

LEELA PALACES HOTELS & RESORTS LIMITED

(formerly known as Schloss Bangalore 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 CIN: L55209DL2019PLC347492 Website: www.theleela.com

Ref No. THELEELA/2026-27/52

Date: October 14, 2026

To	To
Sr. General Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400001 Scrip Code- 544408 ISIN - INE0AQ201015	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 Symbol- THELEELA ISIN - INE0AQ201015

Sub: Press Release on Unaudited Standalone and Consolidated Financial Results for the quarter and half year ended September 30, 2026

Dear Sir/ Madam,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith Press Release titled “Leela Palaces, Hotels & Resorts delivers continued outperformance in Q2 FY27 with 30% RevPAR Growth and 36% operating EBITDA Growth”.

The above information will also be available on the website of the Company at www.theleela.com/investors.

We request you to kindly take the above on record.

Thanking you,

For Leela Palaces Hotels & Resorts Limited
(formerly known as Schloss Bangalore Limited)

JYOTI

MAHESHWARI

Digitally signed by JYOTI
MAHESHWARI
Date: 2026.10.14
14:53:40 +05'30'

Jyoti Maheshwari
Company Secretary and Compliance Officer
Membership No.: A24469

Encl.: as Above

PRESS RELEASE

LEELA PALACES, HOTELS & RESORTS DELIVERS CONTINUED OUTPERFORMANCE IN Q2 FY27 WITH 30% REVPAR GROWTH AND 36% OPERATING EBITDA GROWTH

Q2FY27 Operating Revenue grows 33% to ₹4,119 million and Operating EBITDA rises 36% to ₹1,877 million; PAT up 27% to ₹946 million

Mumbai, 14 October 2026: Leela Palaces Hotels & Resorts Limited (NSE: THELEELA), India's only listed pure-play luxury hospitality company, today announced another quarter of industry-leading growth, reaffirming the strength of its premium positioning, pricing power and disciplined expansion strategy. Backed by resilient domestic and reviving international luxury demand, and one of the industry's strongest luxury development pipelines, the Company continues to strengthen its position as India's premier luxury hospitality platform and ranks #2 among the World's Best Hotel Brands.

Commenting on the results, **Mr. Anuraag Bhatnagar, Whole-time Director and Chief Executive Officer**, said, "Our Q2 FY27 performance is a testament to the enduring strength of The Leela brand and the structural tailwinds in India's luxury hospitality market. Our operating revenue grew 33% driving a 36% rise in operating EBITDA, reflecting our robust business fundamentals and operational excellence across verticals. Our 30% RevPAR growth in Q2 was led by a record 30% increase in ADR, demonstrating our sustained pricing power and the strength of demand for differentiated luxury experiences. Importantly, the demand was broad-based across retail, corporate and leisure segments, supported by strong demand for our suites and our ability to command a premium during marquee events."

KEY HIGHLIGHTS: Q2 FY27 (YOY)

RevPAR* ₹ 17,225 +30%	ADR* ₹ 25,046 +30%	Occupancy* 69% Flat	NPS^ 87
Operating Revenue ₹ 4,119 M +33%	Operating EBITDA ₹ 1,877 M +36%	Op. EBITDA Margin 46% +118 bps	PAT ₹ 946 M +27%

Metrics presented above pertains to Owned Domestic Hotels, including Coorg
^Source: Revinate

Q2 FY27 FINANCIAL AND OPERATIONAL PERFORMANCE

The Company delivered another quarter of industry-leading financial performance, translating premium brand strength into superior revenue growth, margin expansion and profitability.

- Operating revenue grew 33% YoY to ₹4,119 million, while operating EBITDA increased 36% to ₹1,877 million and profit for the period rose 27% to ₹946 million. Operating EBITDA margin stood at 46% in Q2 FY27, up 118 bps YoY.
- RevPAR increased 30% YoY to ₹17,225, led by a 30% rise in ADR to ₹25,046, on an expanded portfolio including Coorg.
- Record ADR growth was supported by robust demand across key customer segments and sustained traction in the luxury hospitality market. Domestic segment witnessed a 30%+ revenue growth, and continued premiumization was reflected in a more than 700 basis points improvement in suite occupancy. Demand was further bolstered by marquee events such as the BRICS Summit in Delhi. This reiterates The Leela's track record of capturing high-value event demand, from the G20 in FY24 through India Energy Week, the AI Impact Summit, and upcoming events such as Aero India scheduled for Q4 FY27.
- Performance remained broad-based across business segments: Room Revenue grew 39%, F&B Revenue grew 21%, and HMA Fees were up 76% reflecting strong ramp-up of managed properties and a growing brand footprint. Non-room revenue exceeded 50% of total revenue in H1 FY27, reflecting continued diversification beyond rooms.
- Brand website contribution to room revenue reached 15.1% in H1 FY27, a 2.8x increase since H1 FY25, improving distribution economics and reducing reliance on third-party channels.

GLOBAL BRAND RECOGNITION AND LEADERSHIP IN GUEST ADVOCACY

The Leela's operating performance is underpinned by strong guest advocacy and growing global recognition.

- The Leela continued its Net Promoter Score (NPS) leadership with a score of 87 in H1FY27, significantly ahead of the luxury segment benchmark of 74 in the APAC region, reaffirming its focus on service excellence and guest-centricity.
- Three Palaces Awarded Michelin Keys for Second Consecutive Years. The Leela Palace New Delhi and The Leela Palace Jaipur were awarded two Michelin keys and The Leela Palace Chennai was awarded one Michelin key.
- ZLB23 was recognized among the 30 Best Bars in India.

DISCIPLINED CAPITAL- EFFICIENT EXPANSION

The Company continues to execute its capital-efficient growth strategy by expanding into India's highest-value luxury destinations while maintaining a balanced portfolio of owned and managed assets.

- The Company's pipeline of 1,038 keys across 10 properties is progressing on schedule, spanning into Wildlife, Heritage, Hill Station, Desert and Spiritual.
- The Leela Jaisalmer and The Leela Luxury Residences, Mumbai which marks the brand's foray into a new business vertical are both in active pre-opening stage with plans to commence operations in FY27.

BALANCE SHEET BUILT TO SUPPORT GROWTH

- Net debt stood at ₹12,150 million as of September 30, 2026, with Net debt to LTM EBITDA improving to 1.4x, compared to 1.6x in March 2026 and 3.7x in March 2025, providing substantial headroom to fund future growth.

- The Company remains focused on optimizing its capital structure and financing costs while preserving ample liquidity to support its expansion pipeline and strategic initiatives.

ESG AND CSR

- The Company remains committed to its Net Zero ambition by 2050, backed by continued progress in renewable energy and environmental stewardship.
- All Palace hotels and The Leela Coorg Forest Sanctuary are Green Building Platinum certified, and The Leela's portfolio is the largest in South-East Asia to receive an EDGE (Excellence in Design for Greater Efficiencies) Advanced Rating.
- The company's CSR initiative Bal Mitra Gram project, implemented with Satyarthi Movement for Global Compassion, was recognized as a Winner in the Women & Child Development category at the SICA 2026 Awards.

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 Brookfield, The Leela's portfolio comprises 15 operating award-winning properties spanning owned, operated, and managed hotels and another 10 in the pipeline across leading leisure and business destinations. Recognized globally for architectural excellence and bespoke services, The Leela was ranked #2 globally among the best Hotel Brand in the World by the Travel + Leisure World's Best Awards 2026 and has been previously ranked as the World's Best Hotel Brand by Travel + Leisure World's Best Awards in 2020 and 2021, and among the global top three in 2023, 2024 and 2026. The brand remains committed to delivering timeless Indian hospitality through world-class luxury experiences.

Please visit our website www.theleela.com and connect with us on [Facebook](#), [Twitter](#) and [Instagram](#).

For further information, please contact:

IR Desk

E-Mail: investorrelations@theleela.com

T: +91 22 6901 5454

Additional information:

Corporate Identification No: L55209DL2019PLC347492

Registered Office Address: The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar New Delhi South Delhi 110023

Disclaimer: Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The Company assumes no obligation to update forward-looking statements to reflect actual results, changed assumptions or other factors.