

# LEELA PALACES HOTELS & RESORTS LIMITED

(formerly known as *Schloss Bangalore Limited*)  
(formerly known as *Schloss Bangalore Private Limited*)

Registered Office: The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar New Delhi South Delhi 110023  
Tel No. +91 (11) 39331234 Email Id: [cs@theleela.com](mailto:cs@theleela.com) CIN: L55209DL2019PLC347492 Website: [www.theleela.com](http://www.theleela.com)

Ref No. THELEELA/2025-26/087

Date: March 16, 2026

To  Sr. General Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400001 <b>Scrip Code- 544408</b> <b>ISIN - INE0AQ201015</b>	To  Sr. General Manager Listing Department National Stock Exchange of India Limited Exchange Plaza, C-1, Block G Bandra Kurla Complex Bandra (E), Mumbai – 400 051 <b>Symbol- THELEELA</b> <b>ISIN - INE0AQ201015</b>
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**Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir/Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Schedule III, we would like to inform that, the Board of Directors of Leela Luxe Hotels & Resorts Private Limited (“**LLHRPL**”), a wholly owned subsidiary of the Company, at its meeting held today i.e., March 16, 2026, has approved the acquisition of the business undertaking in relation to a luxury resort/hotel undertaking, located in Coorg (Kodagu) district, Karnataka (the “**Resort**”) (such undertaking being referred to as the “**Business Undertaking**”) from Pai Vista Hotels Private Limited (“**Pai Vista**”), together with the acquisition of certain other land parcel(s), and other identified assets and liabilities, which are ancillary to the operations and activities pertaining to the Resort from certain promoter shareholders of Pai Vista and their affiliates (collectively, the “**Transaction**”). For the purposes of the Transaction, LLHRPL has obtained funding from the Company by way of an equity infusion and a debt facility.

The acquisition of the Business Undertaking has been undertaken on a going concern basis by way of a slump sale, as provided under the business transfer agreement (“**BTA**”). The acquisition of other land parcels and identified assets and liabilities have been undertaken through other transaction documents (collectively, the “**Other Transaction Documents**”, and together with the BTA, the “**Transaction Agreements**”). The Transaction shall be deemed to have become effective today (i.e., March 16, 2026), and is implemented subject to, and in accordance with, the terms and conditions set forth in the respective Transaction Agreements.

The details as required under Regulation 30 of the Listing Regulations read with SEBI Master Circular no. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 (“**SEBI Master Circular**”) for the Transaction is enclosed herewith as **Annexure - A**.

The above information will also be available on the website of the Company at [www.theleela.com/investors](http://www.theleela.com/investors).

We request you to kindly take the above on record.

Thanking you,

**For Leela Palaces Hotels & Resorts Limited**  
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**Jyoti Maheshwari**  
**Company Secretary and Compliance Officer**  
**Membership No.: A24469**

Encl.: as Above

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## ANNEXURE-A

Details required under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026

Sl. No.	Particulars	Details
1	Name(s) of parties with whom the agreement is entered	<p>The parties to the business transfer agreement (“BTA”), are Leela Luxe Hotels &amp; Resorts Private Limited (“LLHRPL”), a wholly owned subsidiary of the Company, and Pai Vista Hotels Private Limited, and the promoters thereof, namely, Mr. Jagannath Pai, Ms. Shantha Pai, Mr. Ajay Pai, Ms. Sangeetha Pai, Mr. Sujay Pai, and Ms. Sahana Pai (collectively, the “Sellers”).</p> <p>The parties to the <b>Other Transaction Documents</b> (i.e., agreements for the acquisition of certain other land parcel(s), and other identified assets and liabilities, which are ancillary to the operations and activities pertaining to the Resort) are LLHRPL and the relevant Sellers/ their affiliates (namely M/s Timbertales Hotels &amp; Resorts and Ms. Shilpa Pai).</p> <p>The Company is not a party to the Transaction Agreements.</p>
2	Purpose of entering into the agreement	<p>The BTA has been entered into for the acquisition of the business undertaking in relation to a luxury resort/hotel undertaking located in Coorg (Kodagu) district, Karnataka (the “Resort”), on a going concern basis by way of a slump sale (the “Business Undertaking”), and the other Transaction Agreements have been entered into for the acquisition of certain other land parcel(s), and identified assets and liabilities, which are ancillary to the operations and activities pertaining to the Resort.</p>
3	Size of agreement	<p>Aggregate consideration of up to INR 560,00,00,000/- (Indian Rupees Five Hundred Sixty Crores only), subject to post-closing adjustments as set out in the Transaction Agreements.</p>
4	Shareholding, if any, in the entity with whom the agreement is executed.	<p>Nil</p>
5	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc	<p>Significant terms of the BTA include, inter alia, the following:</p> <p>(a) Acquisition by LLHRPL from Pai Vista Hotels Private Limited of all rights, title and interest in and to the Business Undertaking on a going concern basis by way of a slump sale.</p> <p>(b) Other terms are standard terms/ covenants of the BTA.</p> <p>The other Transaction Documents provide for the acquisition of certain other land parcel(s) and identified assets and liabilities, which are ancillary to the operations and activities pertaining to the Resort and contain terms customary and commensurate with the nature and size of the Transaction.</p>

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6	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	LLHRPL is a wholly owned subsidiary of the Company.  Other parties to the Transaction Agreements are in no manner related to promoter/promoter group/ group companies of the Company.
7	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length".	No
8	In case of issuance of shares to the parties, details of issue price, class of shares issued.	Not Applicable
9	In case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis.	Not Applicable
10	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable. No potential conflict of interest arises out of the Transaction Agreements.
11	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; iv. details of amendment and impact thereof or reasons of termination and impact thereof	Not Applicable