VENTIVE
HOSPITALITY

August 4, 2026

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

Dear Sir/Madam,

Sub: Intimation under Regulation 30 of the SEBI (Listing Obligations & Disclosure Requirement) Regulations 2015 for Investor / Analyst Presentation.

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), we are enclosing herewith a copy of the presentation for the Conference Call scheduled to be held i.e. on Wednesday, August 05, 2026 at 4:00 p.m. (IST), in respect of the unaudited Financial Results (Consolidated and Standalone) for the quarter ended June 30, 2026.

Request you to take same on record.

Thanking You,

For Ventive Hospitality Limited

PRADIP P BHATAMBREKAR
Digitally signed by PRADIP P BHATAMBREKAR
Date: 2026.08.04 20:49:25 +05'30'

Pradip Bhatambrekar
Company Secretary and Compliance Officer
Membership No: F14201

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HOSPITALITY LIMITED

Q1 FY27
Earnings Update

4TH AUGUST 2026

PROMOTED BY

Panchshil

Blackstone

Anantara Dhigu Maldives Resort

Disclaimer

Certain statements in this release concerning our prospects are forward-looking statements. Forward-looking statements by their nature involve a number of risks and uncertainties that could cause actual results to differ materially from market expectations.

These risks and uncertainties include, but are not limited to, macroeconomic factors, geopolitical events affecting tourism and business travel, regulatory environment, our ability to manage growth, competition within the industry, and various factors which may affect our profitability, such as our ability to attract and retain highly skilled professionals, reduced demand for office space, our ability to successfully complete and integrate potential acquisitions, political instability, legal restrictions on raising capital, and cyclicality and operating risks associated with the hospitality sector.

Ventive Hospitality Limited ("VHL"/"Company") may, from time to time, make additional written and oral forward-looking statements, including in its reports to shareholders. These forward-looking statements represent only the Company's current intentions, beliefs or expectations, and any forward-looking statement speaks only as of the date on which it was made. The Company assumes no obligation to revise or update any forward-looking statements.

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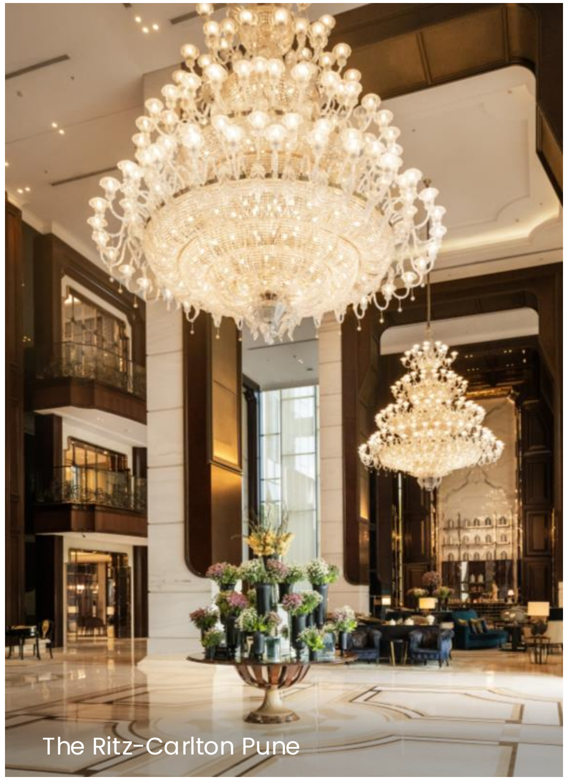
Company Overview

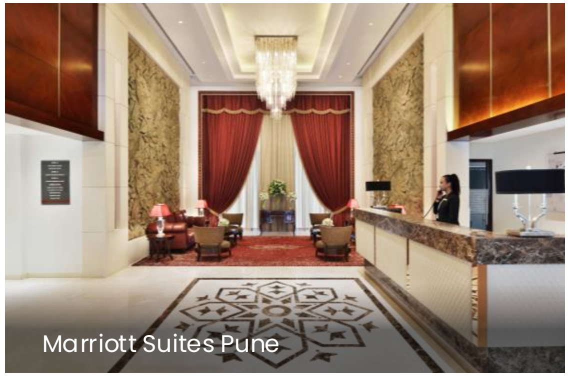
JW Marriott Pune

India's Largest Luxury Focused Hospitality Platform


Raaya by Atmosphere, Maldives


Hilton Goa Resort


The Ritz-Carlton Pune


Marriott Suites Pune


Conrad Maldives Rangali Island


Anantara Dhigu Maldives Resort


JW Marriott Pune

3	14	80%	2,199
Countries	Hotels	Luxury focus	Keys

₹15,233
Q1 FY27 TRevPAR India Hospitality

$490
Q1 FY27 TRevPAR International Hospitality

3.4 Msf

98% Occupied
Annuity Area & Q1 Committed Occupancy

Portfolio Structured To Deliver Holistic Growth

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Total Keys: India Hospitality	1,684
Total Keys: International Hospitality	515
Total Keys	**2,199**

Maldives

- Conrad Maldives Rangali Island **151**
- Raaya by Atmosphere, Maldives **167**
- Anantara Dhigu Maldives Resort, **110**
- Anantara Veli Maldives Resort, **67**
- Naladhu Private Island, Maldives **20**

Bengaluru

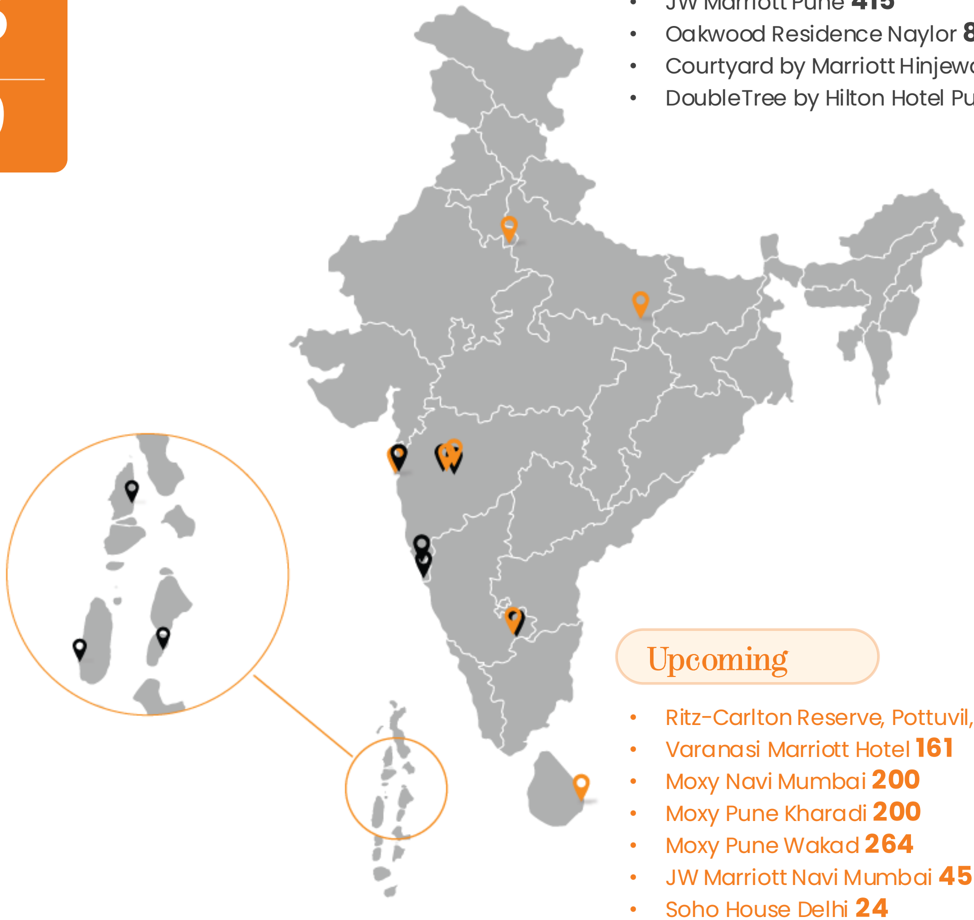
- Aloft Bengaluru Outer Ring Road **191**
- AC by Marriott Bengaluru Whitefield **166+33**

Goa

- Hilton Goa Resort **104 + 50**
- Sol De Goa **21**

Mumbai

- Soho House Mumbai **38**



Pune

- The Ritz-Carlton Pune **198**
- Marriott Suites Pune **200**
- JW Marriott Pune **415**
- Oakwood Residence Naylor **83**
- Courtyard by Marriott Hinjewadi **153**
- DoubleTree by Hilton Hotel Pune **115**

Upcoming

- Ritz-Carlton Reserve, Pottuvil, Sri Lanka **73**
- Varanasi Marriott Hotel **161**
- Moxy Navi Mumbai **200**
- Moxy Pune Kharadi **200**
- Moxy Pune Wakad **264**
- JW Marriott Navi Mumbai **450**
- Soho House Delhi **24**
- Ritz-Carlton Reserve, Sahyadri Hills **80+**

Integrated Commercial & Retail Assets Feed the Hotel Business and Generate Steady Annuity Income

Annuity	Msf
Business Bay, Yerwada, Pune	1.80
ICC Offices, Shivajinagar, Pune	0.93
Panchshil Tech Park, Hinjewadi IT Park, Pune	0.22
ICC Pavillion (Retail space), Shivajinagar, Pune	0.44

Total Annuity Assets | **3.40 MSF | 98%** committed occupancy

Upcoming

Narmada Estates, Pune	0.6-0.7

Strong Entry Barriers, Geographically Diversified | Assets in India and Maldives

No. of keys in the pipeline are subject to change based on design plans and approvals of the final project.

Value Proposition

Strong cashflow generation (~₹ 8,000 Mn in FY26) every year to fund pipeline and acquisitions

Active asset management with consistent growth in EBITDA every year (+28% in FY26)

Lowest leverage amongst asset owners with **Net Debt/EBITDA** at **1.2x** with **<7%** blended cost of financing

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Annuity backbone that provides **steady cashflows** to tackle cyclicity of the hospitality business

Strong operator network with **6** global operators and **14** brands

Renowned Promoters **Panchshil** and **Blackstone** bringing together local construction expertise & international best practices

A Portfolio Recognized On The Global Stage

AWARDS & RECOGNITIONS

INDIA

INAUGURAL MICHELIN KEY (INDIA)
SOHO HOUSE MUMBAI

THE BEST LUXURY ESCAPES IN INDIA
THE RITZ-CARLTON, PUNE

TOP WEDDING DESTINATIONS IN INDIA
THE RITZ-CARLTON, PUNE
JW MARRIOTT PUNE

BEST LUXURY HOTEL
THE RITZ-CARLTON, PUNE

BEST INDIA HOTELS
THE RITZ-CARLTON, PUNE

TRAVELLERS' CHOICE
DOUBLETREE BY HILTON HOTEL PUNE - CHINCHWAD
COURTYARD BY MARRIOTT PUNE HINJEWADI
OAKWOOD RESIDENCE NAYLOR ROAD PUNE

2025
THE RITZ-CARLTON, PUNE
JW MARRIOTT PUNE

INTERNATIONAL

THE BEST MALDIVES HOTELS FOR RELAXATION
CONRAD MALDIVES RANGALI ISLAND

60 BEST HOTELS IN THE MALDIVES
CONRAD MALDIVES RANGALI ISLAND

T+L 500 LIST - ASIA
CONRAD MALDIVES RANGALI ISLAND
ANANTARA DHIGU MALDIVES RESORT

TRAVELLERS' CHOICE
ANANTARA DHIGU MALDIVES RESORT
NALADHU PRIVATE ISLAND
RAAYA BY ATMOSPHERE

CONRAD MALDIVES RANGALI ISLAND

TOP PICKS FOR A JOURNEY BEYOND THE ORDINARY
CONRAD MALDIVES RANGALI ISLAND

THE BEST HOTELS IN THE MALDIVES
CONRAD MALDIVES RANGALI ISLAND

RUSSIA SPECIAL EDITION ALMANAC
RAAYA BY ATMOSPHERE, MALDIVES

MALDIVES WINNER – HOUSE REEFS, RESORT POOLS AND RESORTS
CONRAD MALDIVES RANGALI ISLAND

ONE OF A KIND - WORLD & LUXURY - ASIA CATEGORY
ANANTARA VELI MALDIVES RESORT
CONRAD MALDIVES RANGALI ISLAND

INDIAN OCEAN'S LEADING LEISURE HOTEL
ANANTARA VELI MALDIVES RESORT
CONRAD MALDIVES RANGALI ISLAND

BEST MALDIVES RESORTS
CONRAD MALDIVES RANGALI ISLAND
ANANTARA VELI MALDIVES RESORT

CERTIFICATIONS

INDIA

THE RITZ-CARLTON, PUNE

GREEN CERTIFIED JW MARRIOTT PUNE

THE RITZ-CARLTON, PUNE
MARRIOTT SUITES PUNE
COURTYARD BY MARRIOTT PUNE HINJEWADI
BUSINESS BAY
ICC OFFICES
PANCHSHIL TECH PARK HINJAWADI

INTERNATIONAL

CONRAD MALDIVES RANGALI ISLAND

2025 & 2026
CONRAD MALDIVES RANGALI ISLAND

ANANTARA MALDIVES RESORT (DHIGU, VELI & NALADHU)

RAAYA BY ATMOSPHERE, MALDIVES

CONRAD MALDIVES RANGALI ISLAND
ANANTARA MALDIVES RESORT (DHIGU, VELI & NALADHU)
RAAYA BY ATMOSPHERE, MALDIVES

ANANTARA MALDIVES RESORT (DHIGU, VELI & NALADHU)

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Financial Highlights

Sea Fire Salt - Anantara Dhigu Maldives Resort

Q1FY27 Financial Highlights

India hospitality and annuity absorb the war impact in Maldives

Revenue (₹ Mn)

▲ +7%

Achieved 7% revenue growth despite travel disruptions due to West Asia war; led by India hospitality

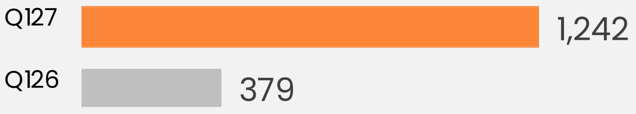
EBITDA* (₹ Mn)

▼ -7%

EBITDA decline of 7% entirely attributable to Maldives one-off cost increase arising from elevated diesel and other ancillary costs

PAT (₹ Mn)

▲ +2.3x



PAT grew 2.3x due to transition to new tax regime. Our cash profits were **₹1,565 Mn.**

TRevPAR (₹)

▲ +12%

Achieved double-digit TRevPAR growth in a war-impacted quarter showing the resilience of our F&B offerings

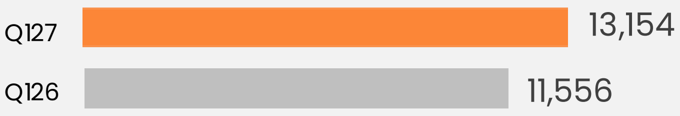
Occupancy (%)

▲ +4pp

Occupancy gains of 4pp led by India hospitality occupancy growing 7pp

RevPAR (₹)

▲ +14%



Strong RevPAR growth of 14% led by occupancy ramp-up

**Adjusted EBITDA would have been ₹2,301Mn (+5% YoY) after adjusting for diesel price hike in Maldives and one-time corporate costs. Q1FY26 EBITDA also adjusted for one-off electricity cost benefit in Aloft ORR.*

Segment Performance: Q1 FY27

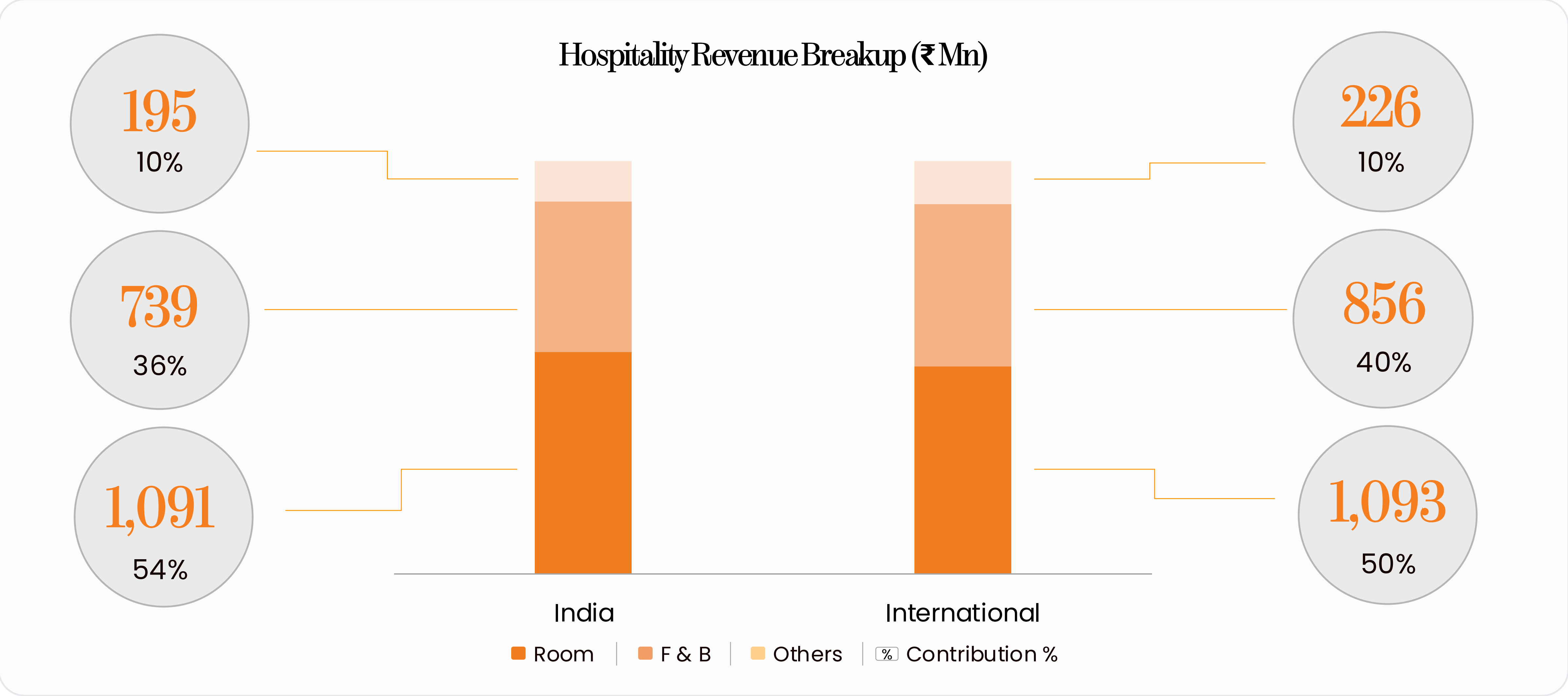
All growth rates YoY

Metric	India Hospitality	International Hospitality	Total Hospitality	Annuity	Total
Revenue (₹ Mn)	2,025 ▲ +13%*	2,175 ▲ +5%	4,200 ▲ +9%**	1,281 ▲ +3%	5,544 ▲ +7%
EBITDA (₹ Mn)	737 ▲ +16%*	324 ▼ -32%	1,061 ▼ -4%**	1,112 → Flat	2,046 ▼ -7%
EBITDA Margin	36% ▲ +1 pp	15% ▼ -8pp	25% ▼ -3 pp	87% ▼ -3pp	37% ▼ -5 pp
EBITDA / Key (₹ Mn)#	2.3	7.4	3.6	–	–
ADR (₹)	12,183 ▲ +8%	–	20,200 ▲ +4%	–	–
Occupancy	67% ▲ +7 pp	52% ▼ -2 pp	63% ▲ +4 pp	98% ▲ +1 pp	–
RevPAR / Rent psf/m (₹)	8,201 ▲ +20%	-	13,154 ▲ +14%	123 ▲ +5%	–
TRevPAR (₹)	15,233 ▲ +18%	46,410 ▲ +5%	23,382 ▲ +12%	–	–

*Same store revenue growth and EBITDA growth excluding Hilton Goa , Sol de Goa, Aloft Whitefield and Soboho are 10% and 15%, respectively.
**Same store revenue growth and EBITDA growth excluding Hilton Goa, Sol de Goa, Aloft Whitefield and Soboho are 7% and -6% respectively.
Raaya by Atmosphere operates under an all-inclusive concept and therefore is excluded from ADR & RevPAR metrics. Included in TRevPAR & Occupancy metrics.
Operational metrics exclude non-operational keys of Aloft Whitefield and Sol De Goa, and Soho House Mumbai as it is recognized as a Joint venture.
EBITDA / Key is calculated using Trailing 12 Months EBITDA and effective operating keys.

Q1FY27 Revenue Breakup

India and International hospitality



Debt Position

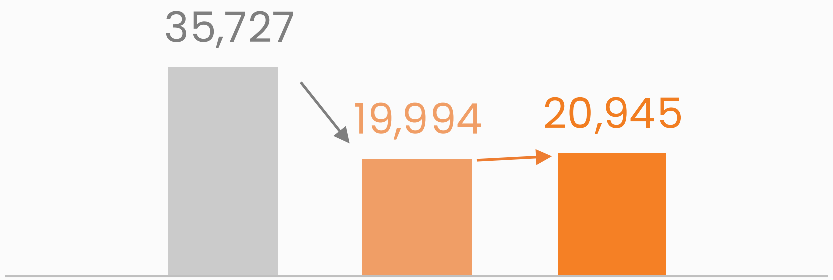
	June 30, 2026	March 31, 2026
Consolidated Gross Debt	20,945	19,994
Cash & Cash Equivalent	5,803	5,179
Consolidated Net Debt	15,142	14,814
Loan-to-Value	0.1x	0.1x
Net Debt to EBITDA Ratio*	1.2x	1.1x

The Company maintains AA rating (Stable) from CRISIL and PCPPL, a material subsidiary and Novo Themes received an AA+ rating (Stable)

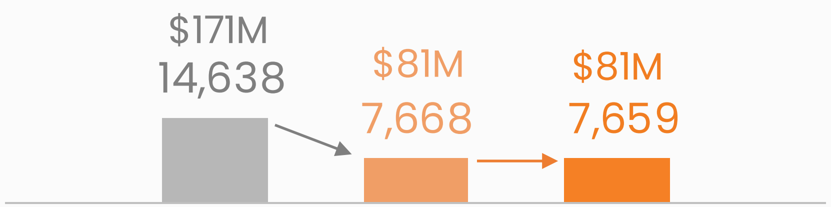
*TTM EBITDA

Consolidated Debt includes debt from banks and financial institutions, and Cash & Cash Equivalents includes liquid and overnight funds

Total Gross Debt (₹ Mn)

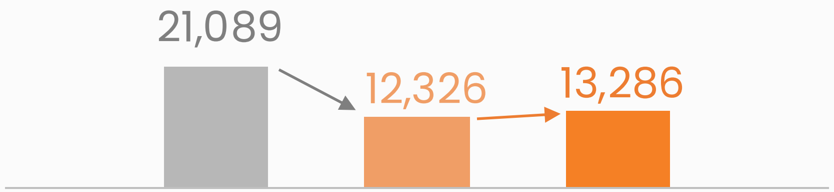


USD Debt ($/₹ Mn)



Interest rate % 9.5% 6.2% 6.1%

INR Debt (₹ Mn)



Interest rate % 8.3% 7.3% 7.2%

Pre- IPO | 31st March 2026 | 30th June 2026

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Industry Outlook

The Ritz Carlton Pune

Pune: India's Fastest-Growing GCC Hub

Structural demand tailwinds for premium hospitality driven by 500+ GCCs

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500+
GCCs in Pune (FY26) – 14% of India's total

#1
Ease of Living India 2025

~9%
GCC count CAGR FY19–25

700–750
GCCs forecast by 2030 at 9% CAGR

INFRASTRUCTURE & CONNECTIVITY

173 km
8-lane Outer Ring Road

75 Mn
Expected capacity at new Pune Airport

30 minutes
Reduction in travel time between Pune and Mumbai due to Missing Link project

GCC GROWTH + POLICY TAILWIND

130+
New/expanded GCCs since 2024 (40% AI-first)

290–300K
GCC workers by 2030

Kharadi + Wakad
Fastest-growing GCC micro-markets

VENTIVE POSITIONING

- 1,164 keys across Pune in strategic micro-markets and different product formats
- 464 pipeline keys — Moxy Wakad (264) + Moxy Kharadi (200), adjacent to top GCC nodes
- Current demand base: 200K+ GCC workers drive sustained premium accommodation need
- MICE opportunity: GCC leadership offsites, global visits, extended corporate stays

ESTABLISHED GCCs

- **Hi-tech**: DoorDash, Google
- **Manufacturing**: Eaton, Kone
- **Automotive**: BMW, Volkswagen
- **BFSI**: Bloomberg, Allianz, UBS, HSBC, Mastercard
- **Healthcare**: Roche, Medtronic

UPCOMING / EXPANDING

Puma | Edwards Lifesciences | Calderys | British Petroleum | Boston Scientific | Sandvik | DAMAC Group | Zendesk

Source: KPMG Pune GCC report, June 2026, CBRE India Office Market Outlook, 2026

Pune Office Growth GCC Absorption

Translating Into Luxury Hotel Demand

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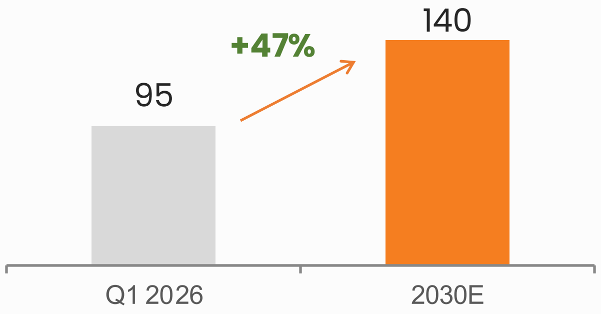
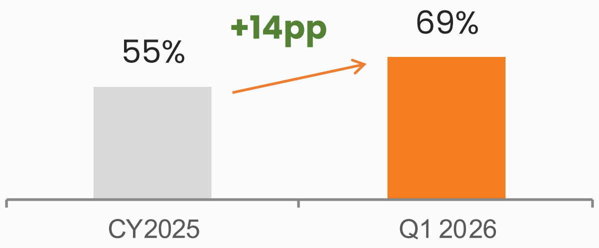
Grade-A Office Stock (Msf)



+47% growth as Pune deepens as a Grade-A office hub

Source: CBRE Sep-2025 expectation for 2030 (~140 msf, broader market incl. PCMC)

GCC share of Grade-A leasing



GCCs are now the dominant **incremental** leasing driver

Share of new Grade-A leasing flow, not of total occupied stock.
Source: Cushman & Wakefield CY2025 and Q1 2026 MarketBeat.

Pune Hotel Market

68% Luxury/ Upper-Upscale Occupancy

~₹12k Luxury / Upper-Upscale ADR

No luxury hotel pipeline and only modest upper-upscale additions — Pune's top tier is structurally supply-protected.

Source: CoStar

INCREMENTAL DAILY HOTEL ROOM NIGHTS FROM OFFICE GROWTH (2026–2030E)*

700–1,000 Base Case

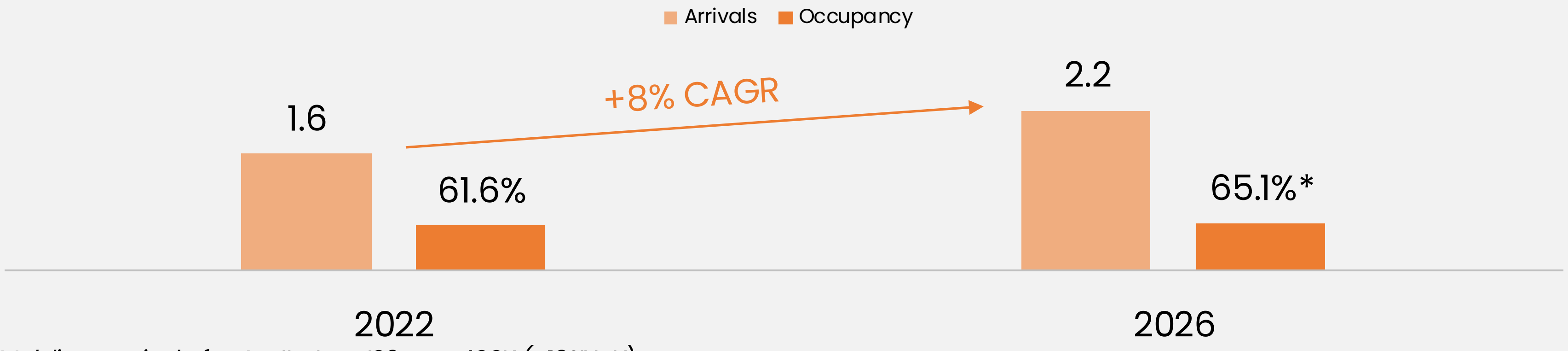
200–300 Luxury/ Upper Upscale

~75%+ Occupancy

*Based on ~40-45 msf of incremental occupied office space by 2030E (CBRE) at 10–30 room nights/day/msf, a sensitivity range — not a fixed industry conversion rule.
The above calculation is based on 30% market share of luxury and upper upscale based on current inventory levels.
Occupancy of 68% at current inventory of 2,563 keys and base case room nights addition of 200-300 with no supply growth translates to +7pp growth in occupancy for upper upscale and luxury hotels.

Maldives Market Context

Maldives Tourist Arrivals (Mn) & Occupancy (%)



Maldives arrivals for AprIL-June'26 was 422K (-13%YoY).

*Source: Ministry of Tourism, Maldives; STR / CoStar. *2026 occupancy is TTM occupancy.*

WHY WE LIKE MALDIVES

High entry barriers —**one island, one resort** concept and limited land availability

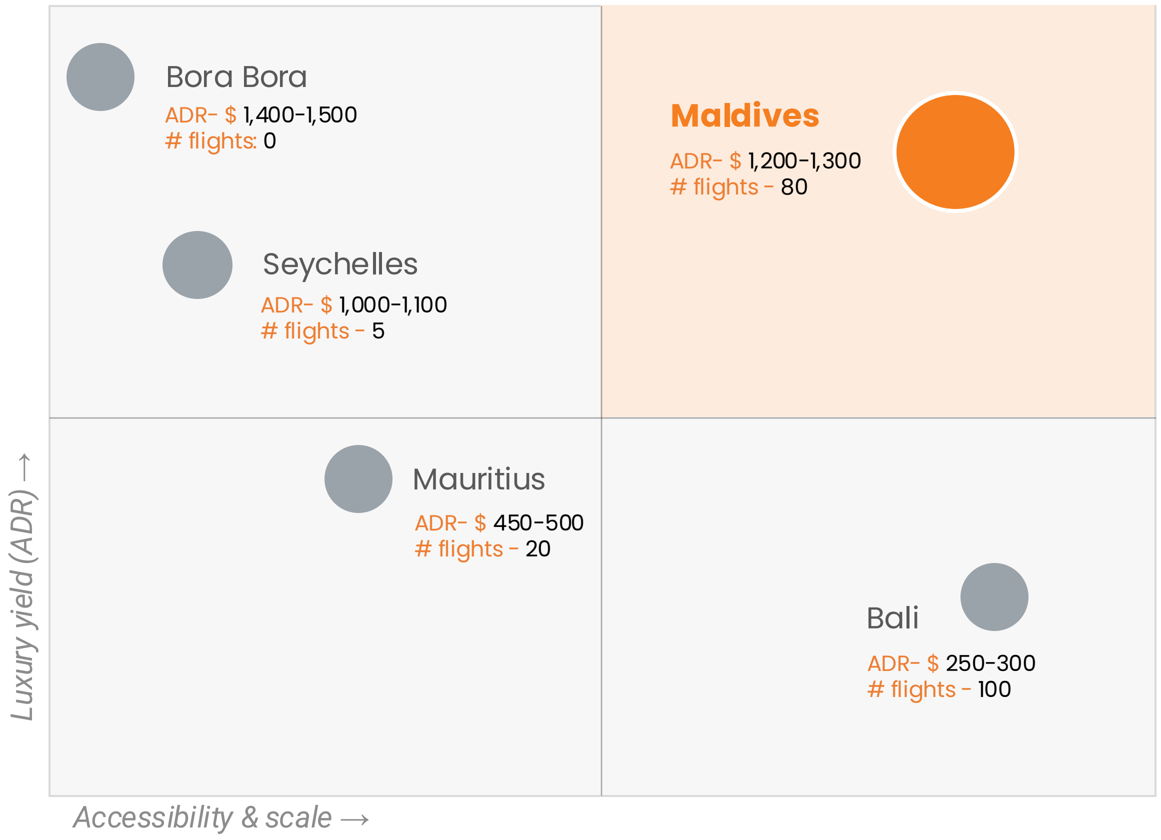
Ventive's Maldives portfolio - the highest TTM EBITDA per key at **₹7.4 Mn**

$ revenue = natural currency hedge against rupee depreciation

Maldives Value Proposition

The world's premier HNI leisure destination — the only island market pairing ultra-premium resort yields with global connectivity and scale.

Where Maldives sits vs. island peers



The world's #1 destination for HNI leisure

World's Leading Destination — 6 years running

Recognized as World's leading destination by World Travel Awards

"One island, one resort" privacy

~73% of guests stay in private-island luxury resorts — exclusivity is the ultimate HNI currency

US $5.4bn tourism revenue in 2025

+16% YoY (MMA); 12M ADR of US$1,200–1,300 ranks among the world's highest

Experiences found nowhere else

Scuba diving, snorkeling, whale-shark swims, vibrant coral reefs & private submarines

Source: CoStar, Maldives Ministry of Tourism; Maldives Monetary Authority (MMA); Visit Maldives; World Travel Awards; company analysis & estimates (2025).

West Asia War – Impact On Fuel Costs In Maldives

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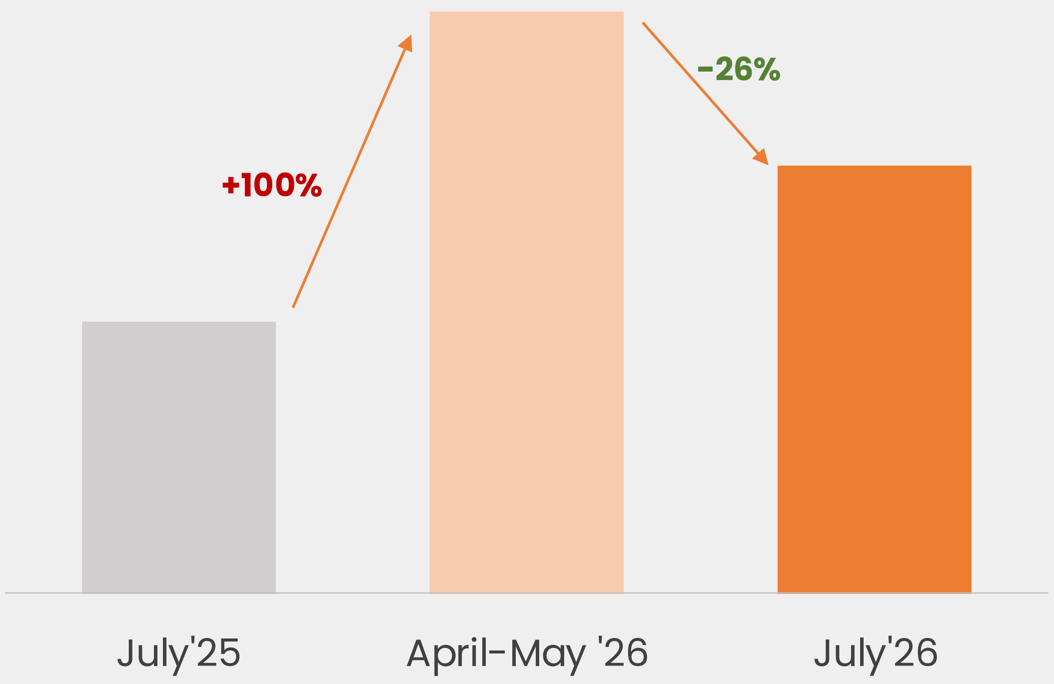
Diesel costs trend



Diesel cost is calculated as the weighted average purchase price of diesel across Conrad, Anantara and Raaya.

Impact

$1.5-1.7
Diesel cost/L at peak war

>2x
vs pre-war levels

+200 Mn
Increase in fuel and ancillary costs

>50%
of FY26 fuel cost incurred in one quarter

Mitigation Measures

+4.1 MW
Solar capacity addition

~1.6Mn L
Annual diesel savings

2-3%
EBITDA gain

$1.5–2Mn
Annual cost savings from FY28-29

Raaya should be able to run generator-free for 17 hours a day (>80% on solar) — **first resort** in Maldives

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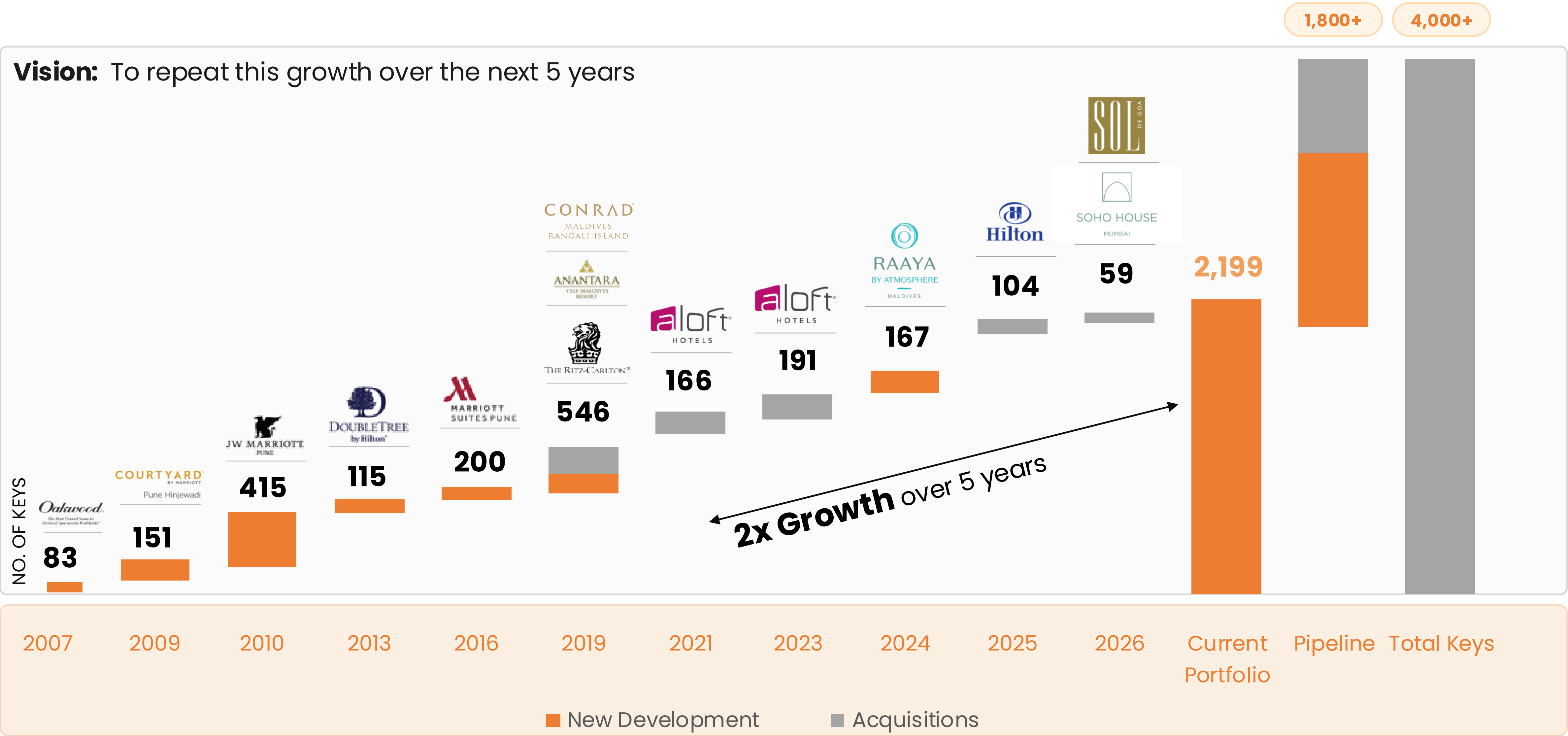
Pipeline and Acquisitions

Three Kitchens Restaurant and Bar, The Ritz Carlton Pune

Development + Acquisition Strategy

Has driven 2x growth over last 5 years



Ritz-Carlton Reserve, Sahyadri Hills

Transaction Snapshot

Post-transaction ownership:
Ventive 100%

Equity consideration:
~₹2,810 Mn

Enterprise Value:
~₹4,660 Mn

Target YoC:
>12%

Funding:
Internal accruals + Debt

Value Creation & Platform Upside

Positioned as nature-first luxury wellness and living

Ritz-Carlton Reserve brand anchors ultra-luxury positioning

Villa sales will unlock early capital release which can offset capex

15–20% Maharashtra state capital subsidies lift project returns

Embedded upside in 420+ acre land bank and unused FSI

Strategic Fit

Extends Ventive platform into luxury wellness hospitality

2-3 hours from Mumbai and Pune, 45 minutes from Alibaug

Ritz-Carlton Reserve deepens global brand partnerships

Asset Overview

~80+ key wellness resort plus villas for sale on 420+ acres

Structure complete with OC; interiors & fit-out pending

Nature-first wellness estate with 3 dams and 5 lakes

Expanding Footprint Across India & Sri Lanka

1,700+ keys under development

OWNED

AC by Marriott, Whitefield

166 + 33 New keys

Bengaluru, India
Redevelopment

- **TIMELINE** Q1FY28
- **STATUS** Long-lead items ordered

Ritz-Carlton Reserve, Pottuvil

73 Keys

Pottuvil, Sri Lanka

- **TIMELINE** FY30-31
- **STATUS** Designs and approvals underway

Varanasi Marriott Hotel

161 Keys

Varanasi, India

- **TIMELINE** Q3FY28
- **STATUS** Room fit-out underway

Ritz-Carlton Reserve, Sahyadri Hills

~80 Keys

Maharashtra, India

- **TIMELINE** FY29
- **STATUS** Acquisition completed in Jul'26; OC received

Hilton Goa Resort, Candolim

+50 New keys

Goa, India
Redevelopment

- **TIMELINE** TBD
- **STATUS** Planning and design stage

Soho House Delhi

24 keys

Delhi, India

- **TIMELINE** FY30
- **STATUS** Mock-up room completed

ROFO

JW Marriott, Navi Mumbai

450 Keys

Navi Mumbai, India

- **TIMELINE** FY31
- **STATUS** Planning and design stage

Moxy, Pune Wakad

264 Keys

Navi Mumbai, India

- **TIMELINE** FY31
- **STATUS** Planning and design stage

Moxy, Navi Mumbai

200 Keys

Navi Mumbai, India

- **TIMELINE** FY31
- **STATUS** Planning and design stage

Moxy, Pune Kharadi

200 Keys

Navi Mumbai, India

- **TIMELINE** FY31
- **STATUS** Planning and design stage

FY31 is the tentative timeline for ROFO transfer to Ventive on warm-shell lease

Future of Hospitality

Wellness

$10tn by 2029

Global wellness economy, from $6.8tn — ~4x global pharma industry

Not an amenity — the itinerary.

1 in 3 trips booked purely for wellness by 2030

Ventive pipeline

- Ritz-Carlton Reserve, Sri Lanka – clinical wellness, lifestyle, longevity
- Roha – wellness-led, not a spa bolt-on
- Guests stay longer, spend more, return more often

Leisure

12% travel spend CAGR

In India by 2040 - outbound leisure spend is increasingly staying domestic

Leisure evolving beyond weekend stay

Ventive pipeline

- Goa – Hilton + Sol de Goa – addition of 50 keys; EBITDA to approximately double
- Maldives –₹60k TRevPAR; ~₹77L EBITDA/key annually
- Sri Lanka – first mover, under-supplied luxury tier
- Varanasi – 161 keys, FY28; 147m visitors yearly

Lifestyle

40% of hotel income

From F&B, events and co-working in lifestyle-led hotels

A habit, not just a booking

Ventive pipeline

- Soho Mumbai – ~85% occupancy, 90%+ retention with ~4k members
- Soho House Delhi – 24 keys
- 400+ members signed in Delhi and Goa pre-opening
- Moxy – 664 ROFO keys for a Gen Z guest

All three pillars sit inside the 1,700+ keys pipeline — built responsibly, funded through internal accruals and debt

Source: Global Wellness Institute; IQVIA; JLL hospitality revenue mix; Horwath HTL India Hotel Market Review 2025; Condé Nast Traveller

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ESG and Partnerships

Anantara Dhigu Maldives Resort

Environmental & Social Initiatives

Climate & Energy Initiatives

- Renewable electricity rose to 48.96%in FY25-26, up ~2 percentage points YoY; 4 properties (1) now at >70% Green Power.
- ISO 14001:2015 certified at 10 of 18 properties; ISO 45001 at 6 of 18; ISO 9001 at 6 of 18.
- The Ritz-Carlton, Pune certified Platinum LEED v4.1 (O&M); Business Bay also LEED Platinum (EB:O&M) and Panchshil Tech Park (CYIT) certified Gold LEED v4.1 (O&M).
- GHG intensity baseline of 0.1203 tCO_2e per Occupied Room Night established for FY25-26 — anchor for SBTi pathway.

Water, Air and Environment

- Conrad Maldives Rangali Island earned PADI Eco Center certification (one of only two in theMaldives); joined 'Dive Against Debris' reef cleanup.
- Anantara Dhigu, Veli, and Naladhu partnered with Maldives Resilient Reefs and Blue Marine Foundation to protect vital seagrass ecosystems.
- Conrad Maldives Rangali Island, Raaya by Atmosphere and Anantara Dhigu, Veli and Naladhu, all resorts are Green Fins members.

Waste Management

- Plastic waste reduction — reusable glass water bottles supplied across guestrooms and F&B outlets. (2)
- Raaya by Atmosphere (Maldives) certified under Green Globe; ICC Offices, Business Bay and Panchshil Tech Park Hinjewadi certified with four globally renowned ISOs; ISO 14001, ISO 9001. ISO 45001. ISO 41001.

People, Safety and Governance

- 19.4% women in workforce; 100% return-to-work rate from maternity leave; 100% of permanent employees covered under health and accident insurance.
- 95.76% of employees trained on Health & Safety; 83.15% on Human Rights; ESG fundamentals training rolled out in February 2026.
- Unified, multi-channel grievance redressal mechanism now operational — covering web portal,dedicated email, HR helpline and anonymous whistleblower channel.
- Donated a dedicated bus to Cochlea Pune (Aug 2025)
- 100% of properties assessed for child labour, forced labour, discrimination, harassment and wages — zero adverse findings.

Green Fins Certification Across Maldives

Solar installation, Maldives

PADI Eco Center Certification, Maldives

Plastic Bottle Free Hotels (1)

(1) Properties include The Ritz Carlton Pune, JW Marriott Pune, Marriott Suites Pune, Courtyard by Marriott Hinjewadi Pune
(2) Supply of reusable glass water bottles in the guestrooms and F&B outlets with the aim of reducing the usage of single use plastic. The resorts in Maldives also adhere to strict plastic free environment guidelines

Restoration of Coral Reefs in the Maldives

A 3D-printed clay reef installation in Anantara Dhigu's lagoon, South Male Atoll — developed with rrreefs

13	Flower-shaped clay reef structures installed
1st	Rrreefs' first direct resort partnership
3	Anantara resorts sharing the lagoon — Dhigu, Veli, Naladhu

Oriana Migliaccio, Resident Marine Biologist, Anantara Dhigu Maldives Resort

HOW THE TECHNOLOGY WORKS

- Fired terracotta clay, steel and minimal concrete, 3D-printed to mimic natural reef complexity
- Micro-cavities between printed layers shelter coral larvae as they attach and grow, protected from predators
- Flower-shaped form guides gentle water movement to aid larvae settlement; calibrated porosity supports healthy biofilm growth

Delivered with Rrreefs · Sponsored by Edelweiss Air and Help alliance, Lufthansa Group

Resident Marine Biologist Oriana Migliaccio called it a meaningful step in strengthening the resort's coastal ecosystem resilience.

Source: Minor Hotels Newsroom, Anantara Dhigu, Veli and Naladhu Maldives Resort Partners with rrreefs

Strategic Alliances With Top Tier Brands

Strong Sales & Distribution	High Repeat Business*	Operational Excellence
Digital strategies for deeper customer relationships	**Loyalty platforms powered by cutting edge technology**	**Enhanced productivity through streamlined processes**
Global, regional and property-based selling	Bonvoy: 295+ Mn members	Best-in-class pricing strategies, inventory management and demand forecasting
Digital assets: Industry leading websites and apps	Hilton Honors: 260+ Mn members	Shared services for higher efficiency
Multilingual call centres offering 24/7 guest support	Soho members: 0.2+ Mn members	Lean processes featuring global best practices
Full integration with OTA platforms		

Marriott INTERNATIONAL

Hilton FOR THE STAY

MINOR HOTELS

ATMOSPHERECORE A HOSPITALITY COMPANY

SOHO HOUSE MUMBAI

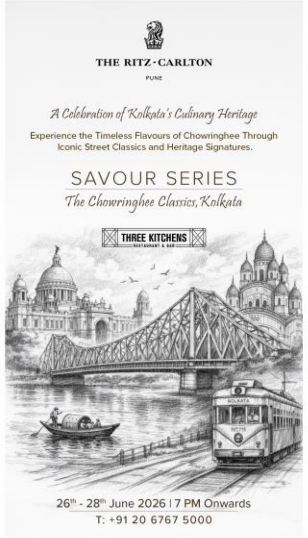
Oakwood RESIDENCE NAYLOR ROAD PUNE

As of 30th June, 2026

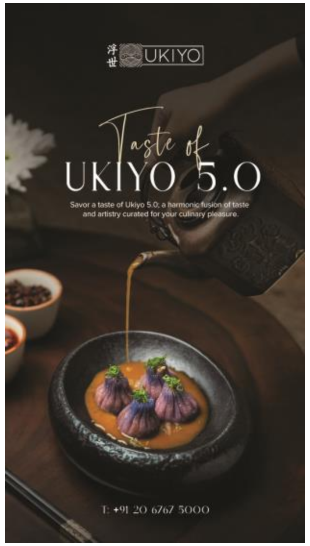
Campaign & Promotions

Hope & Sesame bar takeover at Tao-Fu, JW Marriott Pune

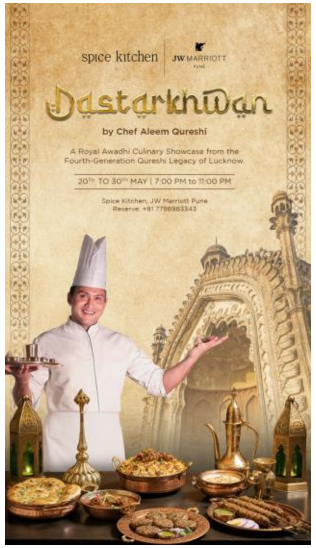
Kolkata Food Festival at Three Kitchens, The Ritz-Carlton, Pune



5th edition of Ukiyo's new menu launch at The Ritz-Carlton, Pune



Awadhi Food Festival at Spice Kitchen, JW Marriott Pune



Michelin-starred dining in the Maldives

Chef Kelly Rangama

Chef Jordán Martín

Chef Paula Gutiérrez Pére

Conrad X Roarsome

The Conrad Maldives Rangali Island partnered with the children's adventure brand Roarsome to transform the luxury resort into an interactive "Roarsome Island".

Ventive Management

Ranjit Batra

Chief Executive Officer

He leads Ventive's growth across India, the Maldives and Sri Lanka, bringing deep expertise in hospitality development, operations and asset management. He has been associated with the Panchshil group for the past 19 years since the first hotel development.

Paresh Bafna

Chief Financial Officer

He leads Ventive's financial strategy, capital planning and risk management, supporting growth through disciplined capital allocation, strong governance and extensive experience. He has been associated with the Panchshil group for the past 24 years.

Pradip Bhatambrekar

Compliance Officer & Company Secretary

He oversees Ventive's corporate governance, regulatory compliance and board processes, ensuring strong governance standards and fulfilment of its listed company obligations. He has been associated with the Panchshil group for the past 16 years.

Amit Sachdeva

Head of Operations

He brings over 25 years of hospitality experience, overseeing portfolio performance, operational efficiency, guest experience and the execution of Ventive's growth strategy.

Santosh Kolekar

Head of Construction

He brings three decades of expertise in project execution and construction management with Panchshil group, delivering prominent Ventive assets with a focus on quality and efficiency.

Zarina Chinoy

General Counsel

She leads Ventive's legal, regulatory and risk functions, advising its leadership and Board on governance, compliance, complex transactions and strategic growth. She has over 23 years of experience in the field of law.

Board of Directors

Atul I. Chordia

Chairman & Executive Director

Founder of Panchshil Realty

Awarded the Hoteliers Award – Developer of the Year, Asia One-World's Greatest Leaders

Asheesh Mohta

Non-Executive Director

Senior Managing Director and Head of Real Estate, India at Blackstone

Director, Nexus Select Mall Management Private Limited

Nipun Sahni

Non-Executive Director

Advisor at Apollo Global Management & Founder of Rezone Investments

Previously at: Apollo Global Management, DSP Merrill Lynch Capital Ltd, GE Capital Services India and IVCA

Bharat Khanna

Independent director

Managing Director and Head of India at BGO

Previously at: Och-Ziff Asia Real Estate, Morgan Stanley Real Estate Investing

Punita Kumar-Sinha

Independent director

Director at One Mobikwik Systems Limited, Lupin Limited, Tata Asset Management Private Limited & Embassy REIT

Previously at: Blackstone Asia Advisors, Infosys Limited and JSW Steel Limited

Thilan Manjith Wijesinghe

Independent director

Founder and Chairman of TWCorp Pvt Ltd and Director at MJF Leisure

Ex Chairman of Board of Investment Sri Lanka

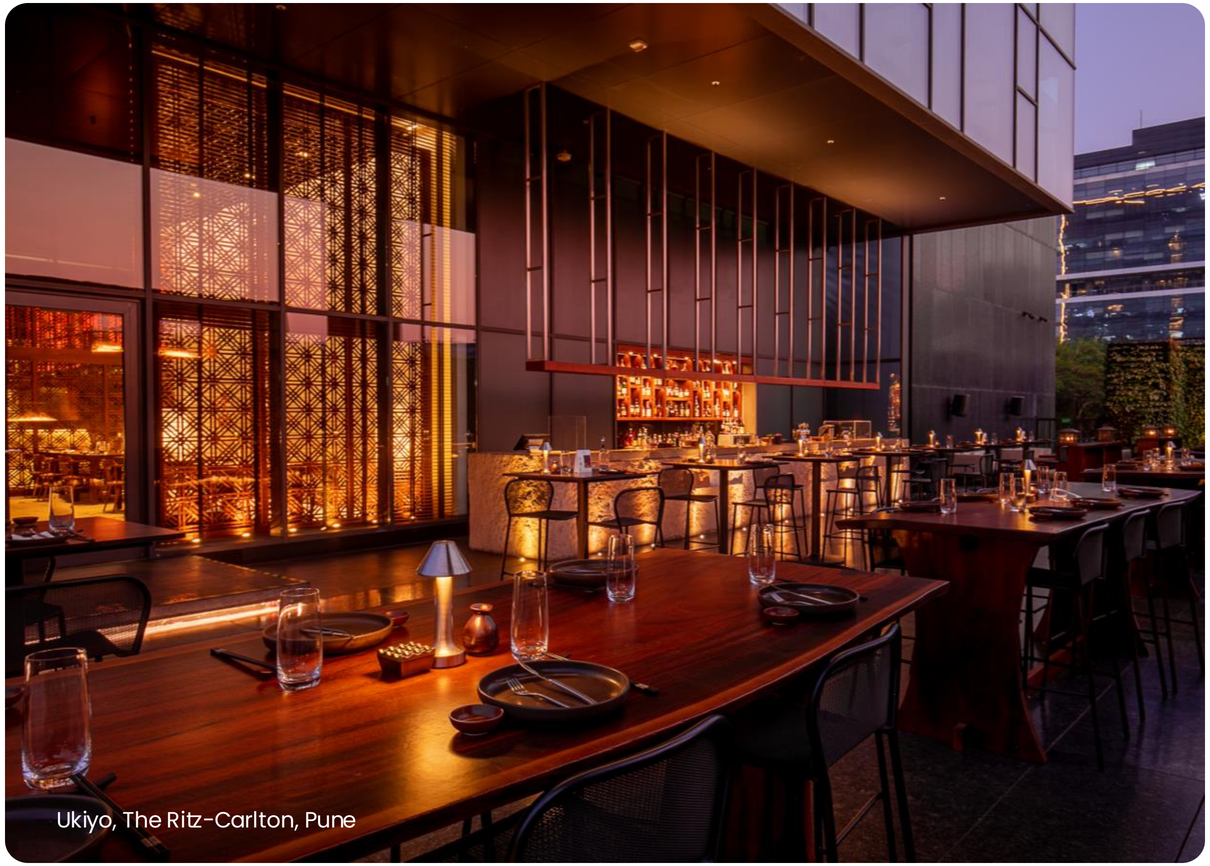
Non-Independent Director

Investor Call Details

Wednesday, 5th August 2026

4:00 PM IST

[Registration Link]



Ukiyo, The Ritz-Carlton, Pune

Management Representatives

Mr. Ranjit Batra
Chief Executive Officer

Mr. Paresh Bafna
Chief Financial Officer

Access Numbers

Universal Dial-in

+91 22 6280 1519

+91 22 7115 8382

International Toll Free

Hong Kong	800 964 448
Singapore	800 101 2045
USA	1866 746 2133
UK	0808 101 1573

Consolidated Profit and Loss Statement

VENTIVE HOSPITALITY LIMITED

	Q1FY27	Q1 FY26	CHANGE YoY	FY26	Proforma FY25	CHANGE YoY
Revenue from Operations	5,428	5,075	7%	24,611	20,784	18%
Other Income	116	124	-6%	2,050	811	153%
Total Income (A)	**5,544**	**5,199**	**7%**	**26,661**	**21,595**	**23%**
Total Expenditure (B)	3,498	2,997	17%	13,674	11,471	19%
EBITDA (C=A-B)	**2,046**	**2,202**	**-7%**	**12,987**	**10,124**	**28%**
EBITDA margin (C/A)	37%	42%	-5pp	49%	47%	2pp
Adjusted EBITDA	**2,301**	**2,194**	**+5%**	-	-	-
Adjusted EBITDA margin	41%	42%	-1pp	-	-	-
Depreciation & Amortization (D)	897	798	12%	3,274	3,636	-10%
EBIT (E)	1,149	1,404	-18%	9,713	6,486	50%
EBIT margin (E/A)	21%	27%	-6pp	36%	30%	6%
Financing Cost (F)	522	601	-13%	2,295	4,013	-43%
Exceptional item & JV share (G)	-14	-	-	76	495	-85%
Tax expense (H)	-629	424	-	2,323	1,496	55%
Profit After Tax (I=E-F-G-H)	**1,242**	**379**	**2.3x**	**5,019**	**483**	**9.4x**

Notes & Definitions

All figures in this presentation are as of June 30, 2026, unless otherwise specified

Some of the figures in this Presentation have been rounded off to the nearest decimal for the ease of presentation

All details included in the presentation consider 100% stake in Ritz Carlton, Pune and Raaya by Atmosphere. Our Company owns 50%+ economic interest in Panchshil Corporate Park Pvt Ltd (PCPPL) and Kudakurathu Island Resorts Private Limited (KIRPL).

Ventive owns 12.25% economic interest in the entity owning Soho House Mumbai. Hence, it's not been consolidated, and is treated as a joint venture.

Term	Definition
Q1	Quarter ending June 2026
FY26	12 months ending March 2026
FY27	12 months ending March 2027
Msf	Million square feet
Average Room Rate or ARR or ADR	Average room rate, being room revenues (plus service charges with respect to our Maldives hospitality assets) during a given year divided by total number of room nights sold in that year
Occupancy	For hospitality assets, total room nights sold during a relevant year divided by the total available room nights during the same year
USD to ₹	The average rate for Q1FY27 & Q1FY26 considered was 94.7 & 85.6 respectively
Revenue per Available Room or RevPAR	Revenue per available room, calculated by multiplying ARR charged and Occupancy. RevPAR does not include other ancillary, non-room revenues, such as revenue from the sale of food and beverages and other hotel services including banquet income and membership fees generated by a hospitality asset
Total Revenue per Available Room or TRevPAR	Total revenue per available room, calculated by dividing the revenue from operations for the relevant hospitality asset(s) by the total number of room nights available in that year. TRevPAR includes other ancillary, non-room revenues, such as revenue from the sale of food and beverages and other hotel services including banquet income and membership fees generated by a hospitality asset
F&B	Food and beverage
KPI or KPI's	Key performance indicators
YoY	Year on year
Committed Occupancy	For offices and retail spaces, the sum of the Occupied Area and committed area under letters of intent with tenants, divided by the Completed Area, as at a specified date.
pp	Percentage points
TTM	Trailing Twelve Months
Mn / M	Millions

VENTIVE
HOSPITALITY LIMITED

Thank You

Investor Relations Contact

Aishwarya VR
Shoaib Shariff
Email: investorrelations@ventivehospitality.com

Conrad Maldives Rangali Island