



VENTIVE HOSPITALITY LIMITED

(FORMERLY KNOWN AS ICC REALTY (INDIA) PRIVATE LIMITED)

Our Company was incorporated as 'O4U Realty (India) Private Limited' as a private limited company under the Companies Act, 1956 at Mumbai, Maharashtra and a certificate of incorporation was granted by the Registrar of Companies, Maharashtra, Mumbai on February 12, 2002. The name of our Company was changed to 'ICC Realty (India) Private Limited' as part of a re-branding exercise, and a fresh certificate of incorporation was issued by the Registrar of Companies, Maharashtra, Mumbai on February 27, 2003. Thereafter, the name of our Company was further changed to 'Ventive Hospitality Private Limited' again pursuant to a re-branding exercise, and a fresh certificate of incorporation was issued by the Registrar of Companies, Central Processing Centre on July 8, 2024. Our Company was subsequently converted into a public limited company and the name of our Company was changed to 'Ventive Hospitality Limited' and a fresh certificate of incorporation dated August 28, 2024 was issued by Registrar of Companies, Central Processing Centre, see "History and Certain Corporate Matters" on page 287 of the prospectus dated December 24, 2024 ("Prospectus") filed with the RoC.

Registered and Corporate Office: 2nd Floor, Tower D, Tech Park One, Yewada, Pune - 411 006, Maharashtra, India; Contact Person: Pradip Bhatambrekar, Company Secretary and Compliance Officer; E-mail: CS@ventivehospitality.com; Website: www.ventivehospitality.com; Telephone: +91 20 6906 1900; Corporate Identity Number: U45201PN2002PLC143638



(Please scan this QR code to view the Prospectus)

THE PROMOTERS OF OUR COMPANY ARE ATUL I. CHORDIA, ATUL I. CHORDIA HUF, PREMSAGAR INFRA REALTY PRIVATE LIMITED, BRE ASIA ICC HOLDINGS LTD AND BREP ASIA III INDIA HOLDING CO VI PTE. LTD.

Our Company has filed the Prospectus and the Equity Shares (as defined below) are proposed to be listed on the main board platform of National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE") and the trading is expected to commence on December 30, 2024.

BASIS OF ALLOTMENT

INITIAL PUBLIC OFFER OF 24,883,778 EQUITY SHARES OF FACE VALUE OF ₹ 1 EACH ("EQUITY SHARES") OF VENTIVE HOSPITALITY LIMITED (FORMERLY KNOWN AS ICC REALTY (INDIA) PRIVATE LIMITED) ("COMPANY") FOR CASH AT A PRICE OF ₹643 PER EQUITY SHARE OF FACE VALUE OF ₹ 1 EACH (INCLUDING A SECURITIES PREMIUM OF ₹642 PER EQUITY SHARE) ("ISSUE PRICE") AGGREGATING TO ₹16,000 MILLION ("FRESH ISSUE" OR THE "ISSUE"). THE ISSUE SHALL CONSTITUTE 10.66% OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY. THIS ISSUE INCLUDED A RESERVATION OF 16,313 EQUITY SHARES OF FACE VALUE ₹1 EACH (CONSTITUTING UP TO 0.01% OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY) AGGREGATING TO ₹10 MILLION FOR SUBSCRIPTION BY ELIGIBLE EMPLOYEES (AS DEFINED HEREINAFTER) (THE "EMPLOYEE RESERVATION PORTION"). OUR COMPANY, IN CONSULTATION WITH THE BRLMS OFFERED A DISCOUNT OF UP TO 4.67% OF THE ISSUE PRICE TO ELIGIBLE EMPLOYEES BIDDING IN THE EMPLOYEE RESERVATION PORTION ("EMPLOYEE DISCOUNT"). THE ISSUE LESS THE EMPLOYEE RESERVATION PORTION IS HEREINAFTER REFERRED TO AS THE "NET ISSUE". THE ISSUE AND THE NET ISSUE CONSTITUTED 10.66% AND 10.65% OF OUR POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY, RESPECTIVELY.

ANCHOR INVESTOR ISSUE PRICE: ₹ 643 PER EQUITY SHARE OF FACE VALUE OF ₹ 1 EACH
ISSUE PRICE: ₹ 643 PER EQUITY SHARE OF FACE VALUE OF ₹ 1 EACH
THE ISSUE PRICE IS 643 TIMES OF THE FACE VALUE OF THE EQUITY SHARES

RISK TO INVESTORS

For details refer to section titled "Risk Factors" on page 44 of the Prospectus

- Risk related to recent acquisitions:** Until August 2024, our portfolio comprised of an integrated hospitality-led development comprising JW Marriott, Pune, ICC Offices, Pune and ICC Pavilion, Pune. Our Company acquired the New Portfolio (comprising 14 of our 17 properties) recently (in Fiscal 2025) from our Promoters. Thus, our group on a consolidated basis does not have an operating history by which our overall performance may be evaluated. Also, the Pro Forma Financial Information included in the Prospectus is presented for illustrative purposes only to illustrate the impact of acquisition of New Portfolio as if the acquisition had taken place at the beginning of the applicable period/year and may not accurately reflect our future financial condition or results of operations.
- Dependence on third parties:** All our hospitality assets are operated by or franchised from third-party brands, such as Marriott, Hilton, Minor and Atmosphere. As at September 30, 2024, our Portfolio comprised 11 operational hospitality assets comprising 2,036 keys, of which six are operated by or franchised from Marriott, two are operated by or franchised from Hilton, one is operated by Minor, one is operated by Atmosphere Core and one is operated by Oakwood. Any adverse impact on the reputation of the brands under which our hospitality assets operate could adversely affect our business, results of operations and financial condition.
- Losses in the past and no consolidated operating history:** Our Company acquired the New Portfolio (comprising 14 of our 17 properties) recently (in Fiscal 2025) and thus we do not have a consolidated operating history. Also, we incurred losses of ₹ 207.62 million on a restated consolidated basis during the six months ended September 30, 2024. In addition, we have losses on a pro forma basis as set forth below:

Particulars	Six months ended September 30, 2024	FY24	FY23	FY22
	(₹ million, unless otherwise stated)			
Pro forma profit/(loss) for the period/year	(1,378.28)	(667.46)	156.75	(1,461.97)

Particulars	Six months ended September 30, 2024		FY24		FY23		FY22	
	Amount (in ₹ million)	% of pro forma total income	Amount (in ₹ million)	% of pro forma total income	Amount (in ₹ million)	% of pro forma total income	Amount (in ₹ million)	% of pro forma total income
Pro forma total revenue from hospitality assets operated by or franchised from Marriott and Hilton	4,308.35	49.19%	9,712.28	50.92%	8,918.88	50.61%	4,996.98	41.72%

- Segment concentration - Hotel operations:** A significant portion of our pro forma total income is derived from our pro forma revenue from hotel operations. Further, in our hotel operations, four of our largest hospitality assets being Anantara (Maldives), Conrad (Maldives), JW Marriott (Pune) and The Ritz-Carlton (Pune) contributed a significant portion of our pro forma total income. Details of the same are set forth below, on a proforma basis. Any adverse developments affecting such assets could have an adverse effect on our business, financial condition, cash flows and results of operations.

Particulars	Six months ended September 30, 2024		FY24		FY23		FY22	
	Amount (in ₹ million)	% of pro forma total income	Amount (in ₹ million)	% of pro forma total income	Amount (in ₹ million)	% of pro forma total income	Amount (in ₹ million)	% of pro forma total income
Pro forma revenue from hotel operations	5,997.65	68.47%	13,740.65	72.04%	12,812.80	72.71%	8,207.75	68.53%
Pro forma revenue from hotel operations from four of our largest hospitality assets	4,627.09	52.83%	11,111.96	58.26%	10,362.68	58.81%	7,270.09	60.71%

- Geographical concentration:** Prior to the Acquisition Transactions, all our total income was derived from assets located in Pune and post the Acquisition Transactions, significant portion of all our total income was derived from assets located in Pune (10 out of 17 properties) and Maldives (3 out of 17 properties). Set forth below are details on a proforma basis. Any adverse developments affecting such assets or locations could have an adverse effect on our business, financial condition, cash flows and results of operations

Particulars	Six months ended September 30, 2024		FY24		FY23		FY22	
	Amount (in ₹ million)	% of pro forma total income	Amount (in ₹ million)	% of pro forma total income	Amount (in ₹ million)	% of pro forma total income	Amount (in ₹ million)	% of pro forma total income
Pro forma revenue from operations in Pune (Maharashtra, India) and Maldives	7,920.80	90.43%	17,457.84	91.53%	16,097.27	91.35%	11,395.02	95.15%

- Seasonality and Cyclicity:** Our hospitality business is subject to seasonal and cyclical variations (given that the ARR and RevPAR for our hospitality assets are generally higher during the second half of each Financial Year relative to the first half of the Financial Year). This could result in fluctuations in our results of operations and cash flows. Set forth below are details on a proforma basis -

Particulars	ARR for our hospitality assets (in ₹)	RevPAR for our hospitality assets (in ₹)
Six months ended September 30, 2024	16,645.18	10,099.55
FY24		
First half FY24	16,083.97	8,806.88
Second half FY24	23,288.83	14,948.00
FY23		
First half FY23	14,464.47	9,306.41
Second half FY23	21,528.24	13,566.88
FY22		
First half FY22	17,875.47	4,204.43
Second half FY22	22,339.39	10,296.80

- Conflict of interest:** Conflicts of interest may arise out of common business objectives shared by our Promoters and their respective associates/affiliates (namely Panchshil and Blackstone) and our Company. Both Panchshil and Blackstone engage in a broad spectrum of activities, including investments in the real estate and hospitality industries and may be involved in ventures which are in the same line of business as us. Similarly, a majority of our Directors have interests in companies engaged in the real estate business including the hospitality industry.
- The details of Price/Earnings, Earnings per share, Return on network, NAV, EV/EBITDA, Market Cap/Total Income, Market Cap/Tangible Assets as on and for the period ended March 31, 2024 are as follows :-

Particulars	Company (Ventive Hospitality Limited) on restated basis	Company (Ventive Hospitality Limited) on Proforma basis	Average of Industry Peers
Price/Earnings (at diluted eps)*	40.39 ⁽²⁾	N.A (as EPS is negative)	78.22
Earnings per share (₹)	15.92	(5.24)	3.59
Return on Network (%)	50.31%	(1.82%) ⁽¹⁾	10.52%
Net Asset Value per share (₹)	31.65	175.69 ⁽¹⁾	67.03
EV / EBITDA*	56.03	19.36	27.44
Market Cap / Total Income*	30.35	7.87	9.67
Market Cap / Tangible Assets*	29.38	2.99	6.20

*At upper end of price band

(1) The RoNW (%), Net Worth and NAV per Equity Share reported above is inclusive of Non-Controlling Interest. RoNW (%) and NAV per Equity Share excluding Non-Controlling Interest is (3.65%) and ₹143.78 respectively.

(2) P/E ratio is computed basis restated EPS for FY24 which does not account for acquisitions undertaken subsequently

- The details of weighted average return on network for the last 3 financials years is as follows :-

Particulars	Weighted average return on network
Company (Ventive Hospitality Limited)	54.18%
Company (Ventive Hospitality Limited) on a proforma basis	(1.48%)

- Average cost of acquisition for our Promoters**

The average cost of acquisition per equity shares of our Promoters is as follows:

Particulars	Number of equity shares of face value of ₹ 1 held as on date of the Prospectus	Weighted average cost of acquisition per equity share (in ₹)*^A
Premisagar Infra Realty Private Limited	87,070,470	71.78
Atul I. Chordia	3,858,570	54.18
Atul I. Chordia HUF	2,310,850	10.00
BRE Asia ICC Holdings Ltd	52,104,896	69.95
BREP Asia III India Holding Co VI Pte. Ltd.	23,465,150	617.90

* As certified by G S KA & CO, Chartered Accountants, with firm registration number 147093W, by way of their certificate dated December 24, 2024.

^A As adjusted for the sub-division of the face value of the equity shares of our Company from ₹10 each to ₹1 each

- Weighted average cost of acquisition of all equity shares transacted in one year, eighteen months and three years preceding the date of the Prospectus:**

Period	Weighted Average Cost of Acquisition (in ₹)*	Cap Price is 'X' times the Weighted Average Cost of Acquisition	Range of acquisition price: Lowest Price - Highest Price (in ₹)*
Last one year preceding the date of the Prospectus	251.80	2.55	144.90 - 617.90
Last 18 months preceding the date of the Prospectus	251.80	2.55	144.90 - 617.90
Last three years preceding the date of the Prospectus	251.80	2.55	144.90 - 617.90

* As certified by G S KA & CO, Chartered Accountants, with firm registration number 147093W, by way of their certificate dated December 24, 2024.

- The 7 BRLMs associated with the Issue have handled 118 public issues in the past three financial years, out of which 29 issues closed below the Issue Price on listing date :

Name of BRLMs	Total Issues	Issues closed below IPO Price as on listing date
JM Financial Limited	3	0
Axis Capital Limited	4	0
HSBC Securities and Capital Markets (India) Private Limited	-	-
ICICI Securities Limited	5	1
IIFL Capital Services Limited (Formerly known as IIFL Securities Limited)	9	0
Kotak Mahindra Capital Company Limited	4	0
SBI Capital Markets Limited	5	1
Common issues handled by the BRLMs	88	27
Total	118	29

...continued from previous page.

BID/ISSUE PROGRAMME:

ANCHOR INVESTOR BIDDING DATE OPENED AND CLOSED ON : THURSDAY, DECEMBER 19, 2024 BID/ISSUE OPENED ON : FRIDAY, DECEMBER 20, 2024 BID/ISSUE CLOSED ON : TUESDAY, DECEMBER 24, 2024

This is an Issue in terms of Rule 19(2)(b) of the SCRR read with Regulation 31 of the SEBI ICDR Regulations. This Issue is being made through the Book Building Process in compliance with Regulation 6(2) of the SEBI ICDR Regulations wherein in terms of Regulation 32(2) of the SEBI ICDR Regulations not less than 75% of the Net Issue shall be available for allocation on a proportionate basis to Qualified Institutional Buyers ("QIBs" and such portion the "QIB Portion") Our Company in consultation with the BRLMs, has allocated up to 60% of the QIB Portion to Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations ("Anchor Investor Portion"), of which one-third was reserved for domestic Mutual Funds, subject to valid Bids being received from domestic Mutual Funds at or above the Anchor Investor Allocation Price, in accordance with the SEBI ICDR Regulations. In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares is required to be added to the QIB Portion (other than the Anchor Investor Portion) ("Net QIB Portion"). Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only, subject to valid Bids being received at or above the Issue Price and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIBs (other than Anchor Investors) including Mutual Funds, subject to valid Bids being received at or above the Issue Price. However, if the aggregate demand from Mutual Funds is less than 5% of the Net QIB Portion, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining QIB Portion for proportionate allocation to QIBs. Further, not more than 15% of the Net Issue shall be available for allocation to Non-Institutional Bidders ("NIBs") of which (a) one-third portion shall be reserved for Bidders with application size of more than ₹0.20 million and up to ₹1.00 million; and (b) two-thirds of the portion shall be reserved for Bidders with application size of more than ₹1.00 million, provided that the unsubscribed portion in either of such sub-categories may be allocated to Bidders in other sub-categories of the NIBs in accordance with SEBI ICDR Regulations and not more than 10% of the Net Issue shall be available for allocation to Retail Individual Bidders ("RIB") in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Issue Price. Further, Equity Shares will be allocated on a proportionate basis to Eligible Employees applying under the Employee Reservation Portion, subject to valid Bids received from them at or above the Issue Price. All potential Bidders (except Anchor Investors) are mandatorily required to participate in the Issue through the Application Supported by Blocked Amount ("ASBA") process by providing details of their respective ASBA accounts and UPI ID in case of UPI Bidders, as applicable, pursuant to which their corresponding Bid Amount were blocked by the SCSBs or by the Sponsor Bank(s) under the UPI Mechanism, as the case may be, to the extent of the respective Bid Amounts. Anchor Investors are not permitted to participate in the Issue through the ASBA process. For details, see "Issue Procedure" beginning on page 613 of the Prospectus.

The bidding for Anchor Investor opened and closed on Thursday, December 19, 2024. The company received 26 applications from 22 anchor investors for 11,321,796 equity shares. The Anchor investor price was finalized at ₹ 643 per Equity Share. A total of 11,190,513 shares were allocated under the Anchor Investor Portion aggregating to ₹ 7,195,499,859/-.

The Issue received 671,548 applications for 153,492,363 Equity Shares (prior to rejections) resulting in 6.17 times subscription. The details of the applications received in the Issue from various categories are as under: (before rejections):

Table with 7 columns: Sr. No., Category, No. of Applications Received, No. of Equity Shares Applied, No. of Equity Shares available for allocation (as per Prospectus), No. of times Subscribed, Amount (₹). Rows include Retail Individual Bidders, Non-Institutional Bidders - More than ₹0.20 million Up to ₹1.00 million, Non-Institutional Bidders - Above ₹1.00 million, Eligible Employees, Qualified Institutional Bidders (excluding Anchor Investors), Anchor Investors, and a TOTAL row.

*This excludes 5,098 applications for 135,792 Equity Shares aggregating to ₹ 87,009,598/- from Retail Individual and HNI which were not in bid book but which were banked.

Final Demand

A summary of the final demand as at different Bid prices is as under:

Table with 6 columns: Sr. No., Bid Price, No. of Equity Shares, % to Total, Cumulative Total, Cumulative % to Total. Shows a bid price ladder from 610 to 643, ending with a CUTOFF row at 150,985,202.

The Basis of Allotment was finalized in consultation with the Designated Stock Exchange, being NSE on December 26, 2024.

A. Allotment to Retail Individual Bidders (After Rejections) (including ASBA Applications)

The Basis of Allotment to the Retail Individual Bidders, who have bid at the Cut-Off Price or at the Issue Price of ₹643 per Equity Share, was finalized in consultation with the NSE. This category has been subscribed to the extent of 6.18641 times. The total number of Equity Shares Allotted in Retail Portion is 2,487,477 Equity Shares (i.e., Includes spilled over of 697 Equity Shares from Employee Category) to 108,151 successful Retail Individual Bidders. The category-wise details of the Basis of Allotment are as under:

Table with 9 columns: Sr. No., Category, No. of Applications Received, % of Total, Total No. of Equity Shares Applied, % to Total, No. of Equity Shares Allotted per Bidder, Ratio, Total No. of Equity Shares Allotted. Rows include various bid categories from 23 to 299, ending with a TOTAL row.

Please Note : 1 additional Share shall be allocated to 4 Allottees from amongst 5544 Successful Allottees from the categories 46-299 (i.e. excluding successful allottees from Category 23) in the ratio of 1 : 1386

B. Allotment to Non-Institutional Bidders (more than ₹0.20 million and up to ₹1.00 million) (After Rejections) (including ASBA Applications) The Basis of Allotment to the Non-Institutional Bidders (more than ₹0.20 million up to ₹1.00 million), who have bid at the Issue Price of ₹ 643 per Equity Share or above, was finalized in consultation with NSE. This category has been subscribed to the extent of 12.08378 times. The total number of Equity Shares allotted in this category is 1,243,739 Equity Shares (i.e., Includes spilled over of 349 Equity Shares from Employee Category) to 3,862 successful applicants. The category-wise details of the Basis of Allotment are as under:

Table with 9 columns: Sr. No., Category, No. of Applications Received, % of Total, Total No. of Equity Shares Applied, % to Total, No. of Equity Shares Allotted per Bidder, Ratio, Total No. of Equity Shares Allotted. Rows include bid categories from 322 to 1242, ending with a TOTAL row.

Table with 9 columns: Sr. No., Category, No. of Applications Received, % of Total, Total No. of Equity Shares Applied, % to Total, No. of Equity Shares Allotted per Bidder, Ratio, Total No. of Equity Shares Allotted. Rows include bid categories from 26 to 52, ending with a TOTAL row.

Please Note : 1 (One) lot of 322 shares have been allocated to 3 Applicants from amongst all the Applicants from Serial No. 29 to 52 in the ratio of 3 : 65 (All these categories have been moved at the end for easy reference)

Please Note : 1 additional Shares shall be allocated to 122 successful allottees from Slno 2 to Slno 52 in the ratio of 1 : 1

Please Note : 1 additional Share shall be allocated to 53 allottees from amongst 122 Successful Allottees from Slno 2 to Slno 52 in the ratio of 53 : 122

C. Allotment to Non-Institutional Bidders (more than ₹1.00 million) (After Rejections) (including ASBA Applications)

The Basis of Allotment to the Non-Institutional Bidders (more than ₹1.00 million), who have bid at the Issue Price of ₹ 643 per Equity Share or above, was finalized in consultation with NSE. This category has been subscribed to the extent of 15.76306 times. The total number of Equity Shares allotted in this category is 2,487,478 Equity Shares (i.e., Includes spilled over of 697 Equity Shares from Employee Category) to 7,725 successful applicants. The category-wise details of the Basis of Allotment are as under: (Sample)

Table with 7 columns: Category, No. of Applications Received, % of Total, Total No. of Equity Shares Applied, % to Total, No. of Equity Shares Allotted per Bidder, Ratio, Total No. of Equity Shares Allotted. Rows include various bid categories from 1,564 to 3,88,815, ending with a TOTAL row.

Please Note : 1 (One) lot of 322 shares have been allotted 10 Applicants from amongst all the Applicants from Serial No. 49 to 95 in the ratio of 10 : 47 (All these categories have been moved at the end for easy reference)

Please Note : 1 additional Share shall be allotted to 28 Allottees from amongst 7725 Successful Applicants from all the categories in the ratio of 28 : 7725

D. Allotment to Employee Reservation (After Rejections) (including ASBA Applications)

The Basis of Allotment to the Eligible Employee Portion, who have bid at the Issue Price net of Employee Discount, i.e. ₹ 30 per Equity Share was finalized in consultation with NSE. This category has been subscribed to the extent of 0.55128 times. The total number of Equity Shares allotted in this category is 8,993 Equity Shares to 42 successful applicants. The category-wise details of the Basis of Allotment are as under:

Table with 9 columns: Sr. No., Category, No. of Applications Received, % of Total, Total No. of Equity Shares Applied, % to Total, No. of Equity Shares Allotted per Bidder, Ratio, Total No. of Equity Shares Allotted. Rows include bid categories from 1 to 805, ending with a TOTAL row.

The Employee Reservation was for ₹10 million as mentioned in the Prospectus representing 16,313 Equity Shares at the price of ₹613.00 per Equity Share net of Employee Discount. The Unsubscribed portion of ₹4.49 million representing around 7,320 Equity Shares at ₹613.00 per Equity Share, translating to around 6,978 Equity Shares at the Issue Price of ₹613.00 per Equity Share has been spilled over to QIB Portion, Non-Institutional Portion and Retail Portion in the ratio of 75:15:10. The balance 342 Equity Shares cannot be allocated to any category, since the Issue is aggregating to ₹16,000 million.

E. Allotment to QIBs (Excluding Anchor Investors) (after rejections)

Allotment to QIBs, who have Bid at the Issue Price of ₹643 per Equity Share or above, has been done on a proportionate basis in consultation with the NSE. This category has been subscribed to the extent of 9.54297 times of QIB Portion. As per the SEBI Regulations, Mutual Funds were Allotted 5% of the Equity Shares of QIB Portion available i.e., 373,280 Equity Shares (i.e., Includes spilled over of 262 Equity Shares from Employee Category) and other QIBs and unsatisfied demand of Mutual Funds were Allotted the remaining available Equity Shares i.e., 7,092,298 Equity Shares (i.e., Includes spilled over of 4,973 Equity Shares from Employee Category) on a proportionate basis. The total number of Equity Shares Allotted in the QIB Portion is 7,465,578 Equity Shares (i.e., Includes spilled over of 5,235 Equity Shares from Employee Category), which were allotted to 50 successful QIB Investors. The category-wise details of the Basis of Allotment are as under:

Table with 9 columns: Category, FI'S/BANK'S, MF'S, IC'S, NBFC'S, AIF, FPC/FII, Others, Total. Rows include Allotment totals for various categories.

F. Allotment to Anchor Investors

The Company, in consultation with the BRLMs, has allocated 11,190,513 Equity Shares to 22 Anchor Investors (through 26 Applications) at the Anchor Investor Issue Price of ₹ 643 per Equity Share in accordance with the SEBI Regulations. This represents 60% of the QIB Portion.

Table with 9 columns: Category, FI'S/BANK'S, MF'S, IC'S, PNF, AIF, FII/FPC, OTHERS, Total. Rows include Allotment totals for various categories.

The Board of Directors of our Company on December 26, 2024 has taken on record the Basis of Allotment of Equity Shares approved by the Designated Stock Exchange, being NSE and has allotted the Equity Shares to various successful Bidders. The Allotment Advice-cum-Intimations and/or notices will be dispatched to the address of the investors as registered with the depositories. Further, the instructions to the Self Certified Syndicate Banks for unblocking of funds, transfer to Public Issue Account have been issued on December 26, 2024 and payment to non-Syndicate brokers have been issued on December 27, 2024. In case the same is not received within ten days, investors may contact the Registrar to the Issue at the address given below. The Equity Shares Allotted to the successful Allottees have been uploaded on December 27, 2024 for credit into the respective beneficiary accounts subject to validation of the account details with the depositories concerned. The Company has filed the Listing application with BSE and NSE on December 27, 2024. The Company has received listing and trading approval from BSE and NSE and the trading will commence on December 30, 2024.

Note: All capitalised terms used and not specifically defined herein shall have the same meaning as ascribed to them in the Prospectus.

INVESTORS PLEASE NOTE

The details of the allotment made will be hosted on the website of the Registrar to the Issue, KFin Technologies Limited at www.kfintech.com. All future correspondence in this regard may kindly be addressed to the Registrar to the Issue quoting full name of the First/sole Bidder, Bid cum Application Form number, Bidder DP ID, Client ID, PAN, date of submission of Bid cum Application Form, address of the Bidder, number of Equity Shares applied for, the name and address of the Designated Intermediary where the Bid cum Application Form was submitted by the Bidder and a copy of the Acknowledgment Slip received from the Designated Intermediary at the address given below:

KFIN TECHNOLOGIES LIMITED Selenium, Tower B, Plot No. 31 and 32, Gachibowli, Financial District Nanakranga, Serilingampally, Hyderabad - 500 032, Telangana, India Tel: +91 40 6716 2222 / 18003094001; E-mail: vhl ipo@kfintech.com Investor grievance e-mail: einward.ris@kfintech.com; Website: www.kfintech.com Contact person: M. Murali Krishna; SEBI Registration No.: INR00000221

For VENTIVE HOSPITALITY LIMITED (FORMERLY KNOWN AS ICC REALTY (INDIA) PRIVATE LIMITED) On behalf of the Board of Directors

Place: Pune Pradiip Bhatambrekar Date: December 27, 2024 Company Secretary and Compliance Officer

THE LEVEL OF SUBSCRIPTION SHOULD NOT BE TAKEN TO BE INDICATIVE OF EITHER THE MARKET PRICE OF THE EQUITY SHARES ON LISTING OR THE BUSINESS PROSPECTS OF VENTIVE HOSPITALITY LIMITED.

VENTIVE HOSPITALITY LIMITED (FORMERLY KNOWN AS ICC REALTY (INDIA) PRIVATE LIMITED) has filed the Prospectus with RoC and the Stock Exchanges on December 24, 2024. The Prospectus is available on the website of SEBI at www.sebi.gov.in, the websites of the Stock Exchanges i.e. BSE and NSE at www.bseindia.com and www.nseindia.com, respectively, the website of the Company at www.ventivehospitality.com and on the websites of the Book Running Lead Managers ("BRLMs"), i.e. JM Financial Limited, Axis Capital Limited, HSBC Securities and Capital Markets (India) Private Limited, ICICI Securities Limited, IIFL Capital Services Limited (Formerly known as IIFL Securities Limited), Kotak Mahindra Capital Company Limited and SBI Capital Markets Limited at www.jmf.com, www.axiscapital.co.in, https://www.business.hsbc.co.in/en-gb/regulations/hscb-securities-and-capital-market, www.icicisecurities.com, www.iiflcap.com, https://investmentbank.kotak.com and www.sbicap.com, respectively. Any potential investors should note that investment in equity shares involves a high degree of risk and for details relating to such risk, see "Risk Factors" beginning on page 44 of the Prospectus.

This announcement is not an offer of securities for sale in the United States or elsewhere. This announcement has been prepared for publication in India only and is not for publication or distribution, directly or indirectly, in or into the United States. The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended ("U.S. Securities Act") or any other applicable law of the United States and, unless so registered, may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are being offered and sold (a) outside the United States in offshore transactions as defined in and in compliance with Regulation S and the applicable laws of the jurisdictions where those offers and sales are made, and (b) in the United States only to persons reasonably believed to be "qualified institutional buyers" (as defined in Rule 144A under the U.S. Securities Act) in transactions exempt from or not subject to the registration requirements under the U.S. Securities Act. There will be no public offering in the United States.