ADVENT
HOTELS INTERNATIONAL

Date : 6th August, 2026

The General Manager, **Listing Department** **BSE Limited** **Phiroze Jeejeebhoy Towers,** **Dalal Street,** **Mumbai 400 001**	**The Vice-President,** **Listing Department** **National Stock Exchange of India Limited** **"Exchange Plaza",** **Bandra – Kurla Complex,** **Bandra (E),** **Mumbai – 400 051**
Scrip Code : 544446	Scrip Symbol : ADVENTHTL

Dear Sir/Madam,

Sub: Outcome of the Board Meeting- Submission of Unaudited standalone and consolidated financial results for the quarter ended 30th June, 2026

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, we hereby inform you that the Board of Directors in its meeting held on 6th August, 2026 has approved unaudited standalone and consolidated financial results of the Company for the first quarter ended 30th June, 2026 and the same are enclosed herewith along with the Limited Review Reports given by Statutory Auditors of the Company.

The Board Meeting commenced at 3.30 p.m and concluded at 6.00 p.m

We request you to take the same on record.

Thanking you,

Yours faithfully,

For Advent Hotels International Limited
(formerly known as Shiva Realtors Suburban Private Limited)

CHIRAG BABUBHAI SOJITRA
Digitally signed by CHIRAG BABUBHAI SOJITRA
Date: 2026.08.06 18:08:51 +05'30'

Chirag Sojitra
Company Secretary
Encl: As above

Advent Hotels International Limited
(Formerly, Shiva Realtors Suburban Private Limited)
www.adventint.in | CIN: L55101MH2006PLC165577| email id: investors@adventint.in | Contact No: 91-22-47478686
Registered Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai 400 020

MEHTA CHOKSHI & SHAH LLP

CHARTERED ACCOUNTANTS

Independent Auditor's Limited Review Report on Interim Standalone Financial Results for the quarter ended June 30th, 2026 pursuant to Regulation 33 and Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

To,

The Board of Directors,
Advent Hotels International Limited
(Formerly known as Shiva Realtors Suburban Pvt Ltd)

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **Advent Hotels International Limited (Formerly known as Shiva Realtors Suburban Pvt Ltd)** ("the Company") for the quarter ended June 30, 2026 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. **Management Responsibility**

   This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" as prescribed under Section 133 of Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.

3. **Auditor's Responsibility**

   We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of the Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

MEHTA CHOKSHI & SHAH LLP * CHARTERED ACCOUNTANTS * 0660 MUMBAI

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4. Emphasis of Matter

We draw attention to Note 2 of the Standalone Financial Results, which describes the accounting for the scheme of arrangement ('the Scheme') amongst Advent Hotels International Ltd (Formerly Shiva Realtors Suburban Pvt Ltd) and Valor Estate Ltd (Formerly D B Realty Ltd), by the Company for demerger of Hospitality business into the Company. The Scheme has been approved by the National Company Law Tribunal ('NCLT') vide its order dated 12 June 2025. Though the appointed date as per the NCLT approved Scheme is 1 April 2025, as per the requirements of Appendix C to Ind AS 103 "Business Combination", the business combination has been accounted for as if it had occurred from the date of incorporation of the Company i.e. 15 November, 2006. Accordingly, the amounts relating to the corresponding s quarter ended 30 June 2025 have been restated by the Company after recognizing the effect of the above business combination.

Our opinion is not modified in respect of this matter.

5. Conclusion

Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Mehta Chokshi & Shah LLP
Chartered Accountants
ICAI Firm Registration No.106201W/ W100598

CHOKSHI & SHAH LLP
MUMBAI
CHARTERED ACCOUNTANTS

Abhay R. Mehta
(Partner)
Membership No.:046088
UDIN: 26046088RCCWIY6672

Place: Mumbai
Date: August 6, 2026

Advent Hotels International Limited

(Formerly known AS Shiva Realtors Suburban Private Limited)

REGD. OFFICE : 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai – 400 020

CIN - L55101MH2006PLC165577

Statement of Unaudited Standalone Financial Results for the quarter ended June 30, 2026

Rs. In Lakhs other than EPS

SR No	Particulars	Quarter ended			Year ended
		30-Jun-26	31-Mar-26	30-Jun-25	31-Mar-26
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
1	**Income**				
	Revenue from operations	-	-	-	-
	Other income (Refer Note 6 and 8)	9,173.97	879.51	498.24	898.82
	Total Income	**9,173.97**	**879.51**	**498.24**	**898.82**
2	**Expenses**				
	Employee benefits expense	176.37	204.03	329.07	849.06
	Finance costs	4.89	8.05	40.01	122.45
	Other expenses	40.41	88.63	6.89	251.79
	Total expenses	**221.67**	**300.71**	**375.97**	**1,223.30**
3	**Profit/(Loss) before exceptional items (1-2)**	**8,952.30**	**578.80**	**122.27**	**(324.48)**
4	**Exceptional items**	-	(1,017.58)	-	-
5	**Profit/(Loss) before tax (3+4)**	**8,952.30**	**(438.78)**	**122.27**	**(324.48)**
6	**Tax expense (net)**				
	Current tax	-	-	-	-
	Deferred tax	(2.34)	3.44	0.50	4.42
	Total tax expense	**(2.34)**	**3.44**	**0.50**	**4.42**
7	**Net Profit/ (Loss) for the period/ year (5-6)**	**8,954.64**	**(442.22)**	**121.77**	**(328.90)**
8	**Other Comprehensive income/ (loss)**				
	A. (i) Items that will not be reclassified to Profit or Loss				
	-Remeasurement of the defined benefit plans	9.31	(13.65)	(2.00)	(17.54)
	(ii) Income tax relating to items that will not be reclassified to Profit or Loss	(2.34)	3.44	0.50	4.42
	B. (i) Items that will be reclassified to Profit or Loss				-
	(ii) Income tax relating to items that will be reclassified to Profit or Loss				-
9	**Total comprehensive income for the period/ year [Comprising Net profit for the period and Other comprehensive income (after tax)] (7+8)**	**8,961.61**	**(452.43)**	**120.27**	**(342.02)**
10	**Paid-up equity share capital (Face value Rs. 10 per share)**	5,394.29	5,394.29	5,394.29	5,394.29
11	**Other Equity**				93,766.58
12	**Earnings Per Share*(Face Value of Rs.10/- per share)**				
	a) Basic	16.60	(0.82)	0.23	(0.61)
	b) Diluted	16.60	(0.82)	0.23	(0.61)

(* Not annualised for the quarters)

Advent Hotels International Limited
(Formerly known AS Shiva Realtors Suburban Private Limited)
REGD. OFFICE : 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai – 400 020
CIN - L55101MH2006PLC165577

Statement of Unaudited Standalone Financial Results for the quarter ended June 30, 2026

See accompanying notes to financial results

1 The unaudited standalone financial results for the quarter ended 30 June 2026 have been prepared in accordance with Indian Accounting Standards (Ind AS 34 - Interim Financial Reporting) prescribed under Section 133 of the Companies Act, 2013 (read with relevant rules issued thereunder) and other accounting principles generally accepted in India, and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The results were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 6th August 2026. The Statutory Auditors have carried out a Limited Review of these results for the quarter ended 30 June 2026 and issued an unmodified review conclusion, which has been filed with the stock exchanges and is available on the Company's website and on the websites of the stock exchanges (BSE and NSE).

2 Pursuant to the Composite Scheme of Arrangement sanctioned by the Hon'ble NCLT, Mumbai Bench, vide its order dated 12 June 2025, the hospitality business of Valor Estate Limited (common-control parent) was demerged into the Company with an Appointed Date of 1 April 2025 (Effective Date: 1 July 2025). The Scheme was accounted for as a business combination under common control using the pooling of interests method in accordance with Appendix C of Ind AS 103 (Business Combinations). Accordingly, the assets, liabilities, and reserves of the demerged undertaking were recorded at their respective carrying amounts as appearing in the books of the transferor company, with the excess of net assets over the consideration credited to Capital Reserve. Consequently, the financial figures for the corresponding quarter ended 30 June 2025 presented herein have been restated to give effect to the Scheme from the Appointed Date of 1 April 2025, ensuring full comparability with the current quarter ended 30 June 2026.

3 The Company is primarily engaged in the business of hospitality, which constitutes a single operational and reportable business segment in accordance with Ind AS 108 "Operating Segments" and Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Accordingly, separate segment reporting disclosures are not applicable.

4 The Company has inadequate net profits for the quarter ended 30 June 2026 as computed under Section 198 of the Companies Act, 2013. Accordingly, managerial remuneration has been determined in accordance with Section 197 read with Schedule V to the Companies Act, 2013 and was approved by the Nomination and Remuneration Committee, the Board of Directors and the shareholders in compliance with the applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

5 Basic and Diluted Earnings Per Share (EPS) have been computed in accordance with Ind AS 33 – Earnings Per Share. EPS for the quarters ended 30 June 2026 and 30 June 2025 is not annualised. For the comparative periods (quarter ended 30 June 2025), EPS has been restated to give effect to the Scheme of Arrangement (common-control combination) on the weighted average number of equity shares outstanding, as if the revised capital structure and demerged business were in place from the Appointed Date of 1 April 2025.

6 During the quarter ended June 30, 2026, the Company executed and registered a Conveyance Deed on June 04, 2026 for the transfer of its land (classified under held for sale) admeasuring 21,978.22 sq. meters situated at Village Sahar, Taluka Andheri, Mumbai Suburban District (bearing CTS Nos. 220A, 221, 225, 226, 227, 228, and 229) to a Wholly owned subsidiary, Advent Convention And Hotels International Private Limited ("ACHIL"), for a total consideration of ₹27,500.00 Lakhs (₹275.00 Crores), resulting in a profit on sale of ₹9,003.37 Lakhs (₹90.03 Crores).

7 On July 01, 2026, subsequent to the quarter ended June 30, 2026, the Company acquired 10,95,000 9% Non-Cumulative Redeemable Preference Shares (Face Value ₹100/- each) of its subsidiary, BD and P Hotels (India) Private Limited ("BDP"), for an aggregate consideration of ₹1,095.00 Lakhs (₹10.95 Crores). Being a non-adjusting event under Ind AS 10 / Ind AS 34, accounting recognition under Ind AS 109 will be reflected in the financial results for Q2 FY27.

8 Management fee income of ₹ 170.37 lakhs for the quarter ended June 30, 2026 (Year ended March 31, 2026: ₹ 818.57 lakhs) included in Other Income represents reimbursement of employee and administrative costs incurred on behalf of subsidiaries together with service fees charged in the ordinary course of business.

9 As previously disclosed, the Board had approved the transfer of the Company's investment in and loan to Bamboo Hotel & Global Centre (Delhi) Private Limited to Valor Estate Limited. Subsequent to March 31, 2026, shareholder approval via Postal Ballot was obtained, and the lender NOC remains in process. As at June 30, 2026, there is no change in status, and the transfer continues to be highly probable within twelve months from the reporting date. Accordingly, the investment and loan continue to be classified as 'Assets Held for Sale' under Ind AS 105, with carrying value reinstated at historical cost after reversing notional interest adjustments under Ind AS 109. Borrowings of ₹1,65,559.29 lakhs proposed to be adjusted against the transfer continue to be classified under Other Current Financial Liabilities as at June 30, 2026.

Advent Hotels International Limited

(Formerly known AS Shiva Realtors Suburban Private Limited)

REGD. OFFICE : 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai – 400 020

CIN - L55101MH2006PLC165577

Statement of Unaudited Standalone Financial Results for the quarter ended June 30, 2026

10 Effective June 04, 2026, concurrent with the conveyance of land in favor of the Company, an external borrowing of ₹6,000.00 Lakhs (₹60.00 Crores) along with accrued interest, originally in the name of Prestige Falcon Realty Ventures Pvt. Ltd., was novated to the subsidiary, ACHIL.

11 Subsequent to the quarter ended June 30, 2026, an Investment Agreement was executed on July 03, 2026, amongst the Company, ACHIL, and Prestige Estates Projects Limited ("Prestige Estates"), under which Prestige Estates (and/or its affiliates) will acquire a 50% equity stake in ACHIL for an aggregate consideration of ₹50,400.00 Lakhs (₹504.00 Crores).

12 The figures for the fourth quarter ended March 31, 2026 are the balancing figures between the audited results in respect of the full financial year ended March 31, 2026 and the published year-to-date figures up to the third quarter ended December 31, 2025. All amounts are rounded off to the nearest Rupees in Lakhs. Previous period/year figures have been regrouped and reclassified wherever necessary to conform to the current period's presentation.

For and on behalf of the board of directors of
(Formerly known as Shiva Realtors Suburban Private Limited)

Advent Hotels International Limited Mumbai

Rahul Pandit
Managing Director & Chief Executive Officer
DIN : 00003036

Place: Mumbai
Date: 6th August 2026

CHOKSHI & SHAH LLP AAQ-0660 MUMBAI CHARTERED ACCOUNTANTS

Independent Auditor's Limited Review Report on Interim Consolidated Financial Results for the quarter ended June 30th, 2026 pursuant to Regulation 33 and Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

To,

The Board of Directors,
Advent Hotels International Limited
(formerly Shiva Realtors Suburban Private Limited)

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Advent Hotels International Limited** ("the Parent"), its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its Joint Venture for the quarter ended June 30th, 2026 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

2. **Management Responsibility**

   This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" as prescribed under Section 133 of Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.

3. **Auditor's Responsibility**

   We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of the Parent's personnel and analytical procedures applied to financial data and thus provides less assurance than an audit.

   We have not performed an audit and accordingly, we do not express an audit opinion.

   We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

MEHTA CHOKSHI & SHAH LLP CHARTERED ACCOUNTANTS MUMBAI

4. The Statement includes the results of the following entities:

Name of the Entity	Relationship with Parent
Advent Convention and Hotels International Private Limited	Subsidiary
BD & P Hotels (India) Private Limited	Subsidiary
Goan Hotels & Realty Private Limited	Subsidiary
Bamboo Hotel and Global Centre (Delhi) Private Limited	Joint Venture

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review report of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. **Emphasis of Matter**

We draw attention to Note 2 of the Consolidated Financial Results, which describes the accounting for the scheme of arrangement ('the Scheme') amongst Advent Hotels International Ltd (Formerly Shiva Realtors Suburban Pvt Ltd) and Valor Estate Ltd (Formerly D B Realty Ltd), the Company for demerger of Hospitality business from the Company. The Scheme has been approved by the National Company Law Tribunal ('NCLT') vide its order dated 12 June 2025. Though the appointed date as per the NCLT approved Scheme is 1 April 2025, as per the requirements of Appendix C to Ind AS 103 "Business Combination", the business combination has been accounted for as if it had occurred from the date of incorporation of the Company i.e., 15 November, 2006. Accordingly, the amounts relating to the corresponding quarter ended 30 June 2025 have been restated by the Company after recognizing the effect of the above business combination.

Our opinion is not modified in respect of this matter.

MEHTA CHOKSHI & SHAH LLP
AAQ-0660
MUMBAI
CHARTERED ACCOUNTANTS

7. Other Matters

1. The accompanying Statement includes the unaudited interim financial results and other financial information of a subsidiary viz. Goan Hotels & Realty Private Limited, whose unaudited interim financial results includes total income of Rs. 5,862.04 lakh, total net profit after tax of Rs. 641.22 lakh and total comprehensive income of Rs. 665.57 lakh for the quarter ended June 30, 2026, as considered in the Statement.

   The Consolidated Financial Statements also includes the Group's share in net profit (including other comprehensive income) of Rs. 10.20 lakh for the quarter ended June 30, 2026, as considered in the Statement, in respect of associate viz Bamboo Hotel and Global Centre (Delhi) Private Limited.

   The interim financial information/financial results are reviewed by the other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this subsidiary and associate is based solely on the report of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our report on the Statement is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors and unaudited financial results provided by the Management.

For Mehta Chokshi & Shah LLP
Chartered Accountants
ICAI Firm Registration No.106201W/ W100598

MEHTA CHOKSHI & SHAH LLP
AAQ-0660
MUMBAI
CHARTERED ACCOUNTANTS

Abhay R. Mehta
(Partner)
Membership No.: 046088
UDIN: 26046088DSNPOO5789

Place: Mumbai
Date: August 6, 2026

Advent Hotels International Limited
(Formerly known AS Shiva Realtors Suburban Private Limited)
REGD. OFFICE : 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai – 400 020
CIN - L55101MH2006PLC165577

Statement of Unaudited Consolidated Financial Results for the quarter ended June 30, 2026

Rs. In Lakhs other than EPS

Sr. No.	Particulars	Quarter Ended			Year Ended
		30th Jun 26	31st Mar 26	30th Jun 25	31st Mar 26
		Unaudited	Audited	Unaudited	Audited
1	**Revenue from operations**	8,051.62	11,533.37	8,044.53	38,744.44
2	**Other income**	217.57	259.18	506.10	378.56
3	**Total income (1+2)**	**8,269.19**	**11,792.56**	**8,550.63**	**39,123.00**
4	**Expenses**				
	Food and beverages consumed	630.90	766.68	615.28	2,776.53
	Other operating expenses	1,449.67	1,876.05	1,316.14	5,650.27
	Employee Benefits Expenses	1,656.09	1,530.66	1,881.19	7,173.63
	Depreciation and Amortization Expenses	703.74	788.76	737.68	2,952.57
	Finance Costs	1,015.13	1,118.72	1,363.84	5,135.52
	Impairment & expected credit loss recognition (net of reversals)	34.01	(421.20)	-	(1,136.13)
	Other Expenses	1,652.71	3,422.10	2,097.97	10,104.42
	Total expenses	**7,142.25**	**9,081.77**	**8,012.10**	**32,656.80**
5	**Profit/(Loss) before exceptional items and share of loss of joint venture, associate and tax (3-4)**	**1,126.94**	**2,710.79**	**538.53**	**6,466.20**
6	**Exceptional items**	-	(1,567.58)	4,158.47	1,958.47
7	**Share of profit / (loss) from joint venture held for sale**	10.20	11.46	14.82	26.30
8	**Profit/(Loss) before tax for the period / year (5+6+7)**	**1,137.14**	**1,154.67**	**4,711.83**	**8,450.97**
9	**Tax Expenses**				
	(a) Current tax	218.83	114.56	107.71	623.70
	(b) Short Provision for Income Tax of Previous Year	(7.53)	-	-	205.64
	(c) Deferred tax	251.34	673.26	1,353.47	1,081.77
	Total Tax expense	**462.64**	**787.82**	**1,461.19**	**1,911.11**
10	**Profit/(Loss) for the period / year (8-9)**	**674.50**	**366.85**	**3,250.64**	**6,539.87**
11	**Other comprehensive income**				
	Items that will not be reclassified to profit / loss				
	Remeasurement of net defined benefit plans	53.20	8.32	4.76	158.04
	Less: Income tax relating to the above	(13.39)	(2.09)	(1.20)	(39.77)
	Total Other Comprehensive Income	**39.81**	**6.23**	**3.56**	**118.27**
12	**Total Comprehensive Income for the period (10+11)**	**714.31**	**373.08**	**3,254.20**	**6,658.13**
	Profit after tax attributable to :				
	Owner of equity	617.39	287.01	3,251.00	6,318.55
	Non controlling interest	57.11	79.84	(0.36)	221.32
	Total	**674.50**	**366.85**	**3,250.64**	**6,539.87**
	Other Comprehensive Income attributable to :				
	Owner of equity	37.68	3.26	3.55	109.76
	Non controlling interest	2.13	2.97	0.01	8.50
	Total	**39.81**	**6.23**	**3.56**	**118.27**
	Total Comprehensive Income attributable to :				
	Owner of equity	655.07	290.27	3,254.54	6,428.31
	Non controlling interest	59.24	82.82	(0.34)	229.82
	Total	**714.31**	**373.08**	**3,254.20**	**6,658.13**
13	**Equity Share Capital**	5,394.29	5,394.29	5,394.29	5,394.29
14	**Other equity (excluding revaluation reserve)**				85,045.24
15	**Earning per share (Rs.) (not annualised for interim period)**				
	Basic no of Shares	539.43	539.43	539.43	539.43
	Diluted no of Shares	539.43	539.43	539.43	539.43
	Basic	1.14	0.53	6.03	11.71
	Diluted	1.14	0.53	6.03	11.71
16	**Items exceeding 10% of total expenses included in other expense**	#	#	#	#

represents nil or respective items do not exceed 10% of total expenses.

Advent Hotels International Limited Mumbai

CHOKSHI & SHAH LLP 0660 MUMBAI CHARTERED ACCOUNTANTS

Advent Hotels International Limited
(Formerly known AS Shiva Realtors Suburban Private Limited)
REGD. OFFICE : 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai – 400 020
CIN - L55101MH2006PLC165577

Notes to the Consolidated Financial Results

1 The unaudited consolidated financial results of Advent Hotels International Limited ("the Holding Company" or "the Company") and its subsidiaries (together referred to as "the Group") for the quarter ended 30 June 2026 have been prepared in accordance with Indian Accounting Standards (Ind AS 34 - Interim Financial Reporting) prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder, and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The results were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 6th August 2026. The Statutory Auditors have carried out a Limited Review of these consolidated financial results for the quarter ended 30 June 2026 and issued an unmodified review conclusion, which has been filed with the stock exchanges and is available on the Company's website and on the websites of BSE and NSE.

2 Pursuant to the Composite Scheme of Arrangement sanctioned by the Hon'ble NCLT, Mumbai Bench, vide its order dated 12 June 2025, the hospitality business of Valor Estate Limited (common-control parent) was demerged into the Holding Company with an Appointed Date of 1 April 2025 (Effective Date: 1 July 2025). The Scheme was accounted for as a business combination under common control using the pooling of interests method in accordance with Appendix C of Ind AS 103 (Business Combinations). Accordingly, the assets, liabilities, and reserves of the demerged undertaking were recorded at their respective carrying amounts. Consequently, the consolidated financial figures for the corresponding quarter ended 30 June 2025 presented herein have been restated to give effect to the Scheme from 1 April 2025, ensuring full comparability with the current quarter ended 30 June 2026.

3 The Group is primarily engaged in the business of hospitality, which constitutes a single operational and reportable business segment in accordance with Ind AS 108 (Operating Segments) and Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Accordingly, separate segment reporting disclosures are not applicable for the Group.

4 The Holding Company has inadequate net profits for the quarter ended 30 June 2026 as computed under Section 198 of the Companies Act, 2013. Accordingly, managerial remuneration has been determined in accordance with Section 197 read with Schedule V to the Companies Act, 2013 and was approved by the Nomination and Remuneration Committee, the Board of Directors, and the shareholders in compliance with the applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

5 Basic and Diluted Earnings Per Share (EPS) have been computed in accordance with Ind AS 33 (Earnings Per Share) based on the net profit/loss attributable to equity shareholders of the Holding Company. EPS for the quarters ended 30 June 2026 and 30 June 2025 is not annualised. For the comparative periods (quarter ended 30 June 2025), EPS has been restated to give effect to the Scheme of Arrangement (common-control combination) on the weighted average number of equity shares outstanding, as if the revised capital structure and demerged business were in place from the Appointed Date of 1 April 2025.

6 As previously disclosed, the Board had approved the transfer of the Group's investment in and loan to Bamboo Hotel & Global Centre (Delhi) Private Limited to Valor Estate Limited. Subsequent to March 31, 2026, shareholder approval via Postal Ballot was obtained, and the lender NOC process remains ongoing. As of June 30, 2026, there is no change in status, and the transfer continues to be highly probable within twelve months from the reporting date. Accordingly, in the Consolidated Financial Results, the disposal group is presented as 'Assets Held for Sale' in accordance with Ind AS 105 (Non-current Assets Held for Sale and Discontinued Operations). Associated borrowings of ₹1,65,559.29 Lakhs proposed to be adjusted against the transfer continue to be classified under Other Current Financial Liabilities as at June 30, 2026.

7 Subsequent to the quarter ended June 30, 2026, an Investment Agreement was executed on July 03, 2026, amongst the Company, Advent Convention & Hotels International Private Limited ("ACHIL"), and Prestige Estates Projects Limited ("Prestige Estates"), under which Prestige Estates (and/or its affiliates) will acquire a 50% equity stake in ACHIL for an aggregate consideration of ₹50,400.00 Lakhs (₹504.00 Crores).

8 The consolidated financial results include the financial information of the following components of the Group:

Name of the Entity	Subsidiary / Joint Venture	Percentage of ownership interest as at June 30, 2026
Advent Hotels International Limited (AHIL)	Parent	-
Goan Hotels & Realty Private Limited (GHRPL)	Subsidiary	100%
BD & P Hotels (India) Private Limited (BD &PL)	Subsidiary	75%
Advent Convention & Hotels International Private Limited acquired on June 12, 2025 (ACHIL)	Subsidiary	100%
Bamboo Hotel and Global Centre (Delhi) Private Limited (BHGCPL)	Joint Venture	49%

9 As at June 30, 2026, certain subsidiaries have net settlement balances in operator-controlled hotel operating / control accounts maintained under the respective hotel management agreements. These balances primarily reflect timing differences between settlement of hotel-level receipts and payments and owner distributions / withdrawals against operating cash surpluses, and are settled through periodic reconciliations and set-offs against subsequent remittances / operating cash flows.

(a) BD & P Hotels (India) Private Limited had a net amount payable of ₹ 1,344.73 lakhs in such accounts; and

(b) Goan Hotels & Realty Private Limited had a net amount payable of ₹ 5,662.56 lakhs in such accounts

Advent Hotels International Limited Mumbai

CHOKSHI & SHAH LLP [illegible]-0660 MUMBAI CHARTERED ACCOUNTANTS

10 The Group is contesting certain regulatory and tax demands. Based on professional legal counsel, management believes these claims are not tenable, and an outflow of resources is not probable. Consequently, no provision has been made in the consolidated financial statements for the following matters as on 30th June 2026 :

(a) Goan Hotels & Realty Private Limited (Subsidiary) :

(i) Income tax demands aggregating ₹1,112.88 lakhs, raised in respect of earlier assessment years, are currently disputed and pending before the Income Tax Appellate Tribunal ("ITAT").

(ii) GST demands aggregating ₹ 1,463.28 lakhs, raised pursuant to assessment orders received from the GST authorities in the States of Goa and Maharashtra.

(b) BD & P Hotels (India) Private Limited(Subsidiary) :

(i) Income tax demand notice aggregating ₹454.35 lakhs, raised in respect of earlier assessment year, are currently disputed and pending before the Commissioner of Income Tax ("CIT").

11 The figures for the fourth quarter ended March 31, 2026 are the balancing figures between the audited results in respect of the full financial year ended March 31, 2026 and the published year-to-date figures up to the third quarter ended December 31, 2025. All amounts are rounded off to the nearest Rupees in Lakhs. Previous period/year figures have been regrouped and reclassified wherever necessary to conform to the current period's presentation.

For and on behalf of the board of directors of
Advent Hotels International Limited
(Formerly known as Shiva Realtors Suburban Private Limited)

Advent Hotels International Limited Mumbai

Rahul Pandit
Managing Director & Chief Executive Officer
DIN : 00003036

Place: Mumbai
Date: 6th August 2026

MEHTA CHOKSHI & SHAH LLP AAQ-0660 MUMBAI CHARTERED ACCOUNTANTS