

# LEELA PALACES HOTELS & RESORTS LIMITED

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

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Ref No. THELEELA/2025-26/088

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: Press Release - The Leela Palaces Hotels and Resorts Acquires Ultra-Luxury Resort In Coorg, Karnataka**

Dear Sir/ Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed a copy of the press release titled “The Leela Palaces, Hotels & Resorts acquires Ultra-Luxury Resort in Coorg, Karnataka”.

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



## THE LEELA PALACES, HOTELS AND RESORTS ACQUIRES ULTRA-LUXURY RESORT IN COORG, KARNATAKA

***The Leela Coorg Forest Sanctuary is set to redefine nature-led, wellness anchored Indian luxury with a 71 all-villa property amidst 76 acres of lush landscape near Madikeri***

**India, March 2026:** The Leela Palaces, Hotels and Resorts, India's only pure play luxury hospitality brand, today announced a marquee acquisition of an ultra-luxury resort in Coorg, marking the brand's entry into immersive, nature-led and wellness anchored hospitality. The 71 all-villa property, set within 76 acres of lush landscape near Madikeri and surrounded by coffee and spice plantations, will be unveiled as **The Leela Coorg Forest Sanctuary** later this year.

The acquisition, which coincides with The Leela's 40<sup>th</sup> anniversary, introduces the brand's first Sanctuary and extends its portfolio into one of South India's most compelling leisure destinations. Situated in the Western Ghats with proximity to both Bengaluru and Mangaluru, Coorg is distinguished by its rolling coffee estates, mist-laden hills, scenic waterfalls, storied Kodava heritage and consistently high air quality – attributes that underpin enduring premium demand from the discerning global traveller.

Speaking on the occasion, **Mr. Anuraag Bhatnagar, Chief Executive Officer, The Leela Palaces, Hotels and Resorts**, said: "As we celebrate 40 Years of The Leela, this acquisition represents both a milestone and an evolution of the brand into nature-immersive, wellness-focused hospitality. We invest in destinations with cultural and ecological value, and Coorg strengthens our presence in South India while advancing our strategy of building a balanced portfolio across India's most iconic landscapes. The Leela Coorg Forest Sanctuary offers a rare synthesis of wilderness, wellness and warmth of true Indian luxury for travellers who seek space, stillness and a genuine connection to nature."

The IGBC Platinum-certified resort has been designed in harmony with its natural setting, with architecture that blends contemporary form with local craftsmanship and the textures of its surroundings. The property benefits from significant land reserves that support thoughtful densification, with a first phase adding 19 keys to bring total inventory to 90 villas.

The Leela Coorg Forest Sanctuary features four dining venues spanning global and regional cuisines, including bean-to-cup coffee experiences rooted in the region's plantation heritage. A 27,000 sq. ft. wellness centre forms the foundation of a broader approach to restoration and longevity – drawing on Ayurvedic tradition, modern recovery science and Aujasya by The Leela, the brand's signature wellness programme. A 7-acre lake forms the tranquil heart of the sanctuary, while a private helipad ensures seamless access for travellers. The property is further distinguished by its expansive four-bedroom presidential villa with a private pool and integrated wellness facilities, positioning it among South India's most immersive forest sanctuaries.

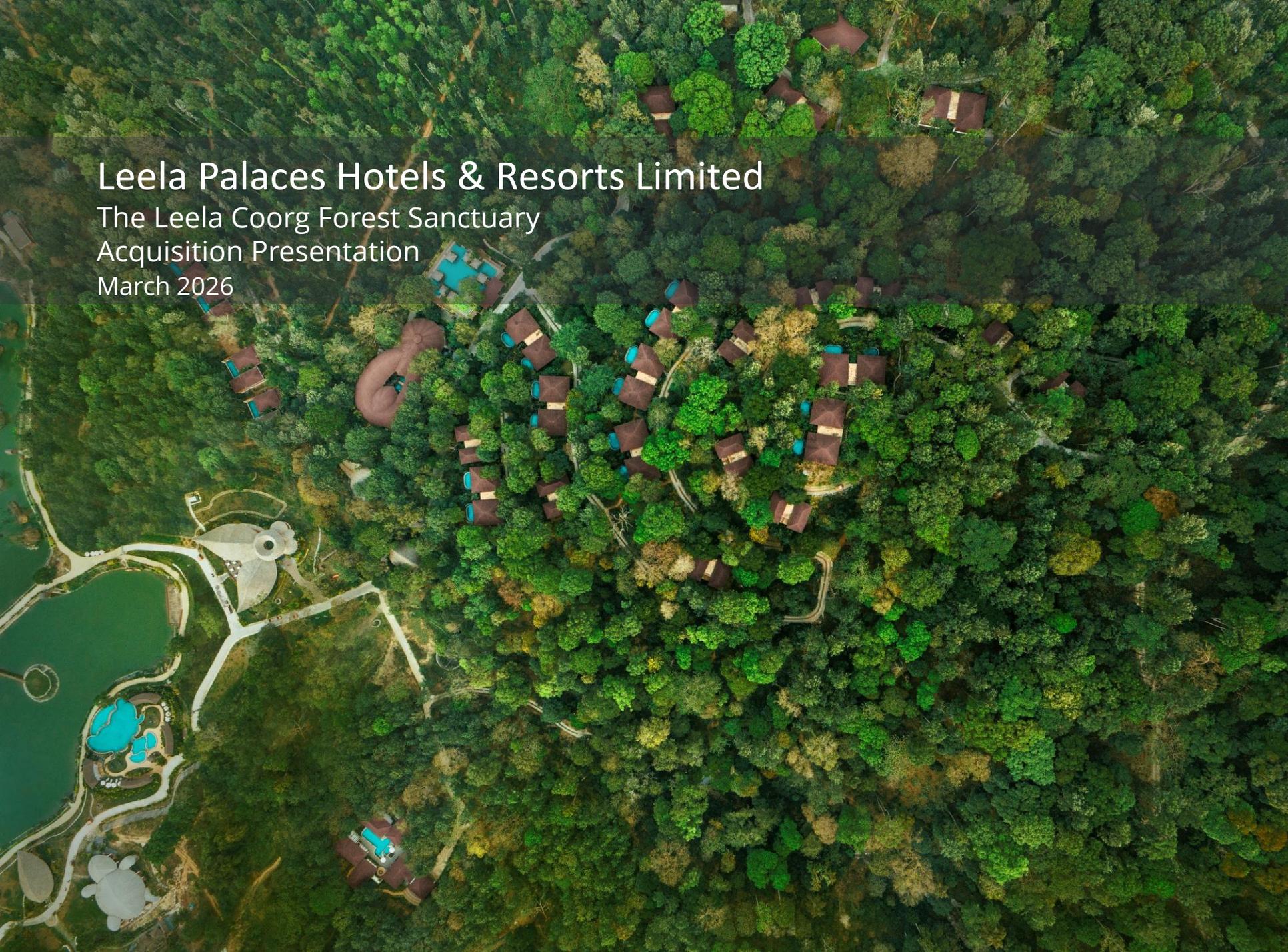
The property's nature-led experiences, holistic wellness journeys and destination-inspired culinary programming align closely with The Leela's philosophy of celebrating the spirit of place. Together, these elements position the resort as a rare, slow-luxury sanctuary and one of India's most distinctive leisure destinations.

For four decades, The Leela has shaped the global expression of true Indian luxury. This acquisition reflects The Leela's strategic expansion toward high-value leisure destinations defined by natural capital and cultural depth. Over the coming months, the property will integrate signature Leela brand standards, service rituals and distribution strength before formally commencing its next chapter as The Leela Coorg Forest Sanctuary.

With the addition of Coorg, The Leela portfolio now comprises 15 properties with over 4,160 keys across 13 cities globally, including 7 owned, 7 managed and 1 franchised hotel. With 9 hotels in the pipeline, the brand remains on track to expand to 24 properties over the next three years in high growth markets including Agra, Ayodhya, Bandhavgarh, Mumbai, Ranthambore, Sikkim, Srinagar and Jaisalmer.

#### **About The Leela Palaces, Hotels and Resorts**

The Leela Palaces, Hotels and Resorts is India's largest institutionally owned and managed pure-play luxury hospitality brand. Backed by the Brookfield Group, The Leela operates 14 award-winning properties across India's premier leisure and business destinations. Recognized globally for architectural excellence and bespoke services, The Leela has been ranked the #1 hospitality brand globally by Travel + Leisure World's Best Awards in 2020 and 2021, and among the top three in 2023 and 2024. The brand remains committed to delivering timeless Indian hospitality through world-class luxury experiences. For more information, please visit our website [www.theleela.com](http://www.theleela.com) and connect with us on [Facebook](#), [Twitter](#) and [Instagram](#).

An aerial photograph of a resort complex nestled within a dense, lush green forest. The resort features numerous small, brown-roofed buildings with blue accents, arranged in a semi-circular pattern. Several swimming pools are visible, including a large, irregularly shaped pool in the lower-left quadrant and several smaller, rectangular pools scattered throughout the resort. A winding road or path cuts through the forest, connecting different parts of the resort. In the bottom-left corner, there is a large, light-colored structure that appears to be a spa or a large pool area with a circular feature. The overall scene is a harmonious blend of natural beauty and resort amenities.

# Leela Palaces Hotels & Resorts Limited

The Leela Coorg Forest Sanctuary  
Acquisition Presentation  
March 2026

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# Strategic Acquisition of an Ultra-Luxury Resort in Coorg

The Leela in accordance with board approval, has entered into binding agreements to acquire a recently developed and operational 71 villa ultra-luxury resort (“Resort”) in Coorg, spread across 76 acres of land including densification potential

## Rare off-market opportunity to acquire 100% ownership of an ultra-luxury operating resort

- Off-market bilateral deal secured on the back of The Leela’s execution credibility and balance sheet strength
- Reinforces The Leela’s ability to reposition, and convert luxury resorts (for e.g. The Leela Palace Jaipur, The Leela Kovalam and The Leela Ashtamudi)

## High Quality Resort with Robust Market Fundamentals

- Located in Coorg, one of South India’s most established leisure destinations, the Resort is spread across 76 acres (including 54 acres of land for future expansion) and features large-format villas, a 27,000 SF dedicated wellness space with signature therapies and curated experiential offerings
  - Opened in 2025, the Resort will be converted into The Leela Coorg Forest Sanctuary, unlocking brand-led value uplift and further expanding The Leela’s experiential and wellness offerings
- Coorg benefits from proximity to Bengaluru and Mangaluru, positioning it as a key drive-to leisure destination, and has witnessed 2x growth in tourist arrivals post-Covid, driven by rising affluence and improved connectivity

## Attractive Pricing and Value Creation Opportunities

- **Purchase consideration of c.Rs 5,600M including**
  - 71 operational villas
  - 54 acres of land available for inventory expansion and future densification. **Phase I expansion includes the addition of 19 villas, increasing total inventory to 90 villas**
- The Leela will apply its proven luxury resort playbook of brand-led repositioning, dynamic revenue management, distribution optimization, and disciplined operational execution to drive performance at the Resort
- Resort is expected to generate **stabilized revenue of Rs 1,650M – Rs 1,750M, with a margin profile similar to Leela (50%+)**

# Asset Overview

IGBC Platinum certified resort spread across 76 acres, with significant land reserves supporting inventory expansion and future densification

71

Operational Villas

35%

Villas with pools

c.175 sqm

Average Villa Size

4

F&B Destinations

250 pax

Banqueting Capacity<sup>1</sup>



1. Including indoor and outdoor banqueting spaces

## Asset Overview | Amenities

Highly amenitized resort including multiple F&B destinations, 7-acre private lake, dedicated entertainment arena, coffee experiences, and helipad



## Asset Overview | Wellness

The Resort features a 27,000 SF wellness centre, comprising 25 treatment rooms offering diverse therapies, gym, sauna, swimming pool and yoga deck



# Robust Market Fundamentals

Coorg is a key drive-to leisure destination, and has witnessed 2x growth in tourist arrivals post-Covid, driven by rising affluence and improved connectivity

