

Date: August 17, 2026

Listing Manager, National Stock Exchange of India Limited Exchange Plaza, 5 th Floor Plot No. C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai – 400051, India Symbol: PARKHOTELS ISIN No.: INE988S01028	BSE Limited Corporate Relationship Department 1 st Floor, New Trading Ring Rotunda Building, Phiroze Jeejeebhoy Towers, Dalal Street, Fort Mumbai – 400001, India Scrip Code: 544111 ISIN No.: INE988S01028
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Subject: Revised Investor Presentation– Financials Results for the First Quarter (Q1) and three months ended on June 30, 2026

Respected Sir/Ma'am,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, we hereby submit the revised Investor Presentation of the Company for the Financial Results of the First Quarter (Q1) and three months ended on June 30, 2026.

The revised presentation is being submitted to incorporate certain modifications in the Investor Presentation previously submitted on August 16, 2026.

Accordingly, the revised Investor Presentation is enclosed herewith for your information and records.

The aforesaid presentation is also being made available on the Company's website at <https://www.theparkhotels.com>.

Kindly take note of the above submission in your records.

Thanking you.

Yours sincerely,
For **Apeejay Surrendra Park Hotels Limited**

Shalini Keshan
(Company Secretary and Compliance Officer)
Membership No.: ACS-014897

Encl: As above



APEEJAY
SURRENDRA
PARK HOTELS

EARNINGS PRESENTATION

Q1-FY27



RAN BAAS THE PALACE, PATIALA



42 hotel
properties across
32 cities/ UT



92%
Industry-Leading
Occupancy Levels



111
Flurys stores



32%
5-year Revenue
CAGR*



28%
5-year RevPAR
CAGR*



Over **100** f&b
outlets, market
leadership in
night clubs & bars



INR 7,459
ARR



0.12x
Net Debt to
Equity*



31%
5-year F&B
Revenue CAGR*

* Numbers based on FY26 end
for own hotels

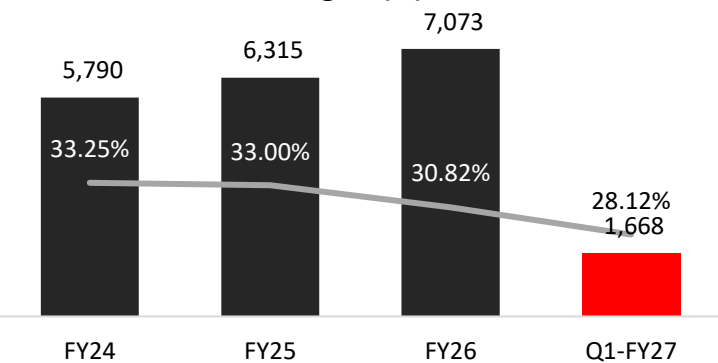


MONSOON, THE PARK BANGALORE

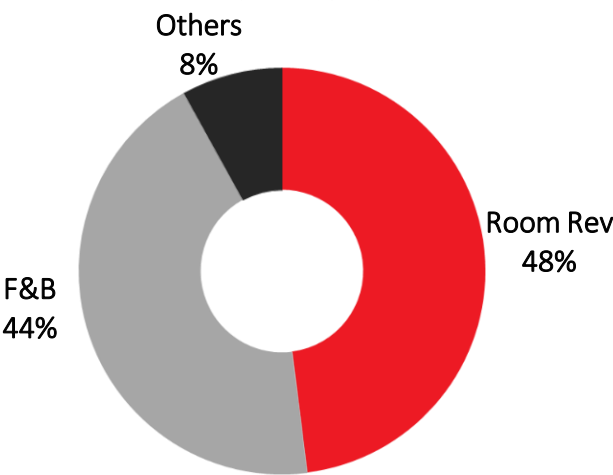
COMPANY OVERVIEW

- Apeejay Surrendra Park Hotels Limited is a leading hospitality player with a diversified presence across hotels, F&B, and entertainment segments in India.
- Founded in 1967 with the launch of THE PARK Kolkata, the company has built a pan-India hospitality platform through owned, leased, and managed assets.
- Operating across four hotel sub-brands, catering to luxury and upscale, boutique heritage, upper mid-scale segments across metros, Tier 2 & 3 cities.
- The company has a portfolio of 100+ premium restaurants, nightclubs and bars to create a differentiated lifestyle-led ecosystem, to enhance customer engagement.
- ASPHL also owns Flurys, a 100-year-old premium café and retail F&B brand operating through 111 cafés, kiosks, and restaurant formats across India.
- Backed by strong brands, diversified revenue streams, and experiential hospitality positioning, ASPHL commands one of the highest RevPARs in the industry and is well-placed to benefit from India’s long-term travel and lifestyle growth trends.

Operational Revenue (INR Mn) & Operating EBITDA Margins (%)



Revenue Mix By Category (Q1-FY27)



FOUR DISTINCT HOTEL BRANDS ACROSS THE FULL PRICING SPECTRUM

LUXURY & UPSCALE

THE PARK Hotels

“THE PARK” brand is positioned as an upscale brand with a luxury boutique offering, with a brand philosophy that concentrates on design, style & service to create differentiate and unique experiences at each hotel.

CURRENT FOOTPRINT

81,221

PROPERTIESKEYS

UNDER DEVELOPMENT

91,430

PROPERTIESKEYS

BOUTIQUE HERITAGE

THE PARK Collection

Brand encompasses small luxury properties located at selected travel destinations targeted at the luxury hotel category delivering personalized guest experiences.

CURRENT FOOTPRINT

6128

PROPERTIESKEYS

UNDER DEVELOPMENT

391

PROPERTIESKEYS

UPPER MID-SCALE

Zone by The Park

This social catalyst Brand is positioned at the upper midscale level. It is designed for the price conscious and design conscious customers

CURRENT FOOTPRINT

12654

PROPERTIESKEYS

UNDER DEVELOPMENT

171,455

PROPERTIESKEYS

UPPER MID-SCALE

Zone Connect by The Park

Is an upper midscale brand that channels its spirit and design philosophy from Zone by The Park.

CURRENT FOOTPRINT

16674

PROPERTIESKEYS

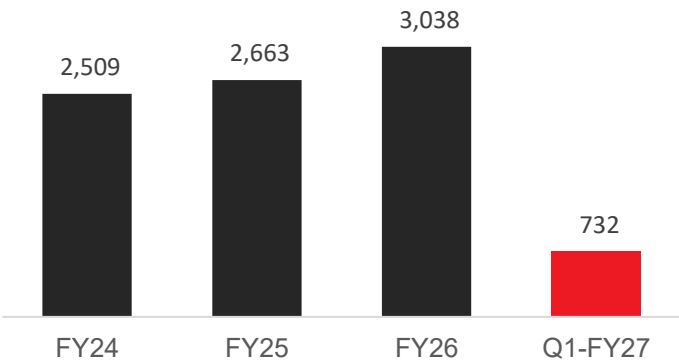
UNDER DEVELOPMENT

161,066

PROPERTIESKEYS

- 100+ Lifestyle F&B and Entertainment Outlets Across our Hotels
- Home to multiple award-winning restaurants, bars, and nightlife destinations with strong brand recognition across India’s premium hospitality landscape
- Integrated hospitality, dining, and entertainment ecosystem enhances customer stickiness and increases overall wallet share per guest
- Strong Brand Recall Across Dining, Nightlife & Experiential Formats

F&B Revenue (INR Mn)



Restaurants



Night Clubs & Bars



Flurys — An Iconic F&B Brand



A LEGACY SINCE 1927

A legendary tea-room and confectionery brand of Kolkata, Flurys has been synonymous with European-style baking, patisserie and fine confectionery for nearly a century.

Flurys today is the group's dedicated retail F&B platform extending the brand well beyond its heritage flagship.

A Multi-Format Retail F&B Platform

Tea Rooms & Restaurants

Heritage-style sit-down offering bakes, patisserie and all-day dining experiences including all-day breakfast.

Kiosks

Compact, high-footfall formats in airports, malls and transit hubs for grab-and-go demand.

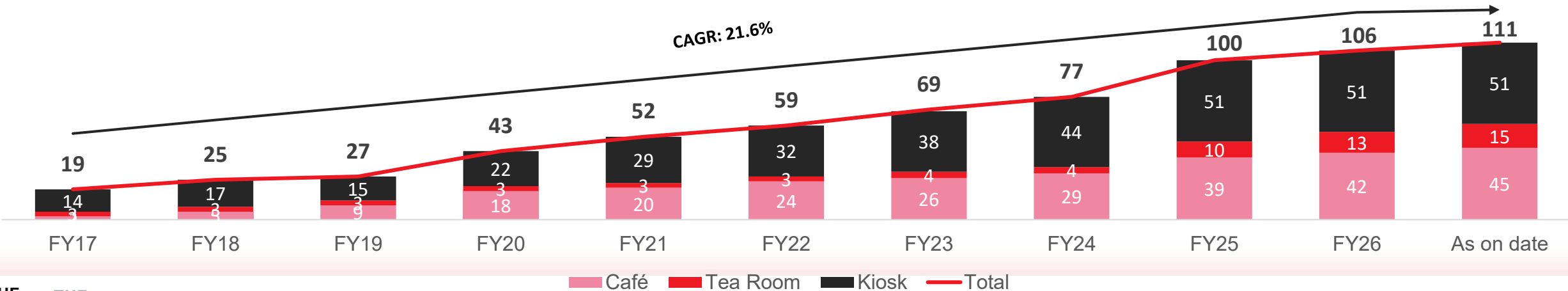
Cafe Formats

Offering all-day breakfast, pastries, savory products & a wide variety of tea and Coffees. A place for coffee, connection & celebrations.

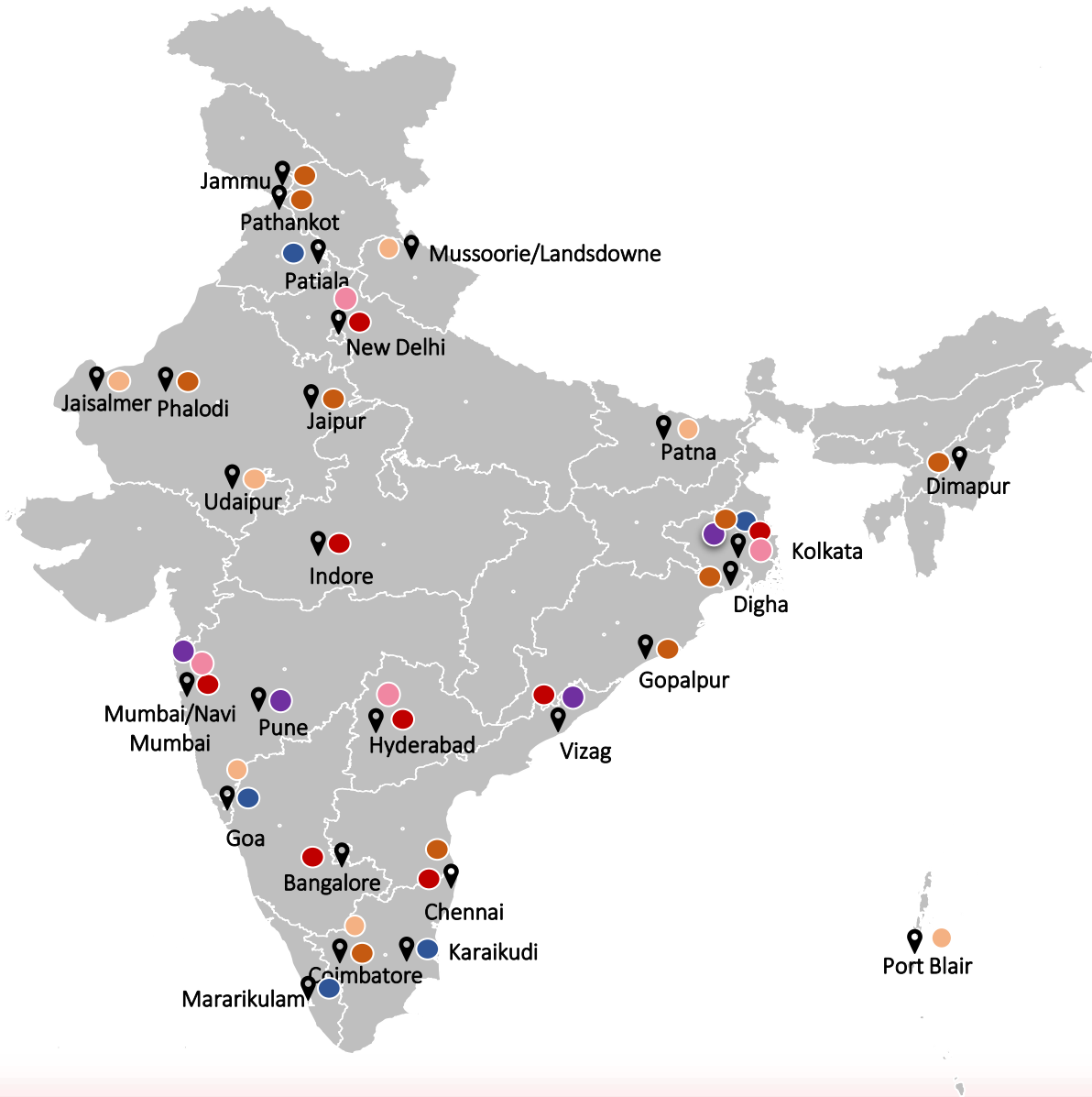
Asset-Light & Scalable

Café, kiosk and restaurant formats expand rapidly with limited capital deployment.

SCALING FLURYS INTO A NATIONAL PREMIUM CAFÉ NETWORK



Geographical Presence



- THE Park

● The Park Collection

● Zone by The Park

● Zone Connect

● FLURYS

● Under Development

42

Hotels | 2,677 keys

8 owned · 1,115 keys

27 managed · 1,226 keys

7 leased · 336 keys

111

Flurys stores

51 kiosks · 45 cafés · 15 tea rooms

100 +

Restaurants, nightclubs & bars

A market-leading lifestyle F&B platform

Upcoming Projects (1/2)

E M Bypass, Kolkata

No of
Apartments - 69

No of Hotel
Rooms – 218

Project in
construction
phase.

Apartments Booked: 32

Estimated Completion of Both Hotel & Residential Project – **Early 2030**

Particulars	TOTAL	%
Total	69	100%
Booking Done	32	46%
Unallotted Apartments	37	54%
Total (Sq. Ft.)	2,93,506	100%
Booking Done (Sq. Ft.)	1,36,173	46%
Unallotted (Sq. Ft.)	1,57,333	54%

- Average price per unit - ₹ 20,633 / sqft
- Penthouse of 7,310 sqft sold @ unit price ₹ 16.5 Cr
- Gross sale of proceeds of booked units (Est) - ₹285 Cr
- Gross sale of proceeds of all units (Est) – INR 626.26 Cr
- Second phase launch planned for Diwali 2026
- Expected cash flow from the project –
FY'27 ₹ 80 Cr, FY'28 ₹ 120 Cr, FY'29 ₹ 110 Cr, FY'30 ₹ 34 Cr
- ASPHL share received so far - ₹ 21.25 Cr



Upcoming Projects (2/2)



Mumbai

- Location: Juhu
- No of Hotel Rooms: 78
- Area: 60,000 sqft
- BMC - NOC to commence constructions expected shortly.
- Project launch: October 2027



Navi Mumbai

- Expansion of existing hotel
- No of Hotel Rooms: 250
- Area: 3.80 lac sqft
- Project launch: 2027
- Project Completion: 2030



Pune

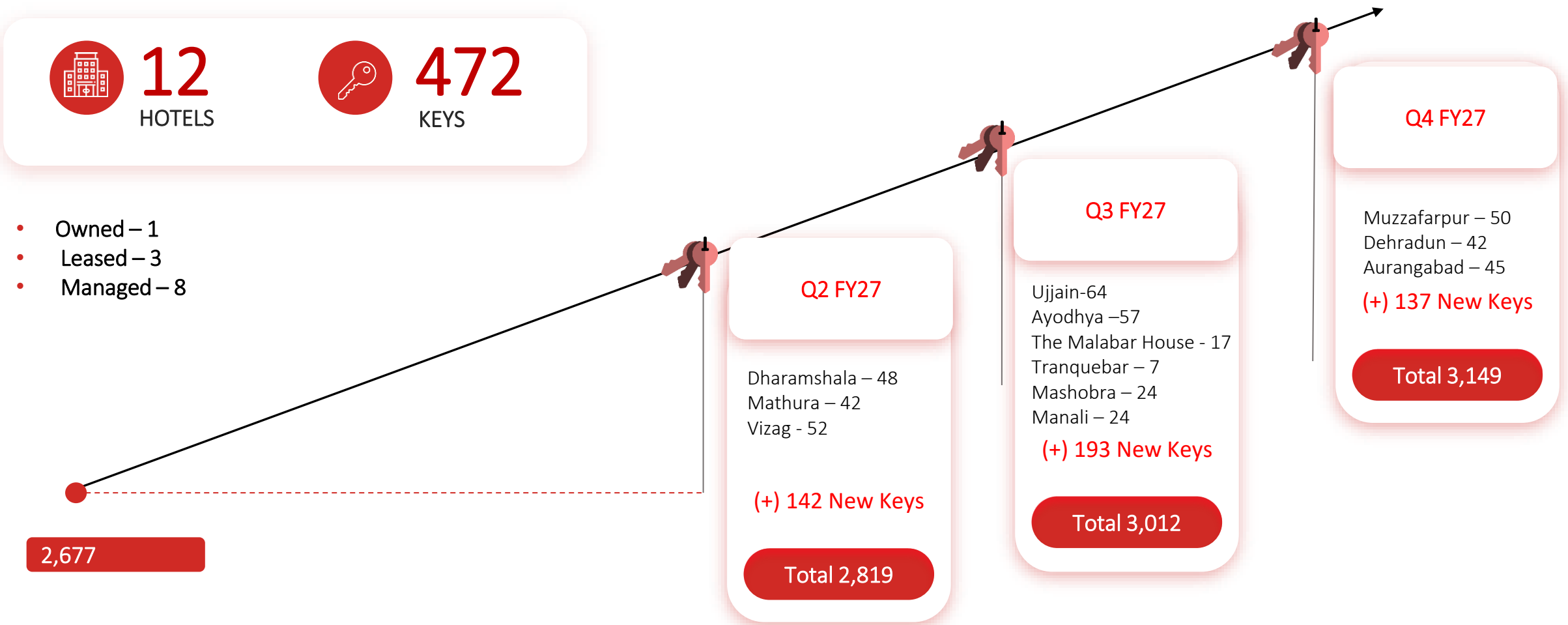
- Location: Shivaji Nagar
- No of Hotel Rooms: 200
- Area: Increase in FSI from 2.50 lac to 6.72 lac sqft
- Area of hotel 2.72 lac sqft. Area of serviced apartment 4 lac sqft.
- Project Completion: Early 2030



Vizag

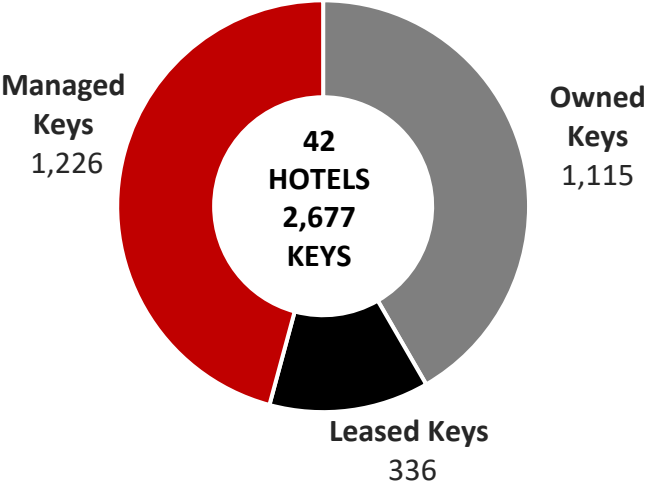
- Expansion of existing hotel
- No of Hotel Rooms – 100
- Environment Clearance – Obtained
- Project ready for launch
- Project Completion: Early 2030

Development Update – FY27

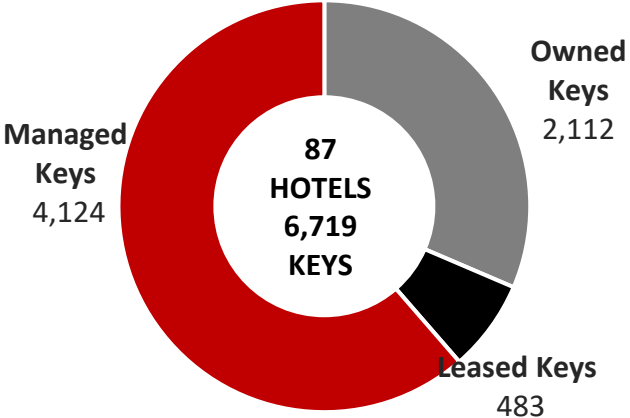


Roadmap to FY30

Existing Hospitality Portfolio

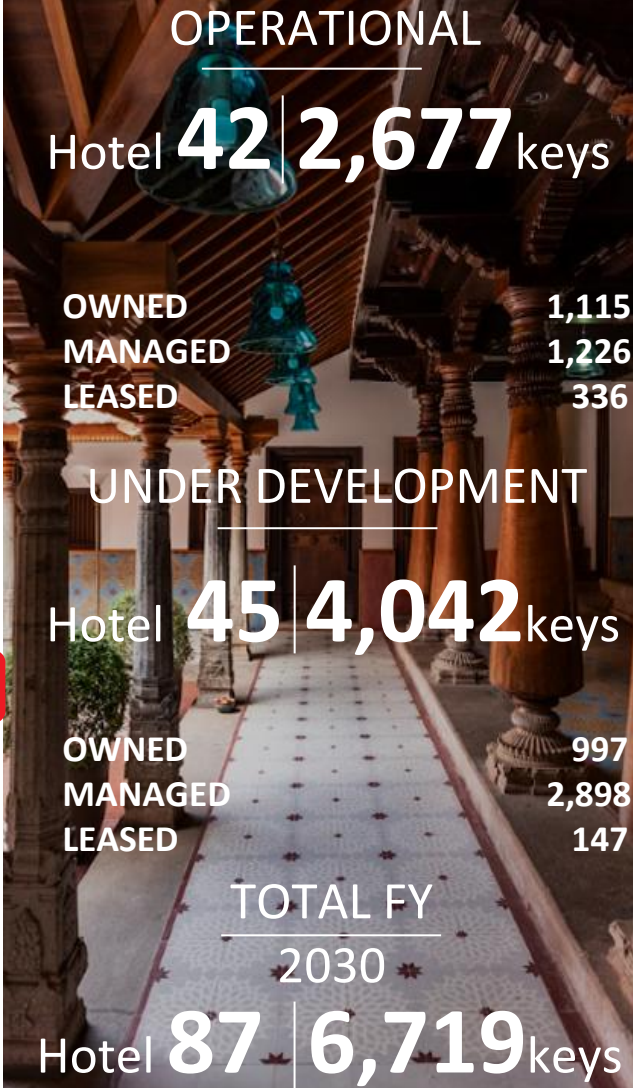


Future Hospitality Portfolio



Growth Catalysts

- Targeting **6,000+** keys by FY30, with a predominantly managed and asset-light portfolio driving scalable long-term growth.
- Maintaining Industry-leading occupancy ratios
- Expanding in faster-growing upper midscale segment
- Accelerating asset-light expansion
- Unlocking embedded real estate value through ownership of prime hospitality assets and land parcels with significant long-term monetization and development potential
- Leveraging NOR1's AI-driven upselling platform to enhance guest personalization





Mr. Vijay Dewan

Managing Director

We have started FY27 with a healthy momentum, demonstrating the resilience and strength of our business model. Despite headwinds, we have achieved 92% occupancy - the highest in India and continued our leadership in RevPAR in the upper upscale segment, affirming the strength of our brands and the relevance of our differentiated hospitality proposition.

This quarter has seen record-breaking sale of service apartments in our EM Bypass Kolkata project, significantly improving our cash flows. With a strong development pipeline of hotels and the continued scale-up of Flurys across NCR and other regions, we remain firmly on a path of sustained growth ahead.

PURITY, LAKE VEMBANAD, KERALA



Q1-FY27 FINANCIAL HIGHLIGHTS

Consolidated Financial Performance

Q1-FY27 Financial Performance

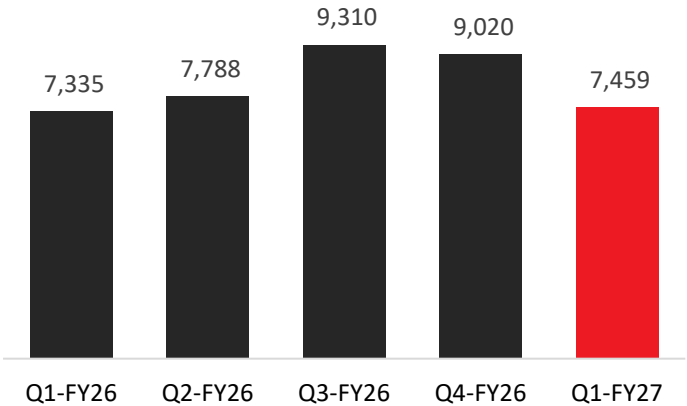
Revenue from Operations INR 1,668 Mn 8.1% YoY	Operational EBITDA INR 469 Mn 3.3% YoY	Operational EBITDA Margins 28.12% (130) Bps YoY
Total EBITDA INR 517 Mn 8.4% YoY	Total EBITDA Margins 30.13% (35) Bps YoY	PAT INR 115 Mn (14.2)% YoY
PAT Margins 6.70% (186) Bps YoY		Diluted EPS INR 0.54/Share (14.3)% YoY

Operational Highlights

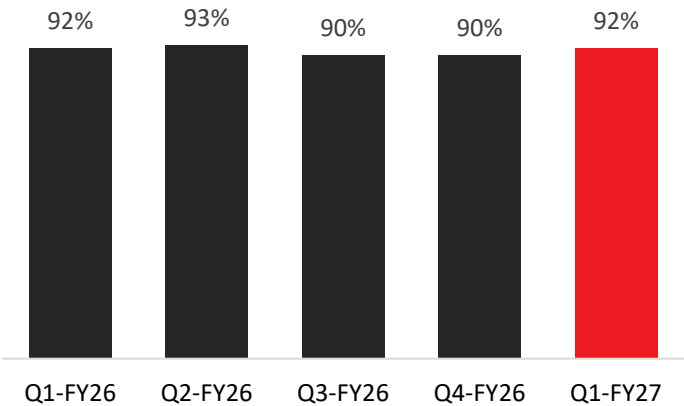
- Maintained industry-leading occupancy of 92% in Q1 FY27, reinforcing its leadership in the upper upscale hospitality segment.
- Maintained the highest occupancy and RevPAR in India's upper upscale hospitality segment, underscoring the strength of the Company's premium hospitality portfolio.
- Residential project at E M Bypass recorded strong customer response, with 32 out of 69 apartments sold. Q1 collections stood at INR 213 million, with full-year collections expected at approximately INR 800 million.
- Successfully implemented SAP S/4HANA Finance, enhancing financial controls, reporting capabilities and overall operational efficiency.
- The Park Mumbai project is ready for launch, marking a key milestone in the Company's real estate development pipeline.

Q1-FY27 Operational Performance

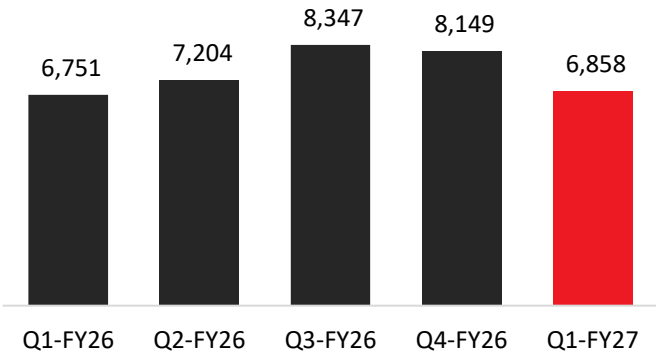
Average Room Rate (INR)



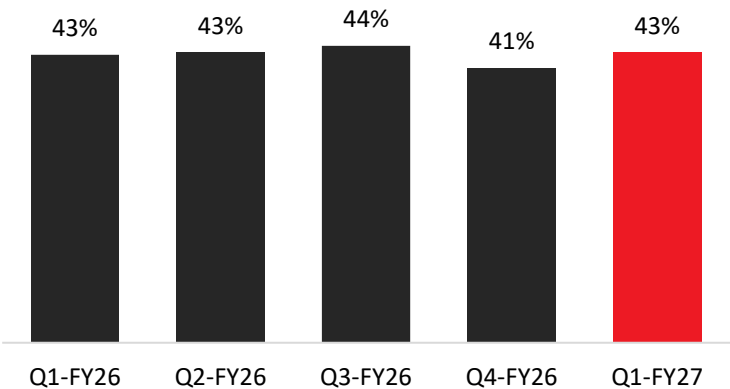
Occupancy (%)



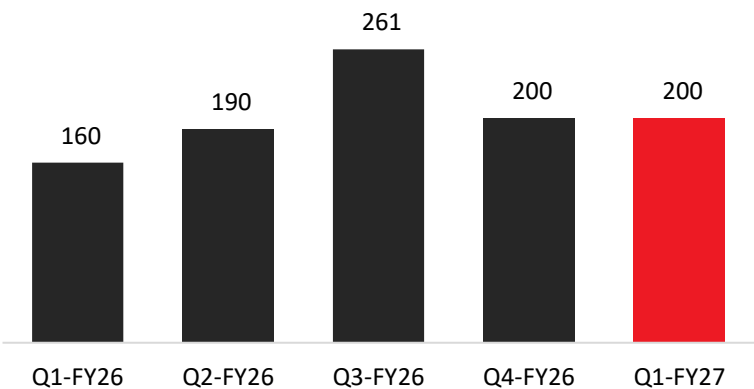
RevPAR (INR)



F&B to Total Revenue (%)*



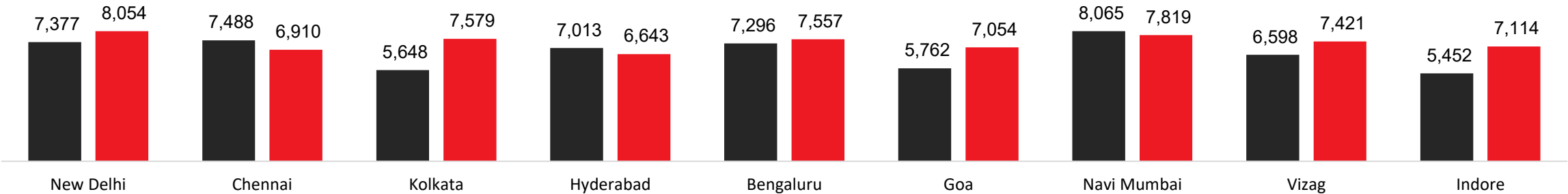
Total Income from Flurys (INR Mn)



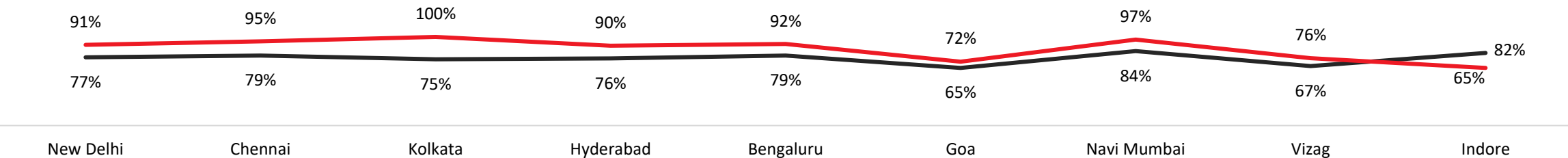
Note: Company Data for Occupancy, ARR and RevPAR pertains exclusively to owned hotels of ASPHL
* Includes Revenue from Flurys

Q1-FY27 City Wise Performance

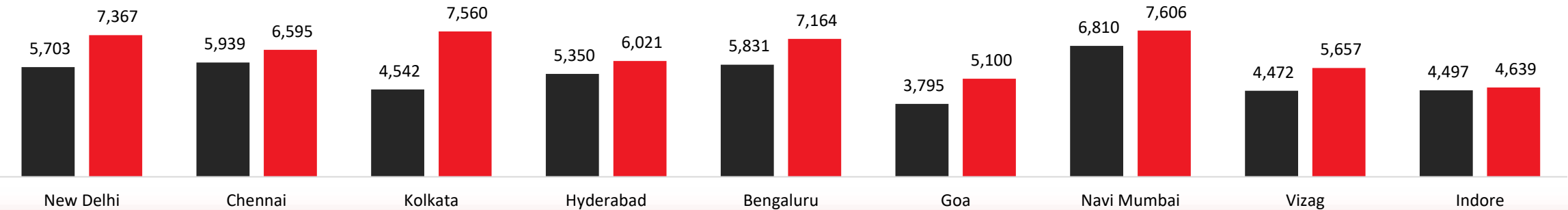
Average Room Rate (INR)



Occupancy (%)



RevPAR (INR)



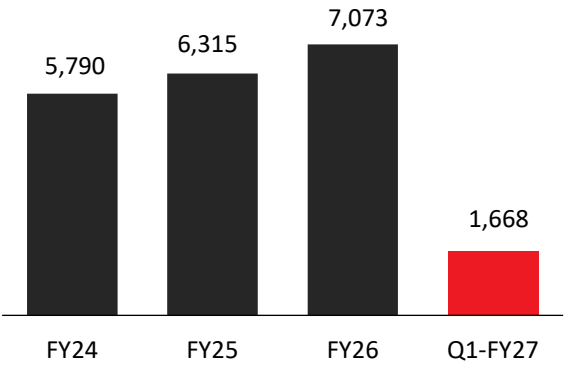
Source: STR

Quarterly Consolidated Income Statement

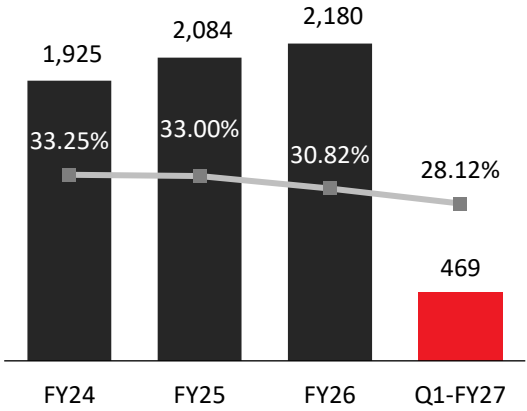
Particulars (INR Mn)	Q1-FY27	Q1-FY26	Y-O-Y	Q4-FY26	Q-O-Q
Operating Revenues	1,668	1,543	8.1%	1,837	(9.2)%
Other Income	48	22	NA	8	NA
Total revenue	1,716	1,565	9.6%	1,845	(7.0)%
Operating Expenses	1,199	1,088	10.2%	1,308	(8.3)%
Operating EBITDA *	469	455	3.1%	529	(11.3)%
<i>Operating EBITDA Margins (%)*</i>	28.12%	29.49%	(137) Bps	28.80%	(68) Bps
EBITDA	517	477	8.4%	537	(3.7)%
EBITDA Margins (%)	30.13%	30.48%	(35) Bps	29.11%	102 Bps
Depreciation	211	181	16.6%	192	9.9%
Interest	104	65	60.0%	87	19.5%
Profit Before Tax & Exceptional Item	202	231	(12.6)%	258	(21.7)%
Exceptional Item	-	7	NA	16	NA
Profit Before Tax	202	224	(9.8)%	242	(16.5)%
Tax	87	90	(3.3)%	123	(29.3)%
Profit After Tax	115	134	(14.2)%	119	(3.4)%
PAT Margins (%)	6.70%	8.56%	(186) Bps	6.45%	25 Bps
Other Comprehensive Income	2	(2)	NA	3	(33.3)%
Total Comprehensive Income	117	132	(11.4)%	122	(4.1)%
Diluted EPS (INR)	0.54	0.63	(14.3)%	0.56	(3.6)%

* Operating EBITDA Excluding Other Income

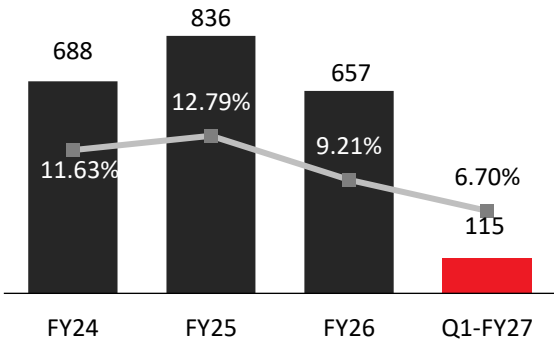
Operational Revenue (INR Mn)



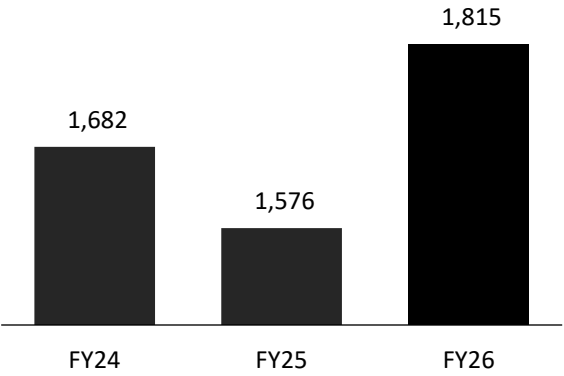
Operating EBITDA (INR Mn) & Operating EBITDA Margins (%)



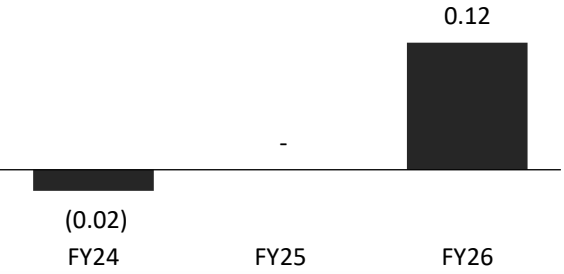
PAT (INR Mn) & PAT Margins (%)



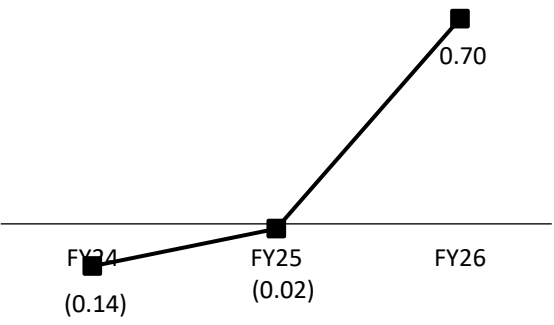
Cash Flow from operation (INR Mn)



Net Debt to Equity (X)



Net Debt to Total EBITDA (X)



Net debt= Total debt – Cash & Cash equivalent-Mutual Funds

Awards & Accolades In Q1-FY27 (1/2)



Epicentre at THE Park Indore won Best Family Restaurant – West India at the 8th edition of Food Connoisseurs Award 2026 | **May 2026**



601 at THE Park Chennai was awarded The Best Buffet in a Hotel at eazydiner foodie Awards – Chennai edition | **April 2026**



Zone by The Park Pathankot was featured makemytrip | **April 2026**



THE Park Calangute Goa was awarded TripAdvisor Travellers' Choice Award 2026 | **June 2026**

Awards & Accolades In Q1-FY27 (2/2)

TripAdvisor Travellers' Choice Awards 2026 – awarded to **Zone by The Park** and **Zone Connect by The Park**



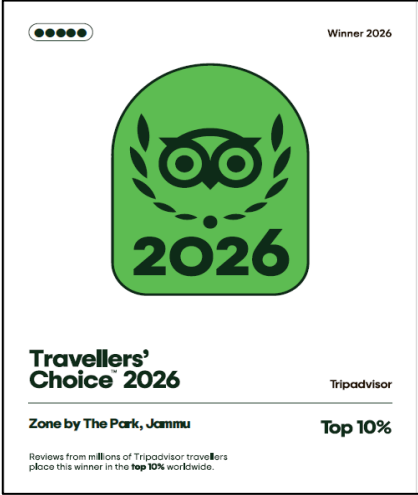
Zone by The Park Coimbatore



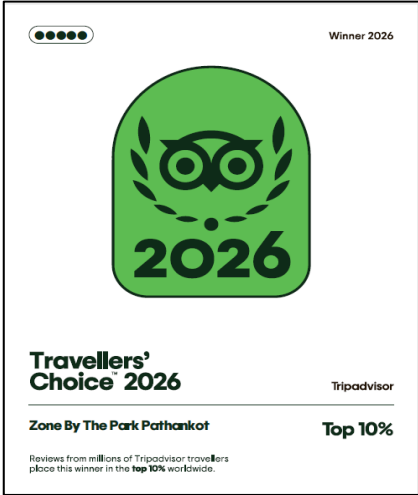
Zone by The Park Coimbatore



Zone by The Park Jaipur



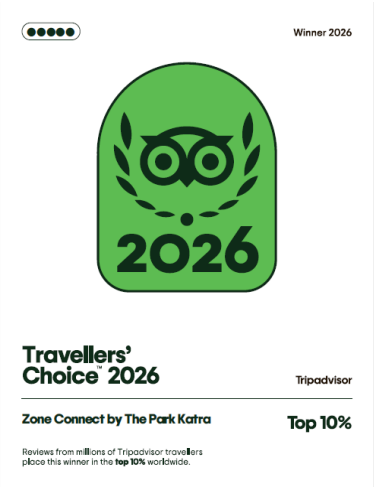
Zone by The Park Jammu



Zone by The Park Pathankot



Zone Connect By The Park Coimbatore



Zone connect by The Park Katra



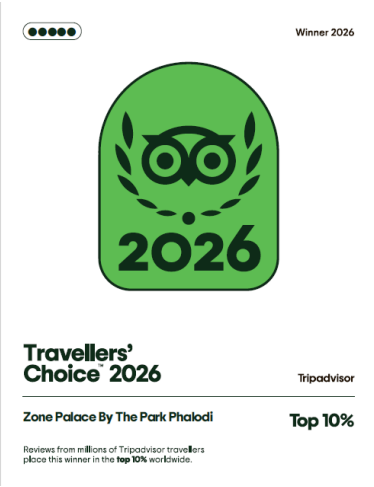
Zone connect by The Park Mussoorie



Zone Connect by The Park Udaipur



Zone Niathu Dimapur By The Park



Zone Palace by The Park Phalodi

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Thank You