VICEROYHOTELS

To

Date: 31.07.2026

The Manager BSE Limited P. J. Towers, Dalal Street Mumbai-400001 (BSE Scrip Code: 523796)	The Manager, National Stock Exchange of India Limited, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai- 400051. (NSE Symbol: VHLTD)

Dear Sir/ Madam,

Unit: Viceroy Hotels Limited

Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Copy of Presentation made for Analysts/Investors on Financial Results.

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In compliance with the provisions of Regulation 30 read with Schedule III Part A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith a copy of presentation made for Analysts/Investors on Financial Results of the Company for the quarter ended June 30, 2026.

Kindly take the same on record.

Thanking you.

Yours faithfully,
For Viceroy Hotels Limited

CHAPPIDI SIVA KUMAR REDDY
Digitally signed by CHAPPIDI SIVA KUMAR REDDY
Date: 2026.07.31 18:44:50 +05'30'

C. Siva Kumar Reddy
Company Secretary and Compliance Officer
Mem No.: ACS 72022

Viceroy Hotels Limited

Investor Presentation
Q1 FY27

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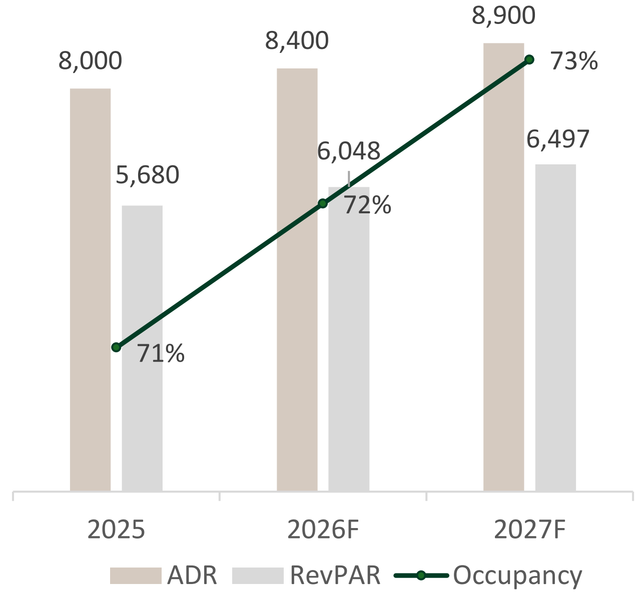
Indian Hotel Sector Set for Sustained Growth

Indian Hospitality Key Metrics



Indian Air Traffic (2025-2026)

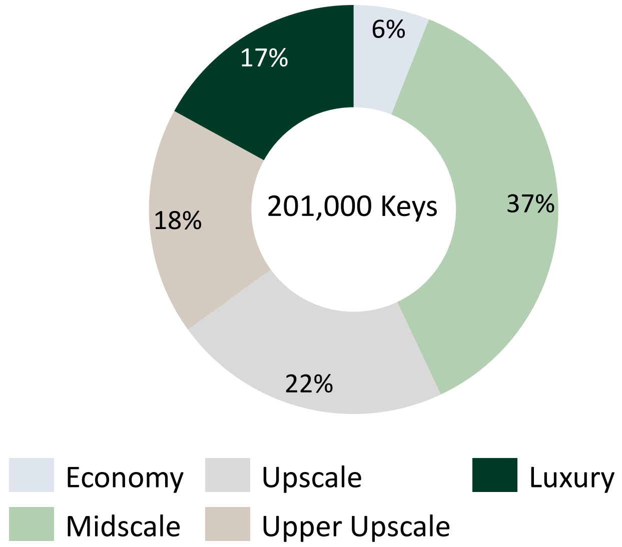
Domestic

310.27 Mn

International

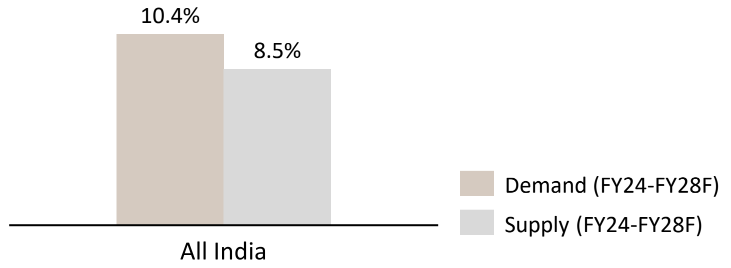
75.31 Mn

Current India Branded Hotel Keys



- The hospitality industry is projected to grow at a 10.5% CAGR, crossing INR 1 trillion by FY2026 and reaching INR 1.1 trillion in FY2027
- Occupancy is expected to rise by 500 bps, with ARR growing 7–8% CAGR, driven by higher FTAs and middle-class spending
- RevPAR is forecast to increase 7% annually during 2025–2027
- World Travel & Tourism Council projects India's Travel & Tourism GDP to grow at 7.1% annually over the next decade
- The MICE segment is expanding at 8% annually and is expected to grow at an 13% CAGR.

Structural Demand & Supply Mismatch Creates Tailwinds for the Industry



Source: Airport Authority of India, Mordor Intelligence, Rubix Industry Insight, Ministry of Tourism, HVS Report

Hyderabad Hospitality Market : Continued Growth Optimism

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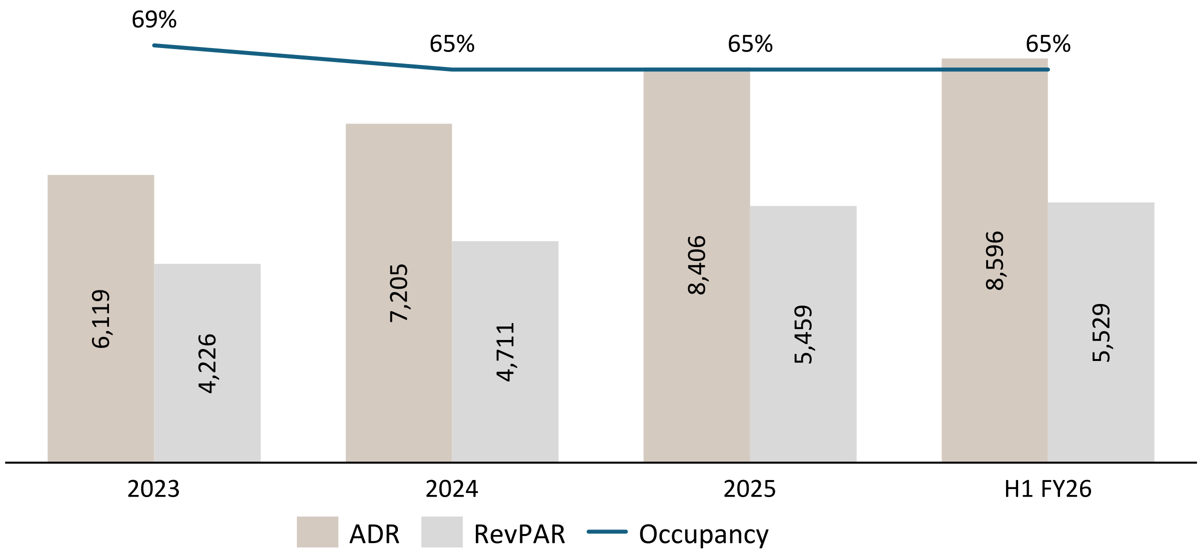
- Hyderabad has 7,600 branded keys across 48 hotels, reflecting a large supply base
- Premium hotels account for 66% of supply, while Upper Midscale to Economy makes up 34%
- Hyderabad continues to see strong corporate demand, with upcoming infrastructure projects accelerating connectivity and business expansion



- Occupancy – up 15 percentage points between FY14 and FY25
- Room Rates – grew at 5.4% CAGR over FY14–FY25
- RevPAR – rose at 7.9% CAGR during FY14–FY25.

Corporate Demand

- Global hub for GCCs, hosting around 355 capability centers
- Key hubs - HITEC City, Madhapur, Gachibowli, and the Financial District
- HITEC City holds 62% of existing office supply and 13% of upcoming pipeline
- Gachibowli and the Financial District contribute 33% of existing stock and 17% of future supply.

New Infrastructure Developments to Accelerate Growth

Project	Impact	Timeline
Regional Ring Road	Faster intercity travel	2026
NH-65 Double-Decker Corridor	Major highway upgrade, smoother city travel	2026
Metro Rail Phase II (incl. Airport Express)	Direct airport & city access	By 2030
Pharma City (Mucherla)	Large business hub driving corporate stays	By 2030
New Airport (Kothagudem, Proposed)	Additional passenger inflows	TBD

Source: Mordor Intelligence, Rubix Industry Insight, Ministry of Tourism, HVS Report,Hotelivate

VICEROY HOTELS

About the Company

"Our vision at Viceroy Hotels is to transform Asia's hospitality landscape, aiming to be a top brand."

04* Hotels
* 3 – Operational, 1 – Upcoming

663* Rooms
* 463 – Operational, 200 – Upcoming

75 Executive Apartments

5.0 **Acres Plot Area**

20,000 sqft Convention Centre

08 F & B Outlets

Spa

Sky Gym

Outdoor Pool

Asset Portfolio

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Marriott Hyderabad

- 295 Rooms
- 5 F&B Outlets
- 303 Restaurants Seating Capacity
- 10,000 sqft Convention Centre

Courtyard By Marriott

- 168 Rooms
- 2 F&B Outlet
- 180 Restaurants Seating Capacity

Greenfield Project at Madhapur*

COURTYARD® BY MARRIOTT

- 200 Rooms
- 7000 Sq yards area

Marriott Executive Apartments

- 75 Executive Rooms
- 1,65,000 sq. ft

*Proposed hotel to be operated under the brand Courtyard by Marriott

Viceroy Hotels – Strategic Locations in Hyderabad

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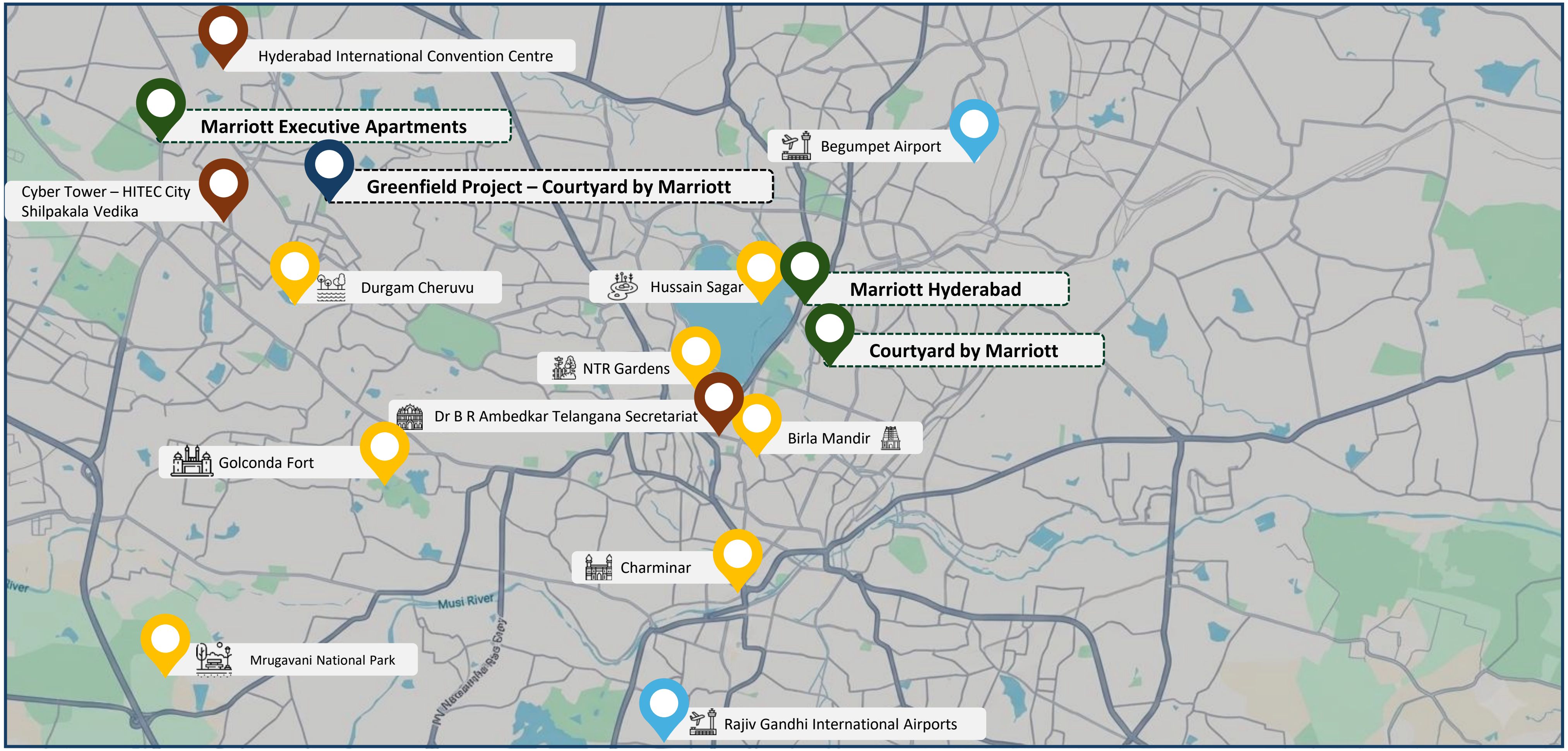

Properties

Operational

- Marriott Hyderabad
- Courtyard by Marriott
- Marriott Executive Apartments

Upcoming

- Greenfield Project – Courtyard by Marriott

Airports

Leisure & Attractions

MICE Centre

Marriott Hyderabad
- Premium stay and city-centre location
- Convention centre attracts MICE activities

Courtyard by Marriott
- Prime location near Hussain Sagar
- Near business districts & tourist attractions

Marriott Executive Apartments
- Located in Hyderabad's IT & finance corridor
- Ideal for long-stay corporate & expatriates

Courtyard by Marriott
- Greenfield Project
- Gateway to Hyderabad's startup & innovation hub

- Access to business hubs, IT corridor & airports
- Proximity to convention & MICE venues
- Close to leisure & tourists attractions

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Growth & Expansion Plans

Growth & Expansion Plans

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Management has outlined a plan to invest ₹100+ Cr to renovate and upgrade existing properties in three phases

Courtyard by Marriott

Phase I

6th and 7th Floor – 56 Guest Rooms

8th Floor – Spa (7 Rooms) and full-fledged gym to be built

9th Floor – Rooftop Bar with 70 covers overlooking a Swimming Pool with a view of Hussain Sagar lake

Back of the House for both hotels to be reorganized to achieve maximum operational efficiency.

Completed

Marriott Hyderabad

Phase II

168 Guest Rooms of to be upgraded to a contemporary design

The Convention Centre to be upgraded to total space of 20,000 sq. ft. divisible into 3 separate banquet halls

Work Started from first week of April

Expected completion – FY27

Phase III

4 F&B outlets and Executive Lounge to be upgraded with added capacity

Altitude to be converted to a high-end Pan Asian Restobar

Lobby to be upgraded with a massive entrance into the hotel through the elephant garden

127 Guest Rooms of Marriott to be upgraded to a contemporary design

Expected completion – FY28

Courtyard by Marriott - Phase I

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SPA

GYM

Momo Cafe

Studio Rooms

Roof top bar overlooking swimming pool

Marriott Hyderabad- Phase II

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Convention Centre

Acquired Marriott Executive Apartments in Hyderabad

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Consideration	INR 206 Cr (excl. Stamp duty cost)
Location	SLN Terminus, Gachibowli, Hyderabad
Keys	75 Executive Rooms (1,65,000 sq. ft)
Land Share	2,400sq. Yds (approx.)
CY25 Turnover	INR 48.08 Cr (Calendar Year)
CY25 EBITDA	INR 21.45 Cr (operational EBITDA)

Investment Strategy

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Investment Strategy

GREEN FIELD PROJECT
Investing in innovative developments with strong long-term growth potential

BROWN FIELD PROJECT
Identifying strategic assets with high potential for operational enhancement and value creation

NCLT - DISTRESSED ASSETS
Transforming underperforming assets into sustainable growth opportunities

Meticulously Invest on Three Core Criteria

FINANCIAL VIABILITY
Ensuring every investment delivers strong financial sustainability and returns

LOCATION FEASIBILITY
Selecting strategic locations with strong demand and long-term growth potential

UNIQUE VALUE PROPOSITIONS
Focusing on assets with differentiated positioning and competitive advantages

Experienced Promoter Pedigree

Key Management Personnel

Mr. Ravinder Reddy

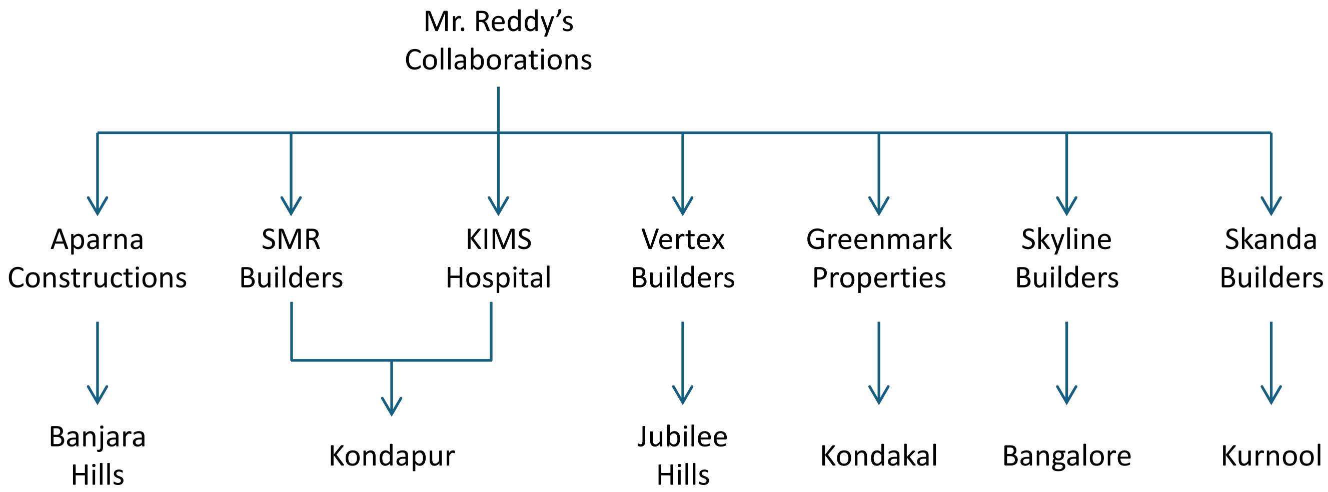
KONDA REDDY RAVINDER REDDY | Managing Director & CEO

Mr. Ravinder Reddy Kondareddy, an accomplished BE (Electronics) graduate from RV College of Engineering, Bangalore, Karnataka, holds the esteemed positions of Managing Director and CEO. As a successful entrepreneur, Mr. Reddy has made significant strides primarily in the real estate sector within Andhra Pradesh, Telangana, and Karnataka. He is also recognized for his active philanthropy and insightful investments

Under his leadership, the Anirudh Group of Companies has flourished, successfully establishing over 500 acres of real estate assets across Andhra Pradesh, Telangana, and Karnataka. His business acumen extends to owning prime residential and commercial properties in the strategic urban hubs of Hyderabad and Bangalore. Mr. Reddy's vision and entrepreneurial spirit have been instrumental in driving substantial growth and establishing a robust presence in the real estate domain

TRACK RECORD

- Exemplary entrepreneur with a proven track record of visionary leadership
- Owns a diverse business portfolio spanning 10 companies across real estate, hospitality, finance, and electronics manufacturing
- Renowned expertise in land banking, facilitating high-value partnerships with leading developers



Key Management Personnel

VICEROY HOTELS

Mr. S.P. Reddy

SOLIPURAM PRABHAKAR REDDY| Non-Executive & Non-Independent Director

Mr. S.P. Reddy is recognized as a versatile entrepreneur and investor with a diverse portfolio spanning the United States and India. His business interests include Information Technology, Life Sciences, Hospitality, Education, Healthcare, Social, and Real Estate Development. Beyond his entrepreneurial endeavors, Mr. Reddy is deeply committed to philanthropy. He spearheads several initiatives such as Sparsh, the Cure Foundation, and the AIG Rural Outreach Program, reflecting his dedication to social causes

With over 25 years of experience in North America, Mr. Reddy returned to India in May 2007 and founded Terminus Group, a real estate company. Under his leadership, since 2010, Terminus Group has become a prominent name in Hyderabad's real estate landscape. The company is renowned for delivering marquee and award-winning projects, consistently setting new standards in the city's development

TRACK RECORD

- **50+ years of cumulative experience** in real estate development and operations in hospitality
- Mr. S.P. Reddy acted as an active investor and developer for more than two decades in the hospitality industry in North America and had built and operated more than 6 international brands
- He owned the franchise of Marriott International, Hilton Hotels & Resorts, InterContinental Hotels & Resorts, Choice Hotels, Cendant Hotels, and Best Western Hotels

TERMINUS
THE FINEST

HOSPITALITY

Key Management Personnel

ANIRUDH REDDY KONDA REDDY| Non-Executive & Non-Independent Director

Mr. Anirudh Reddy Konda Reddy combines a strong legal background with a legacy in real estate across Hyderabad, Kurnool, and Bangalore. A graduate of Jindal Global Law School and Maurer Law School (USA), he is qualified in New York and the UK, and currently serves as Partner at Bright AD Legal LLP

VENKATA KRISHNA REDDY PULI| Chief Financial Officer

Mr. Venkata Krishna Reddy Puli is a Chartered Accountant with over 15 years of experience in audit, financial strategy, and governance across Manufacturing, Trading, and IT/ITES sectors. He started his career with a Big 4 firm in Audit & Assurance and later spent 12 years in senior leadership roles at a leading LPO company, overseeing financial operations, risk management, and strategic planning.

PRADYUMNA KODALI | Chief Operating Officer

Mr. Pradyumna Kodali is a finance and hospitality professional with an Engineering degree from BITS Pilani. He has international hospitality experience with OYO and has also worked at Credit Suisse, handling strategic financial management and complex financial analysis. His diverse background across hospitality and finance brings a global and collaborative perspective to business leadership.

AMARENDAR REDDY BANDARU| Addl. CEO and Director of Procurement & Human Resources

Mr. Amarender Reddy Bandaru holds a Bachelor of Commerce degree from Avanthi College. As Managing Director of BBR Infra, he brings over 20 years of experience in executing civil and mechanical projects across irrigation, railways, and power infrastructure sectors in multiple states across India. His expertise spans project execution, account management, and strong interest in agricultural projects.

ARVIND REDDY BANDARU| Addl. CEO & Director of Engineering

Mr. Arvind Reddy Bandaru holds a Mechanical Engineering degree from Siddhartha Engineering College and is the Managing Director of BBR Infra. With over 20 years of experience in civil and mechanical contracting, he has led major infrastructure projects across irrigation, railways, and power sectors in Telangana and Andhra Pradesh. He is recognized for his strategic leadership, engineering expertise, and focus on quality execution.

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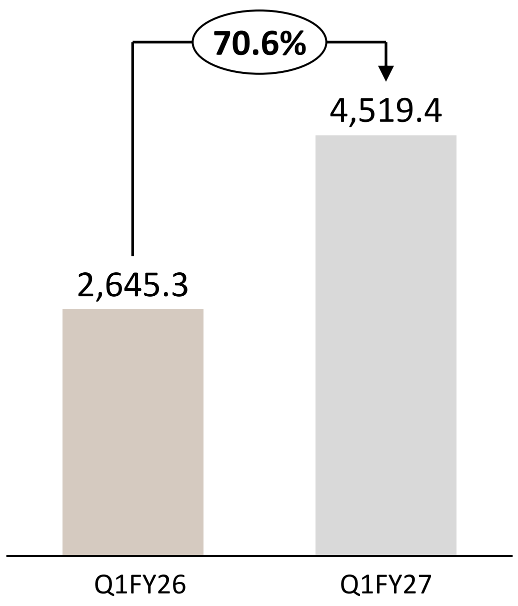
Q1 FY27 Financial Performance

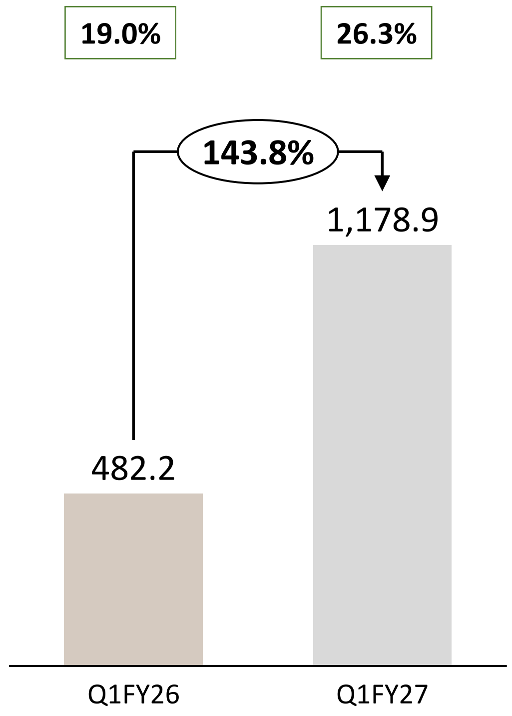
Consolidated Financial Highlights Q1 FY27

₹ in Lakhs

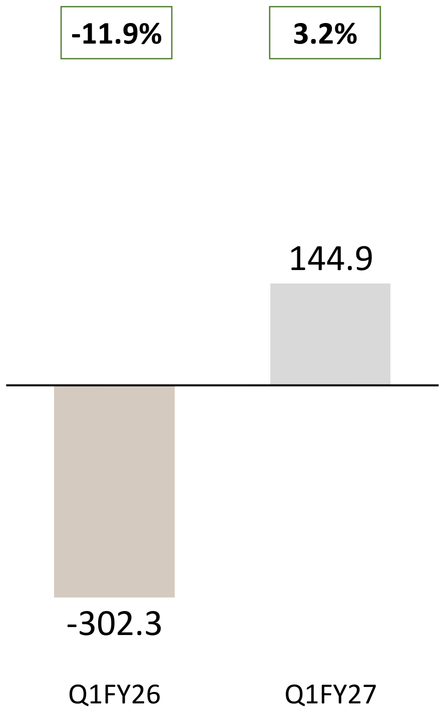
Total Income



EBITDA and EBITDA Margin (%)



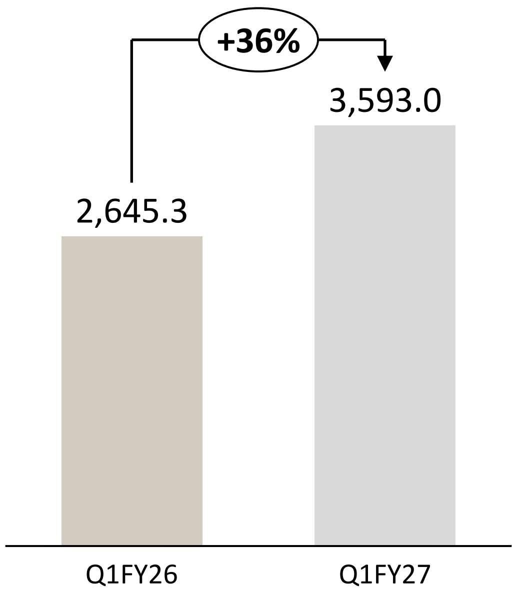
PAT and PAT Margin (%)



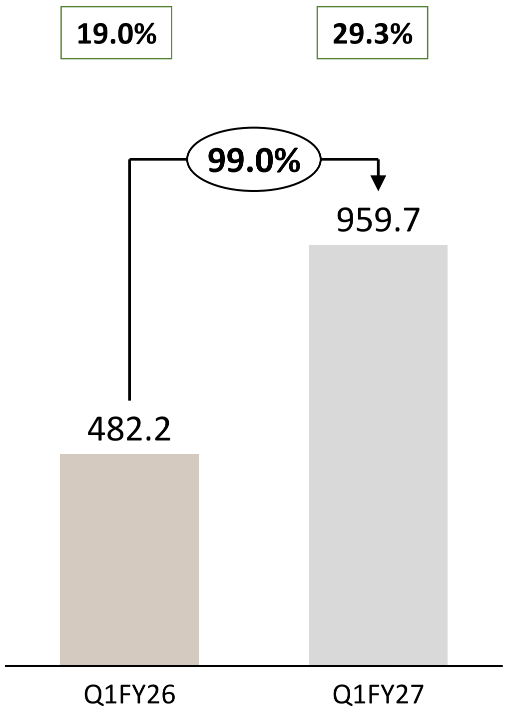
Standalone Financial Highlights Q1 FY27

₹ in Lakhs

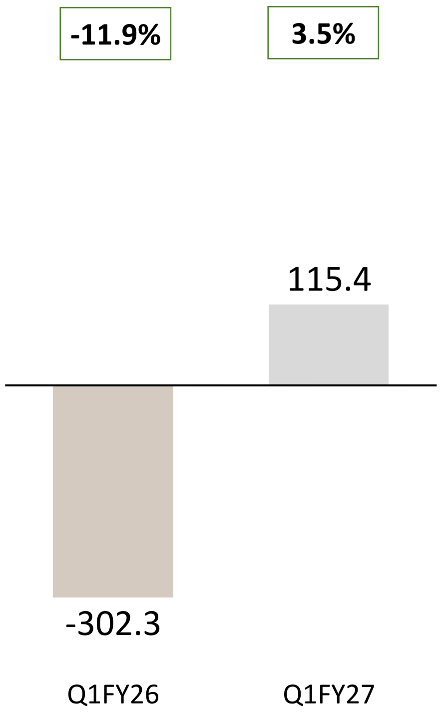
Total Income



EBITDA and EBITDA Margin (%)



PAT and PAT Margin (%)



Consolidated Profit and Loss Statement

VICEROYHOTELS

₹ in Lakhs

Particulars	Q1 FY27	Q1 FY26	YoY%
Total Revenue	**4,519.4**	**2,645.3**	70.8%
Total Expenditure	**3,340.6**	**2,163.1**	
EBITDA	**1,178.9**	**482.2**	144.5%
Margin to Total Income %	**26.1%**	**18.2%**	
Depreciation & amortisation	496.3	343.7	
Finance Costs	544.9	100.6	
Profit before income tax	**137.6**	**38.0**	262.0%
Margin to Total Income %	**3.0%**	**1.4%**	
Less: Tax Expense	-7.1	340.3	
Profit after tax for the year	**144.8**	**-302.3**	
Margin to Total Income %	**3.2%**	**-11.4%**	
Basic EPS (₹)	0.21	-0.04	

Standalone Profit and Loss Statement

VICEROYHOTELS

₹ in Lakhs

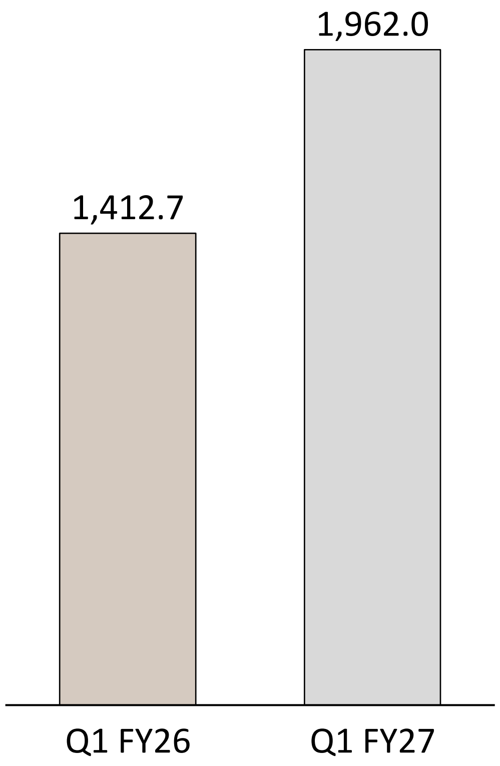
Particulars	Q1 FY27	Q1 FY26	YoY%
Total Revenue	**3,593.0**	**2,645.3**	35.8%
Total Expenditure	**2,633.3**	**2,163.1**	
EBITDA	**959.7**	**482.2**	99.0%
Margin to Total Income %	**26.7%**	**18.2%**	
Depreciation & amortisation	413.6	343.6	
Finance Costs	436.6	100.6	
Profit before income tax	**109.6**	**38.0**	188.1%
Margin to Total Income %	**3.1%**	**1.4%**	
Less: Tax Expense	-5.8	340.3	
Profit after tax for the year	**115.4**	**-302.3**	
Margin to Total Income %	**3.2%**	**-11.4%**	
Basic EPS (₹)	0.17	-0.45	

Revenue Breakup - Hotels

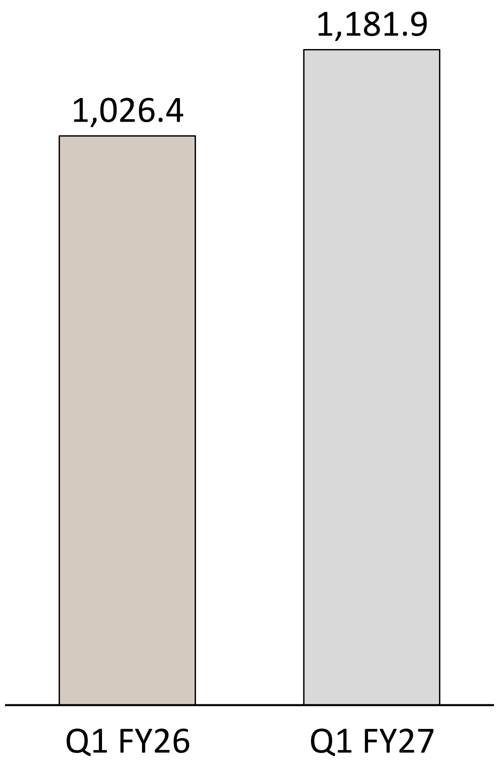
Courtyard by Marriott & Marriott Hyderabad

₹ in Lakhs

Rooms Revenue



Food & Beverages Revenue

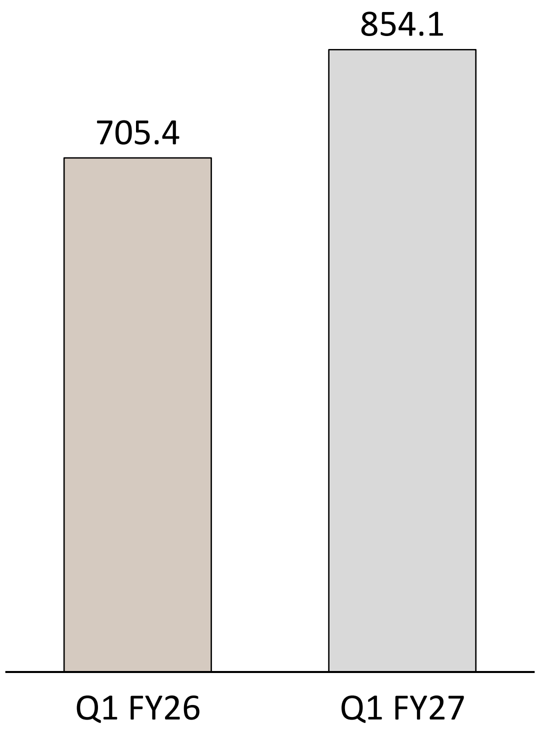


Revenue Breakup - Executive Apartments

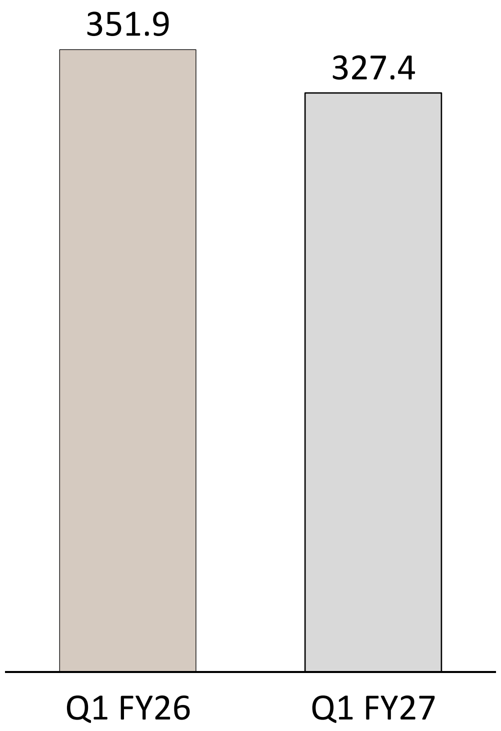
Marriott Executive Apartments

₹ in Lakhs

Rooms Revenue



Food & Beverages Revenue



Key Operational Metrics - Hotels

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ADR (Rs.)	Q1 FY27	Q1 FY26	YoY%
Marriott	6,188	7,032	-12.01%
Courtyard	5,985	6,645	-9.93%
Combined	6,107	6,952	-12.15%

Occupancy %	Q1 FY27	Q1 FY26	YoY%
Marriott	72.04%	59.96%	20.14%
Courtyard	83.65%	38.31%	118.38%
Combined	76.25%	53.65%	42.12%

RevPar (Rs.)	Q1 FY27	Q1 FY26	YoY%
Marriott	4,457	4,217	5.71%
Courtyard	5,006	2,545	96.68%
Combined	4,657	3,730	24.85%

Key Operational Metrics - Executive Apartments

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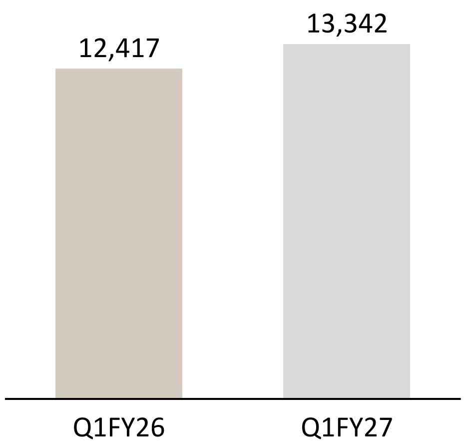
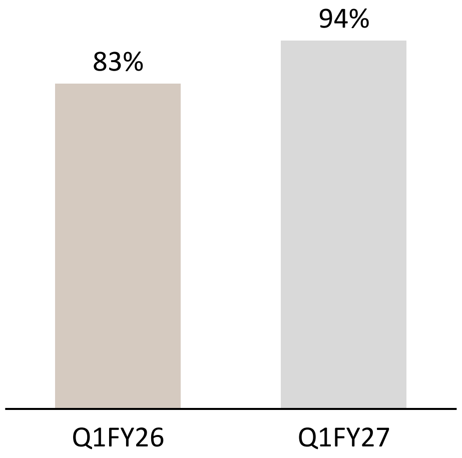
Q1 FY27

ADR

7.5% YoY

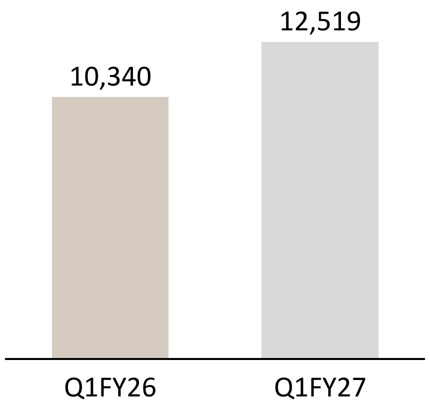


Occupancy



RevPar

21.1% YoY



Annexures

Key Operational Metrics

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ADR (₹)	FY 2025-26	FY 2024-25	FY 2023-24
Marriott	7,328	6,864	6,752
Courtyard	7,633	6,758	6,616
Combined	**7,402**	**6,834**	**6,707**

Occupancy %	FY 2025-26	FY 2024-25	FY 2023-24
Marriott	69.5%	69.40%	62.10%
Courtyard	52.2%	72.60%	79.20%
Combined	**64.3%**	**70.30%**	**66.80%**

RevPar (₹)	FY 2025-26	FY 2024-25	FY 2023-24
Marriott	5,092	4,765	4,196
Courtyard	3,987	4,909	5,238
Combined	**4,761**	**4,805**	**4,483**

The war and geopolitical tensions in March exerted downward pressure on hospitality demand, leading to softer performance across ADR, occupancy, and RevPAR.

Consolidated Profit and Loss Statement

VICEROYHOTELS

₹ in Lakhs

Particulars	FY 2025-26	FY 2024-25	FY 2023-24
Revenue from Operations	14,319.6	13,729.4	13,818.4
Total Expenditure	10,515.7	10,387.3	12,036.9
EBITDA	**3,803.9**	**3,342.2**	**1,781.5**
Margin to Total Income %	**26.6%**	**24.3%**	**12.9%**
Other Income	652.9	353.2	103.7
Depreciation & amortisation	1,509.7	1,213.1	1,394.4
Finance Costs	867.6	495.5	144.1
Profit before income tax and exceptional items	**2,079.5**	**1,986.7**	**346.7**
Exceptional Items	0.0	-66.0	318.0
Profit before income tax	**2,079.5**	**2,052.7**	**28.7**
Less: Tax Expense	245.3	-5,746.6	-210.1
Profit after tax for the year	**1,834.3**	**7,799.3**	**238.8**
Basic EPS (₹)	2.9	12.2	0.4

Viceroy Hotels Limited
CIN: L55101TG1965PLC001048

MUFG Intime India Private Limited
A part of MUFG Corporate Markets, a division of
MUFG Pension & Market Services

Ms. Pooja Swami
pooja.swami@in.mpms.mufg.com

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Mr. Chirag Bhatiya
chirag.bhatiya@in.mpms.mufg.com

Meeting Request Link

Thank You