CIN: **L99999MH1987PLC042891**)
Registered Office: 18A & 18B, Jolly Maker Chambers – II, Nariman Point, Mumbai - 400021
Tel: (91-22) 22850101 Telefax: (91-22) 22040744| Website: www.caravelabeachresortgoa.com
EMAIL: cs.ho@advanihotels.com

Strategic FY27 Initiatives -

- Work on the new banquet hall, with ancillary facilities totalling 16,530 square feet, together with the new event pool, continued to progress during the quarter. The Company has already spent Rs. 229 lakhs as on June 30, 2026 on these projects from its own internal accruals.

- In line with evolving consumer preferences and experiential hospitality trends, the Company has also introduced 4 dedicated pickleball courts within the hotel premises.

- The Board of Directors, approved a capacity addition at Caravela Beach Resort of 28 to 56 additional keys over the existing capacity of 196 keys, subject to the necessary approvals from the concerned authorities. The expansion entails an estimated investment of approximately ₹75 lakhs per key, to be funded entirely through internal accruals, and is proposed to be completed within two years from the receipt of the requisite approvals. The additional keys, in combination with the new banquet facilities and the new swimming pool, are expected to enhance revenue from large weddings and large corporate MICE movements.

Company Updates –

- The Company's assets and business have been independently valued by two SEBI-registered valuers (Whitestone Valuers and Anvi Advisors), providing an objective assessment of the underlying asset value. The Company has adopted the more conservative valuation, reflecting a prudent approach towards asset valuation.
    - **Asset valuation excluding the banquet facility:** ₹828.5 crore
    - **Asset valuation including the banquet facility:** ₹982.0 crore

- We would like to reiterate that the Company reinstated the value of its land parcel to ~₹430 crore in accordance with the applicable IND AS provisions, as against the historical carrying value of ₹2.56 crore. This reinstatement appropriately reflects the fair value of the underlying asset and significantly enhances the Company's net worth and asset base.

Mr. Sunder Advani - Chairman & Managing Director:

"Q1 is seasonally one of our weak quarters, and this year it was made more challenging by the situation in West Asia, subdued foreign tourist arrivals into Goa and elevated airfares. Against this backdrop, I am pleased that we grew Total Income by 5.5% to ₹2,205 lakhs, supported by improved realisations and stable occupancy.

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Profitability for the quarter was, however, lower than last year. Our other expenses rose driven largely by increase in diesel prices amid the developments in the Gulf, together with a deliberate step-up in repairs and maintenance at the resort and the one-time cost of training our teams on the new 'OPERA' property management and 'Symphony' point-of-sale systems. The maintenance and technology spend are investments in the guest experience and in the long-term efficiency of the resort, and we expect them to normalise over the balance of the year.

Looking ahead, the Board has approved an expansion of the resort by 28 to 56 keys, subject to approvals, at an estimated cost of about ₹75 lakhs per key, to be funded entirely from internal accruals. This will come alongside our new 16,530 square feet banquet hall with ancillary facilities and the new event pool, and is intended to allow us to host larger weddings and corporate MICE movements. With a debt-free balance sheet, healthy liquidity and Goa's continued appeal as a leisure and events destination, we remain confident of creating sustainable long-term value for our shareholders."

About Advani Hotels & Resorts Ltd.:

Advani Hotels & Resorts (India) Limited (ADVANIHOTR) is a publicly traded company incorporated in 1987, headquartered in Mumbai and listed on BSE Limited and the National Stock Exchange of India Limited.

It owns and operates the 'Caravela Beach Resort Goa'; an independent, 196-key, 5-Star Deluxe golf resort on the Arabian Sea, designed by the world-famous architects WATG (who designed both the 'Atlantis' resorts).

The Caravela is located on a 22-acre estate with a 277-meter long beach-front on the powdery white sands of Varca Beach, South Goa. The Caravela is surrounded by immaculately landscaped gardens and a golf course designed by the international landscape architect, Belt Collins.

Over the last ten years, Advani Hotels has paid total dividends of ₹102 crore, including dividend tax, to its shareholders, with dividends distributed in nine of the last ten years. The only year without a dividend was FY21, when the resort remained closed for six months due to COVID-19.

The Company is managed by the Founder and Chairman & Managing Director - Mr. Sunder G. Advani, the Chief Executive Officer & Whole-Time Director - Mr. Prahlad S. Advani and the Executive Director - Mr. Haresh G. Advani; together with a distinguished Board of Independent Directors.