Dev Accelerator Limited
(Formerly known as Dev Accelerator Private Limited)
C-01, The First Commercial Complex, B/h Keshavbaug Party Plot,
Nr. Shivalik High-street, Vastrapur, Ahmedabad- 380015, Gujarat
+91 74348 83388 | connect@devx.work
CIN: L74999GJ2020PLC115984

DEVX accelerating innovation

August 13, 2026

To, **BSE Limited** Phiroze Jeejeebhoy Towers Dalal Street Mumbai 400 001	To **National Stock Exchange of India Limited** Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (East) Mumbai 400 051
Script Code: **544513**	Trading Symbol: **DEVX**

Dear Sir/ Madam,

Sub: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Investor Presentation

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended from time to time), please find enclosed the investor presentation on the financial results (standalone and consolidated) of the Company for the quarter ended June 30, 2026.

The above information will also be available on the website of the Company viz. https://www.devx.work/investor-relations

We request you to kindly take the same on record.

Thanking you

Yours faithfully,
For **Dev Accelerator Limited**
(Formerly Known as Dev Accelerator Private Limited)
ANJAN PARESHKUMAR TRIVEDI
Digitally signed by ANJAN PARESHKUMAR TRIVEDI
DN: c=IN, postalCode=380054, st=GUJARAT, street=102 VIHARDHAM APPARTMENT JAY AMBE NAGAR THALTEJ AHMEDABADAHMEDABADBH LAVKHUSH TOWER OOP 380054, l=AHMEDABAD, o=Personal, title=2904, serialNumber=f4402c7aabfce0fb45a8248836464bebff12a13df132247b28e9c24123c9b31c, pseudonym=b9a603140314a0c7116cead4335dbf1b, 2.5.4.20=210a9a873710ce0c51eb447039b745a5bd547e0625e5c449514c9ce676f70f29, email=ANJAN.TRIVEDI@DEVX.WORK, cn=ANJAN PARESHKUMAR TRIVEDI
Date: 2026.08.13 13:33:51 +05'30'
Anjan Trivedi
Company Secretary & Compliance Officer

Encl: As above

DEVX
accelerating innovation

(BSE: 544513 | NSE: DEVX)

Q1 FY27 Earnings Presentation

August 2026

DevX: Business Overview

Our Platform Connects Landlords, Clients and Vendor Partners – Creating a Powerful Network Effect for All

Who We Partner With

Non-institutional Landlords
One stop solution with guaranteed results

Vendor Partners
Access to assured footfalls and projects

Who We Serve

Enterprise Clients
Flexible, efficient offices in just 75-90 days

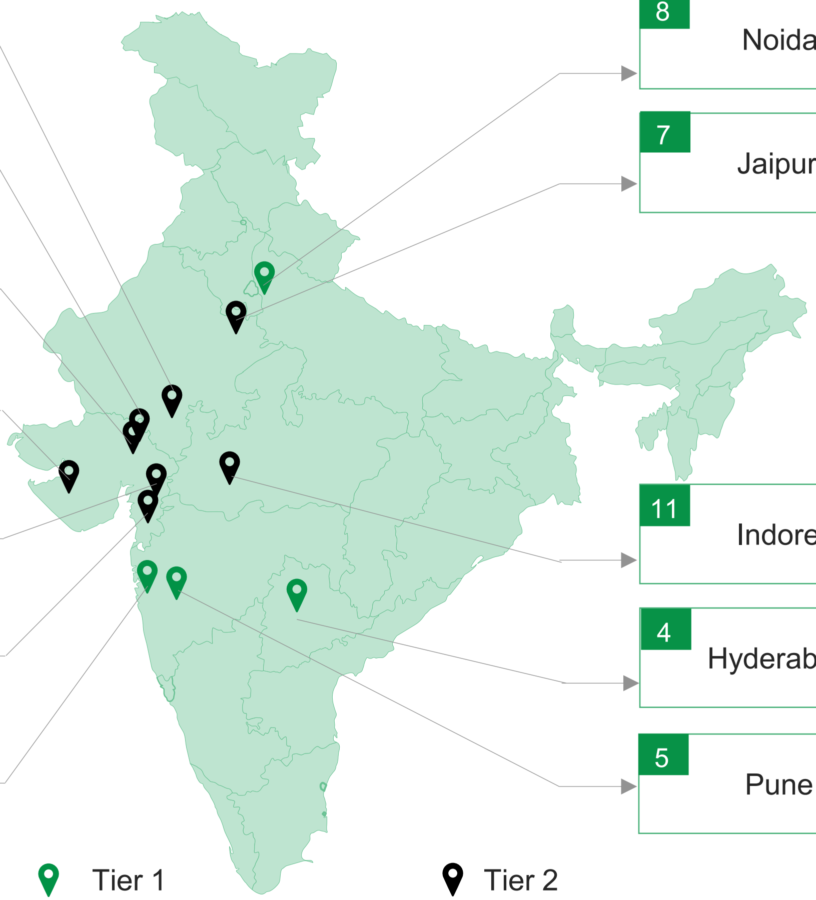
Client Employees
Access to world class amenities

Managed Office Space

Design & Build

Development Management

GCC



1.13 Mn Sq. ft.	SBA
27	Centers
423	Clients
17,294	Seats
91.9%	Occupancy
3.5 Yrs	Avg. Client Tenure
2.3 Yrs	Avg. Lockin Tenure

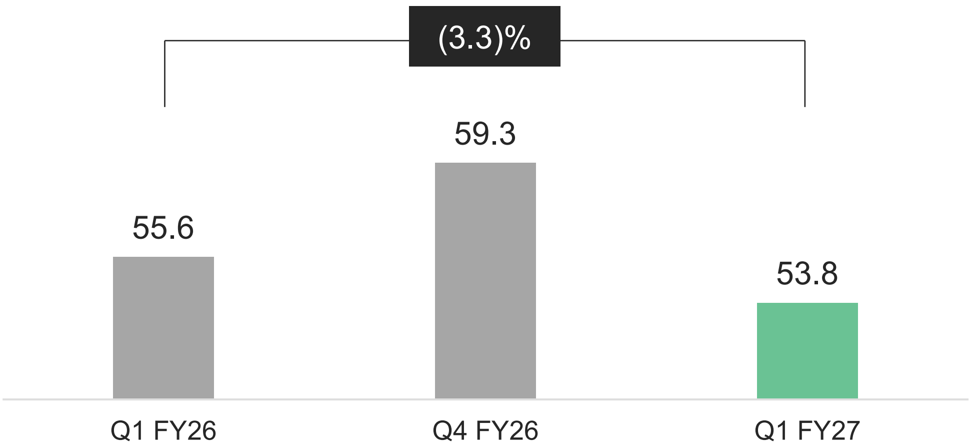
Rs. 226 Cr	FY26 Revenue
Rs. 109 Cr	FY26 EBITDA
Rs. 9 Cr	FY26 PAT
14%	FY26 ROCE
Rs 89 Cr	FY26 Net Debt

Consolidated Financial Metrics (IND AS)

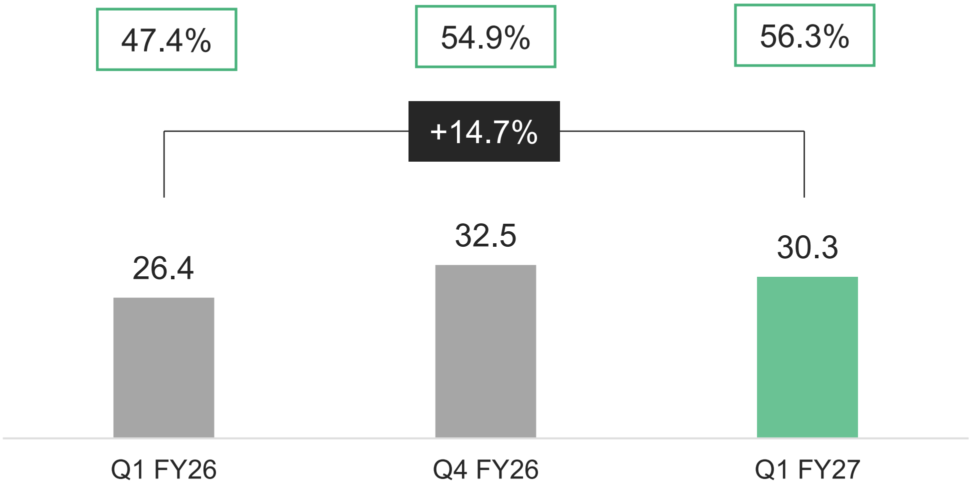
DEVX
accelerating innovation

Rs Cr

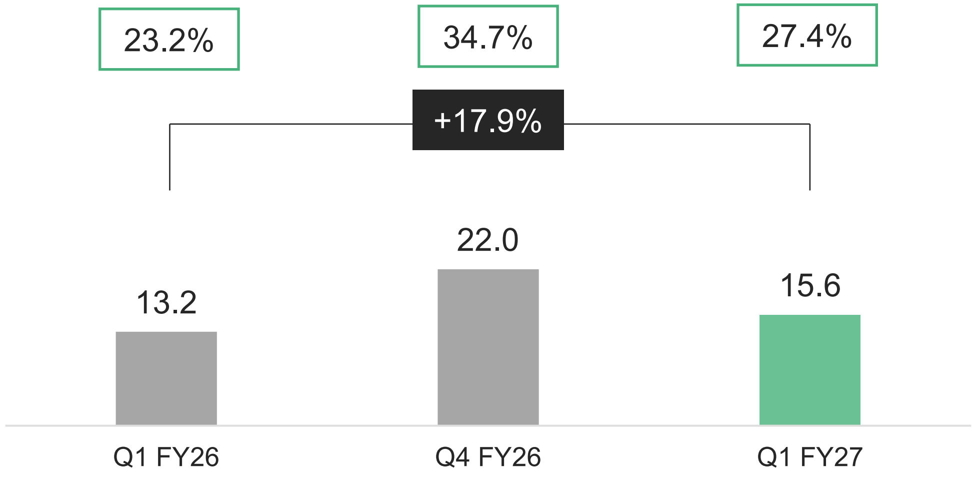
Revenue



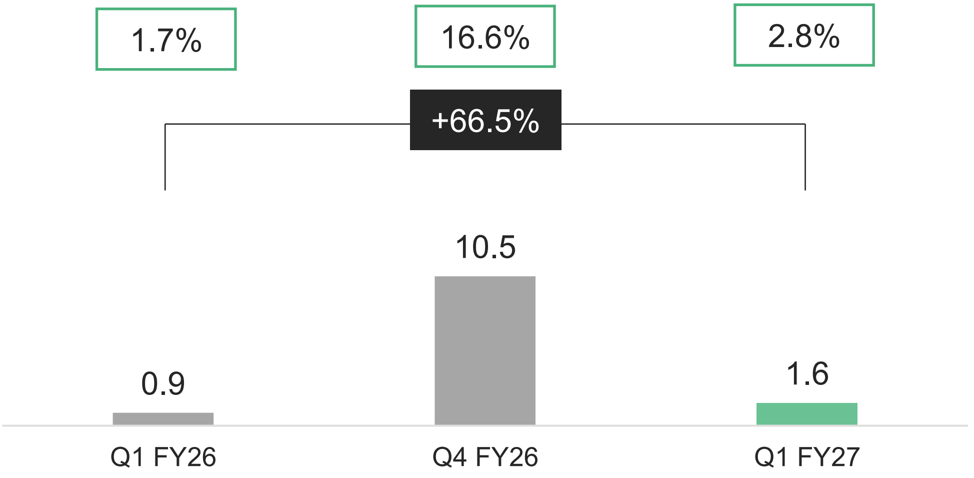
EBITDA and Margin %



EBIT and Margin %



PBT and Margin %



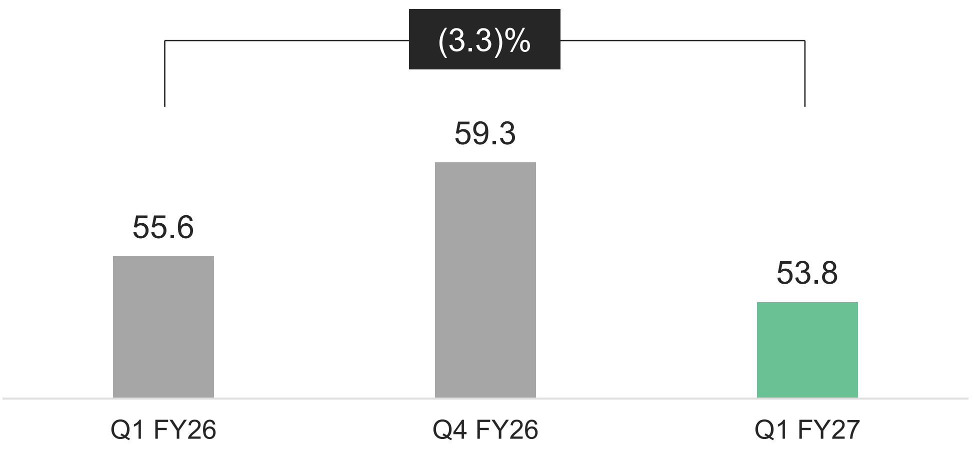
Margin %

Note: EBITDA excludes Other Income; PBT after Exceptional Items and Share of Profit / (Loss) of Associates

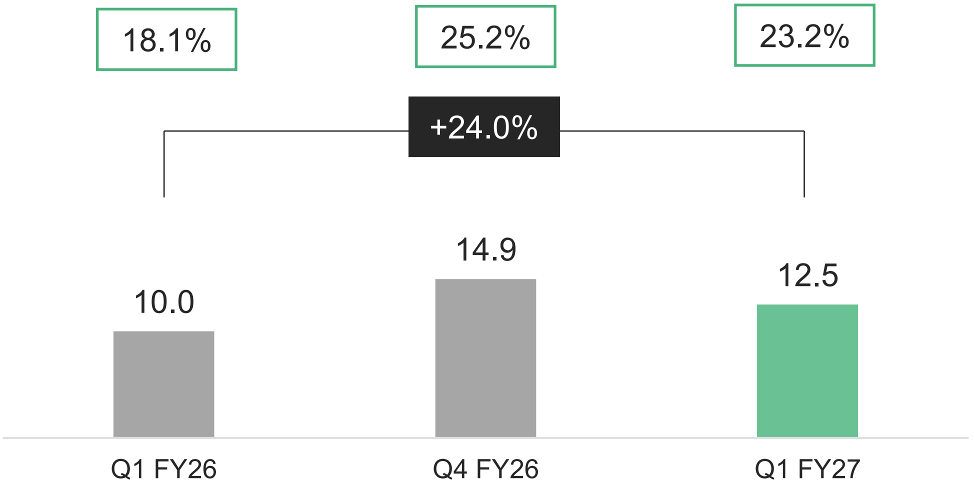
Consolidated Financial Metrics (IGAAP)

Rs Cr

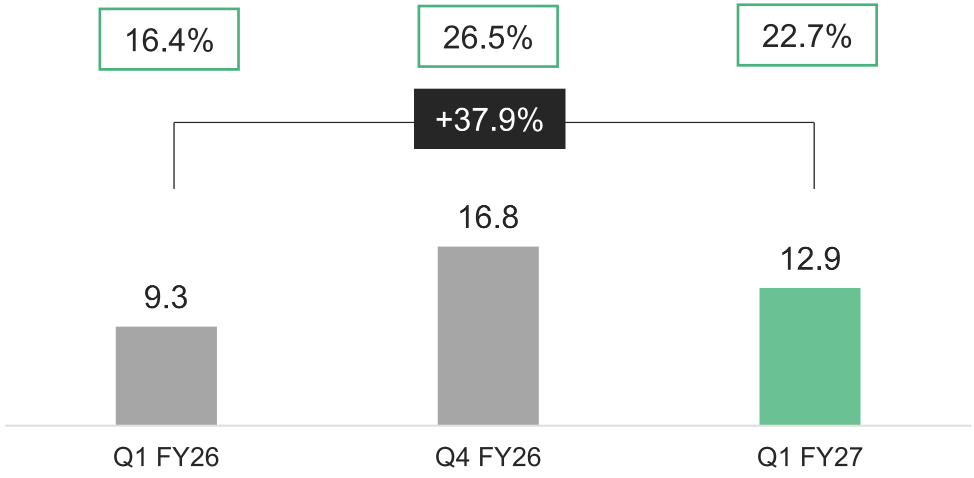
Revenue



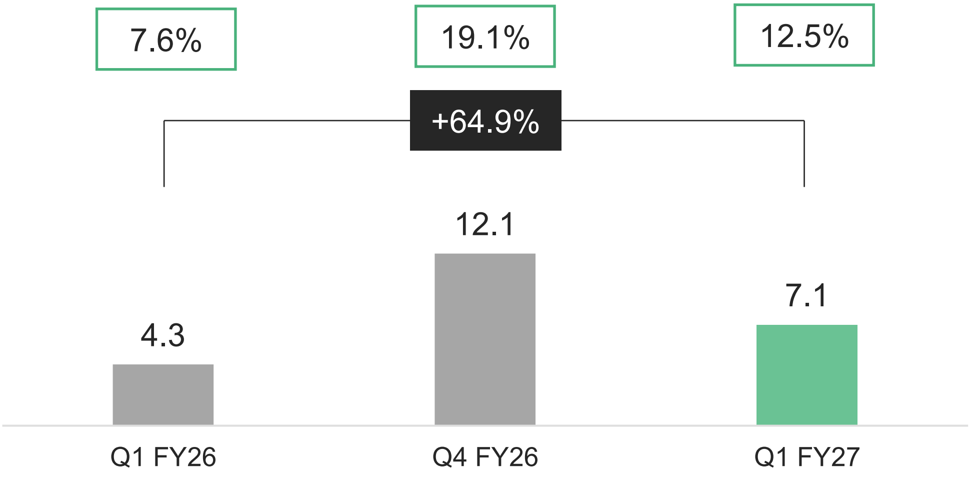
EBITDA and Margin %



EBIT and Margin %



PBT and Margin %



Margin %

Note: EBITDA excludes Other Income; PBT after Exceptional Items and Share of Profit / (Loss) of Associates

Chairman's Message

Mr. Parth Shah

Chairman and Wholetime Director

Rs. 53.8 Cr

Q1 FY27 Revenue

Rs. 30.3 Cr

Q1 FY27 EBITDA

Rs. 1.6 Cr

Q1 FY27 PBT

2.36x

Q1 FY27 Revenue / Rent

Dev Accelerator delivered a steady performance during the quarter, supported by continued demand for managed office spaces from enterprise clients in our core markets. The Company reported Revenue from Operations of Rs. 53.8 Cr crore compared to Rs. 55.6 crore in Q1 FY26. EBITDA was at Rs. 30.3 crore with a growth of 14.7% YoY and PAT of Rs. 1.5 crore, a growth of 15x compared to the same period last year.

The Company currently operates 27 centers across 12 tier 1 and tier 2 cities in India. The total managed office space increased to 1.13 Mn sq. ft., a growth of 31.4% YoY and with an overall occupancy of 91.9%. Enterprise clients continued to account for the majority of the Company's Revenues, with increasing demand for highly customised and technology-enabled workspaces.

We continue to develop a technology-led real estate ecosystem through the AI Infrastructure Launchpad, which invites AI and PropTech innovators to develop solutions aimed at improving operational efficiency, automating processes, enhancing customer experience and enabling data-driven decision-making. Recent building tokenisation initiatives and access to global capital are expected to support expansion plans in this area. The partnership with a leading pan-India media organisation will also provide access to a wider innovation network and help identify scalable technology solutions.

Dev Accelerator is also leveraging its investment in Eezily to gain access to broker networks, real estate market intelligence and demand insights, creating synergies between AI, data and its operating platform. With dedicated teams and resources in place, the Company remains focused on converting these initiatives into commercially viable business propositions while expanding its presence across identified markets and improving utilisation across its portfolio.

We have also raised Rs. 100 crore through non-convertible debt, further diversifying our sources of capital and providing additional resources to support our planned expansion. Further, upon conversion of the recently issued preferential warrants, the promoter shareholding is expected to increase from the current 36.81% to approximately 37.29%.

With its continued focus on expanding its presence across Tier 1 and Tier 2 cities, the Company is improving occupancy rates across recently operationalised centers and maintaining disciplined execution of its expansion plans. With sustained demand from corporates and Global Capability centers, Dev Accelerator remains focused on adding 2.38 Mn sq ft in the pipeline, in addition to the 0.11 Mn sq ft under fit out, taking the total to 3.62 Mn sq ft by FY29."

Operating KPIs

Operating KPIs	Units	Q1 FY27	Q1 FY26	Q4FY26
Total Super Built up Area (SBA)	Mn Sq. ft.	1.13	0.86	0.89
Mature Centers[1] SBA	Mn Sq. ft.	0.79	0.58	0.58
Cities	No.	12	11	12
Managed Office Centers	No.	27	28	28
Operational Seats	No.	17,294	14,144	13,304
Occupied Seats	No.	15,899	12,534	12,019
Occupancy	%	91.9	88.6	90.3
Mature Center Occupancy	%	69.8	62.9	70.4
Revenue to Rent Ratio[2]	x	2.36	2.38	2.28
Brokerage % Revenue from Operations	%	1.8	1.1	1.4
Enterprise Client % Revenue from Operations	%	70	52	55

[1] Mature Centers are office centers operating at a 100% occupancy

[2] Previously reported as 'Rent to Revenue'; underlying metric remains unchanged

Consolidated Capital Structure

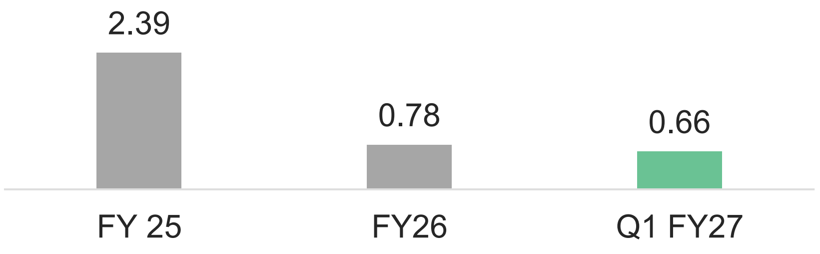
(Rs Cr)	FY25	FY26	Q1 FY27
Long Term Debt	99	81	88
Short Term Debt	32	64	46
Gross Debt	131	145	**135**
Less: Cash and Cash Equivalents	3	55	54
Net Debt / (Cash)	**127**	**89**	**81**

Credit Rating

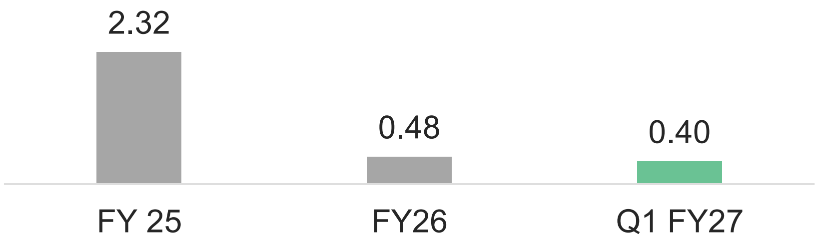
ACUITE BBB Stable Outlook

Long Term Borrowings

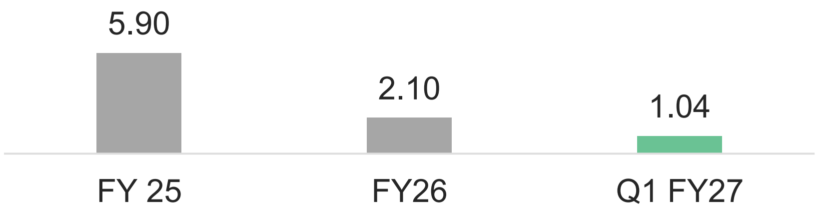
Gross Debt / Equity (x)



Net Debt / Equity (x)

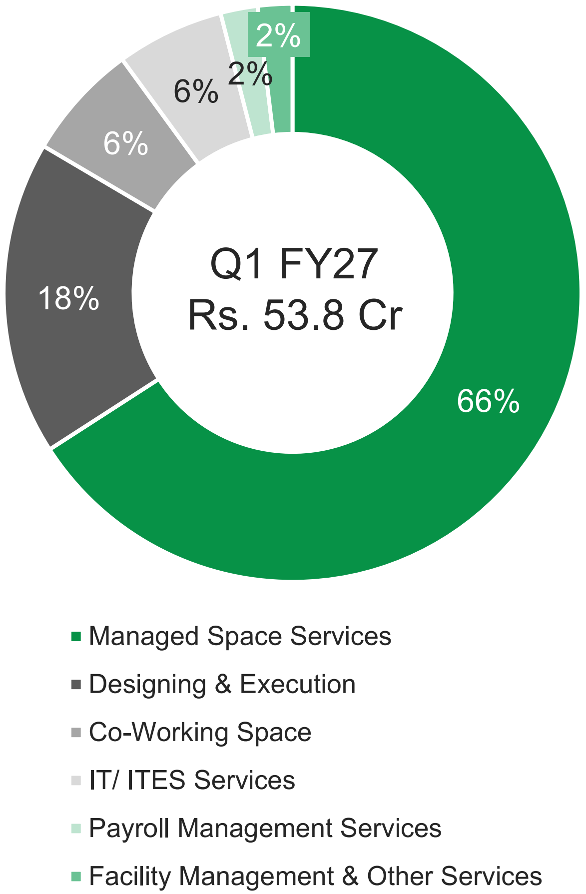


Net Debt / EBITDA (IGAAP) (x)

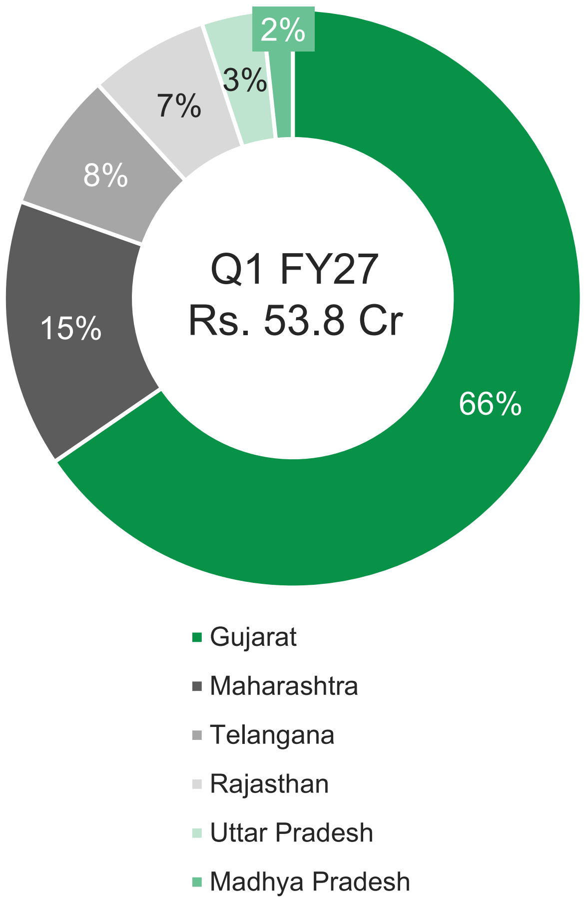


Q1 FY27 Revenue Contribution

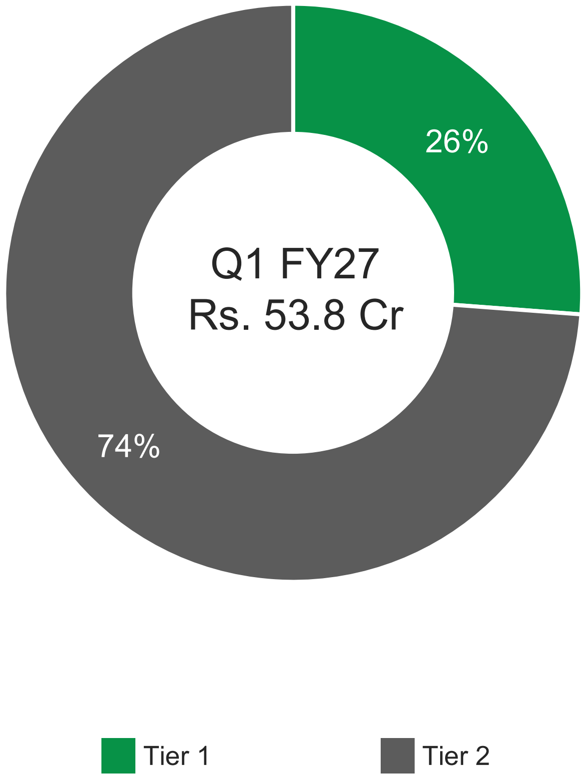
By Segment



By State



By Tier



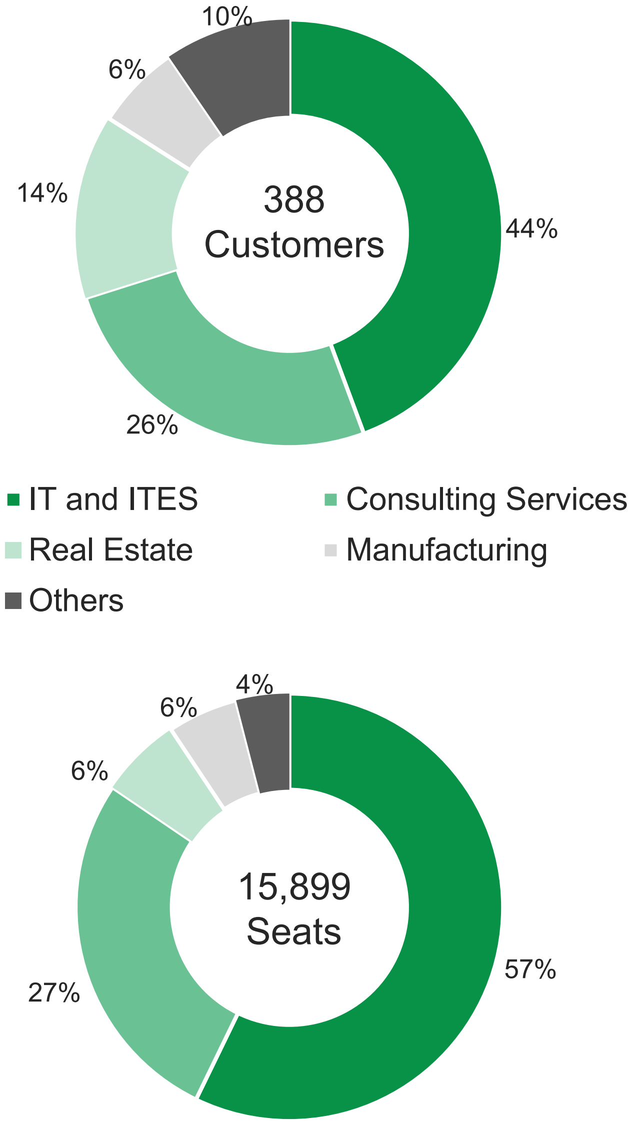
Revenue Contribution: By Segment (Consolidated), By State (Standalone), By Tier (Standalone)
Core Workspace: Managed Space Services, Co-working Space, Payroll Management Services and Facility Management Services; Neddle & Thread: Designing & Execution; SaaSJoy: IT / ITES Services

Q1 FY27 Core Workspace Customer Profiles

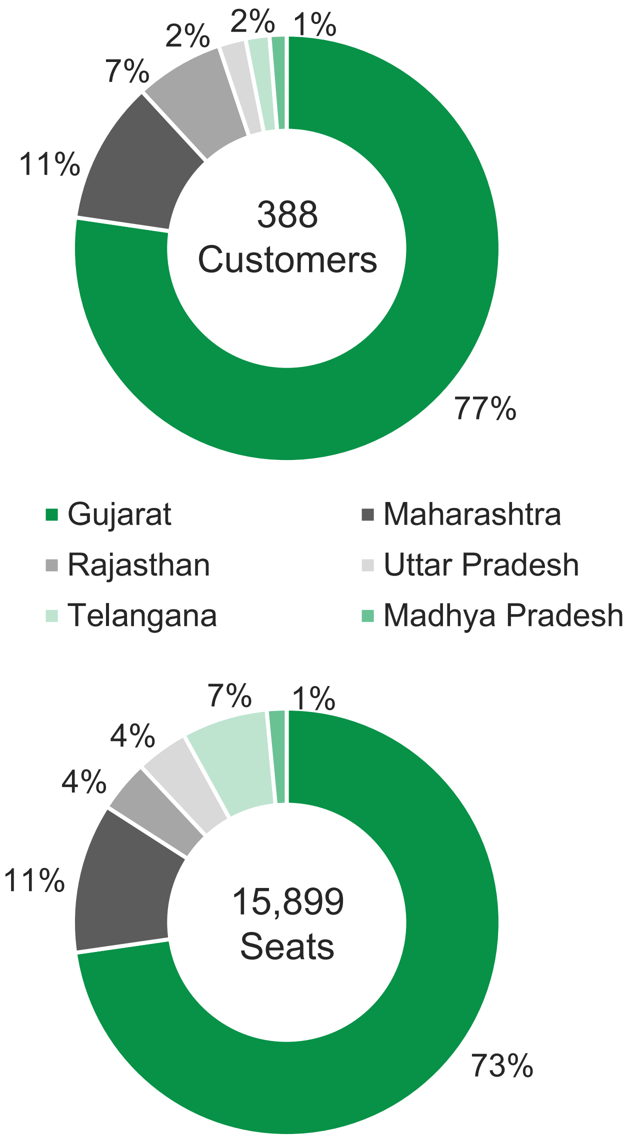
By No. of Customers

By Occupied Seats

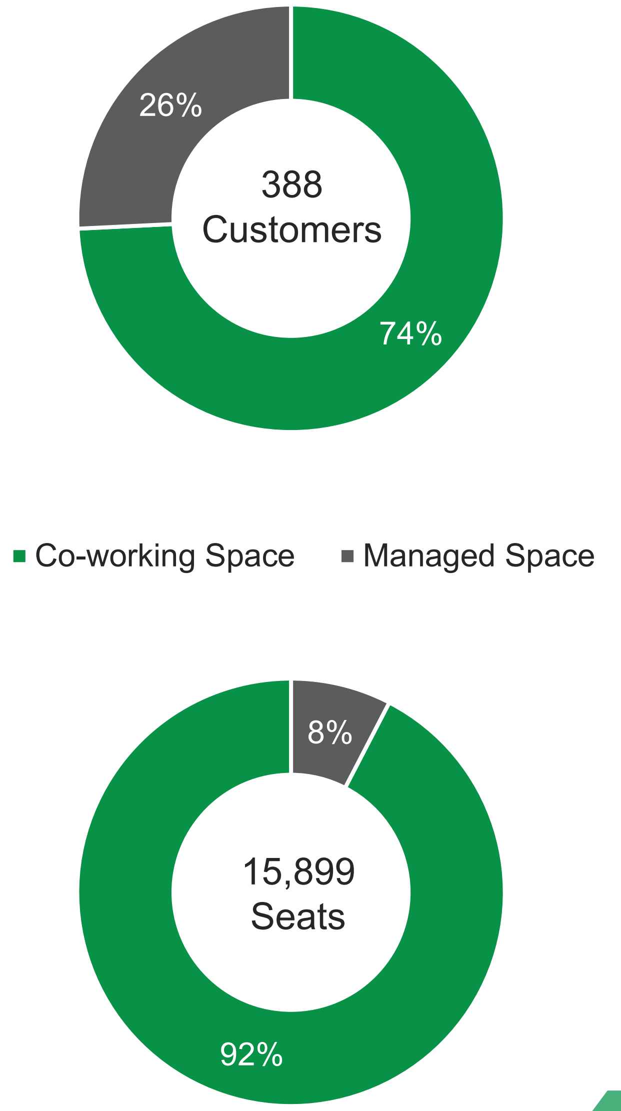
By Industry



By Geography



By Usage



Single Delivery Platform for GCC (1/2)

Design & Build (18%)

End to End Interior Fit-Out Solutions

Services Offered:

Design and build solutions Including:

- Interior Design
- 3D Structuring
- Architecture
- Procurement

Managed Office Space + Development Management (80%)

Managed Office Solutions for Enterprises, GCCs & MNCs

Format Options:

- Private Managed Offices (Full Floor)
- Shared Floor Offices (Multi-tenant)
- Premium and Standard Grade

Lease Structure:

- Tenure: 5-9 years
- Lock-in: 3-5 years
- Straight Lease Model

Services Offered:

- IT Setup & Support
- Housekeeping & Security
- Community & Lifestyle
- Medical Room & Creche
- Smart Café & Store
- Workspace & Meetings

GCC (2%)

Customized Software Solutions

Services Offered:

- Software Development
- Data Analytics
- Product Development
- Cloud Services
- Digital Marketing
- Mobile & Web Applications

% of Q1 FY27 Revenue

Single Delivery Platform for GCC (2/2)

Managed Office Solutions = Managed Space + Co-working Space

Rs. 170.91 Cr FY26 Revenue	61.5% FY26 EBITDA Margin	3.5 Years Avg. Lease	388 Clients
1.13 Mn AUM (Sq. ft.)	17,294 Total Seats	15,899 Occupied	27 Centers

Neddle & Thread

Rs. 52.30 Cr FY26 Revenue	7.2% FY26 EBITDA Margin
71 Active Projects	4K – 7K Sq. ft. Avg. Size
27 Projects Completed	10 Mn Sq. ft. Area built
Rs. 2.2 Cr Avg. Value	75 - 90 days Avg. Time

SaaSJoy Solutions

Rs. 7.17 Cr FY26 Revenue	9.6% FY26 EBITDA Margin
12+ Active Clients	Rs. 1.25 Cr Total Contract Value

Financial Data IndAS as on 31st March 2026

Operational Data as on 30th June 2026

Strategy and Growth Outlook

1. Enhancing Client Offerings

- One-stop solution for businesses setting up operations in India: Infrastructure, Interiors, Technology Enablement & Staffing
- Bespoke enterprise technolgy solutions: ERP integration, mobile and web apps tailored for GCC operations

2. Expansion into New and Existing Markets

- India's largest single managed office contract – 800,000 Sq. ft. in Ahmedabad
- Rs. 100 Cr Fit-out Furniture capex over 4 years for 8,500 seats, targeting Rs. 120 Cr annual revenue
- Partnering with landowners to build Grade A+ green buildings, zero land acquisition cost
- Scalable blueprint for Tier-II cities with fragmented land ownership

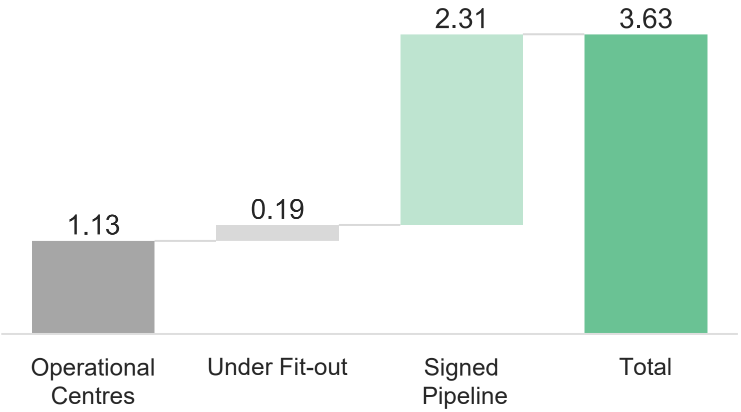
3. Leveraging the GCC Opportunity

- GCCs occupy ~34% of Grade-A office stock (~245 Mn Sq. ft.)
- Expected to exceed 2,350 units and 300+ Mn Sq. ft. in 3 years
- Offering facility management, payroll, talent sourcing and AI-based tools to GCC clients

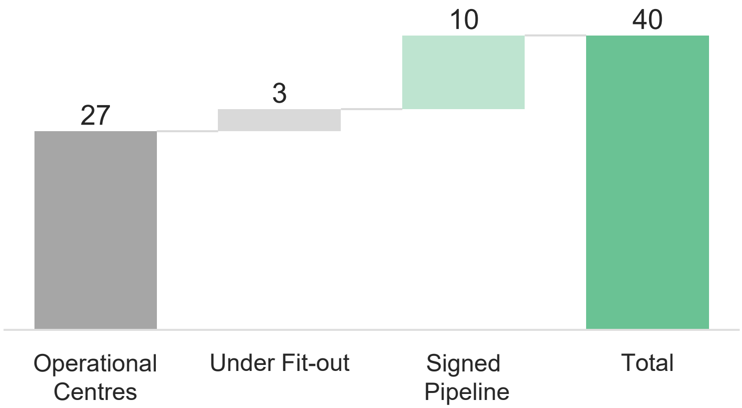
4. Expansion & Asset Strategy

- 10 new centers (~ 2.38 Mn Sq.ft) under straight lease model, 95% pre-leased before going operational, validates demand-led model
- Additional centers in Bangalore, Pune, Gurgaon and Ahmedabad deepening Tier-I and Tier-II footprint
- Commenced operations as the lessee of the JUPL/AEPL property and will continue to manage the office space under the OpCo-PropCo model
- Tokenization process has been started, law firm and related consultants on boarded and entity incorporation started

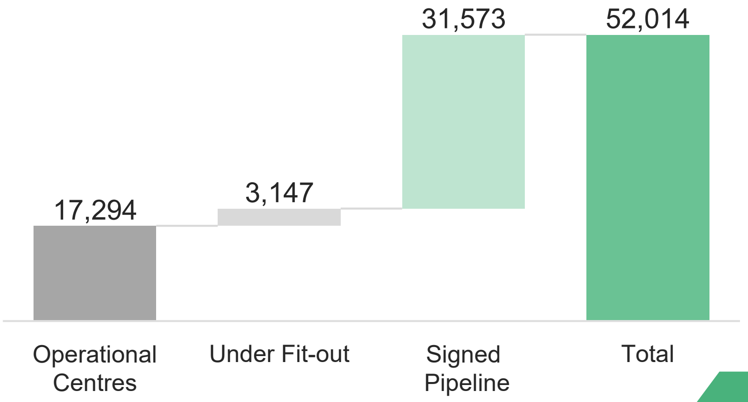
Area (Mn Sq. ft.)



Centers (No.)



Seats (No.)



Structured Onboarding Approach

Identification of Cities and Submarkets

- Market research and financial analysis to assess viability and growth potential
- Evaluation of office infrastructure, location profile, client potential and competitive landscape
- In-person site inspections to assess alignment with the Client's quality standards
- Assessment of seat pricing, operating expenses and occupancy timeframe to determine financial viability

Search for Suitable Space Owners

- Combination of direct sourcing from space owners and broker networks to identify suitable properties
- ~78% of seats sold through direct channels in FY2026, with the balance through brokers
- Workspaces primarily procured under the straight lease model

Signing of Definitive Agreements

- Negotiation of key commercial terms, including rent-free periods, lease tenure, lock-in period, rent / licence fees and renewal terms
- Execution of definitive agreements following site visits, due diligence and finalisation of layout plans
- Agreements typically structured with a tenure of 5–9 years

Client Acquisition

• Business Development • Property Consultants	• RFPs • Direct Enterprise Relationships

Key Clients

Fortune 500 Companies	**MNCs & GCCs**	**Unicorns & SMEs**

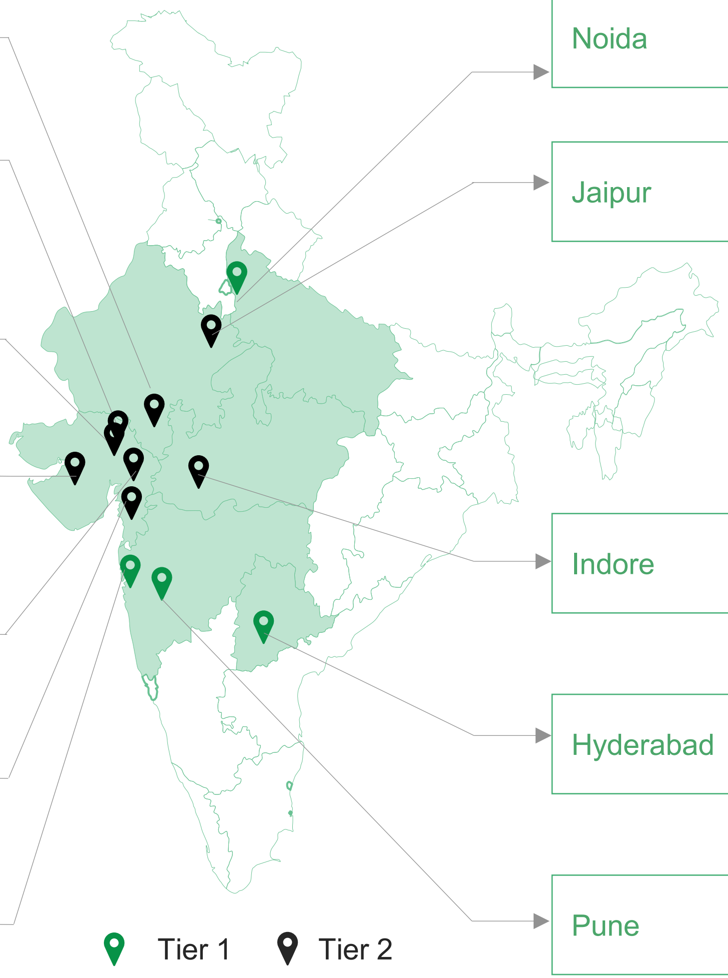
Asset Procurement Strategy

Flexible Business Models Optimizing Capital Efficiency and Risk Management

Straight Lease	Furnished by Landlord	OpCo / PropCo	Development Management
21 of 27 Centers (78%)	6 of 27 Centers (22%)	OpCo: Operations PropCo: Ownership	Additional Revenue
• Traditional lease with fixed rental and market standard terms • Lease tenure: 5–9 years; capital expenditure for fit-outs borne entirely by DevX • Revenue linked to performance of the Office Center, including F&B and digital products	• Landlord provides fully furnished and equipped spaces • Costs recovered via fixed rent or Revenue / Profit share	• OpCo manages day-to-day operations, memberships, services, and community engagement • PropCo owns the physical property and leases to OpCo; generates Revenue through rent • Separates operational management from property ownership, enabling scalable and efficient operations	• Landowners retain full ownership while the developer manages execution • Development Management model targets higher returns with lower costs • Asset-light expansion strategy across 860,000 sq. ft. of workspace • Advising non-institutional landlords on building structures creates a new revenue opportunity

Office Center Portfolio (1/2)

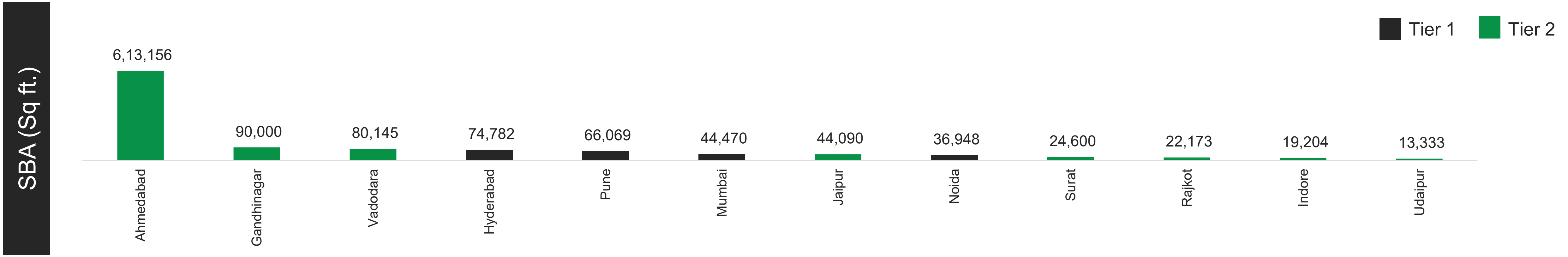
Tier 1 (20% SBA, 10 centers)		Tier 2 Gujarat (73% SBA, 13 Centers)	Tier 2 Other States (7% SBA, 4 Centers)	
Udaipur	13,333 sq. ft. 196 seats		Noida	36,948 sq. ft. 753 seats
Gandhinagar	90,000 sq. ft. 840 seats		Jaipur	44,090 sq. ft. 742 seats
Ahmedabad	6,13,156 sq. ft. 8,769 seats		Indore	19,204 sq. ft. 255 seats
Rajkot	22,173 sq. ft. 280 seats		Hyderabad	74,782 sq. ft. 1,280 seats
Vadodara	80,145 sq. ft. 1,900 seats		Pune	66,069 sq. ft. 1,119 seats
Surat	24,600 sq. ft. 260 seats			
Mumbai	44,740 sq. ft. 900 seats			

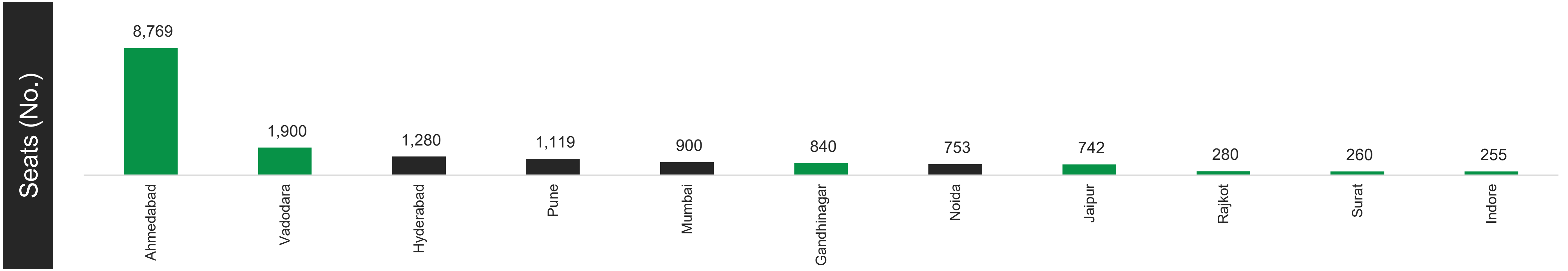


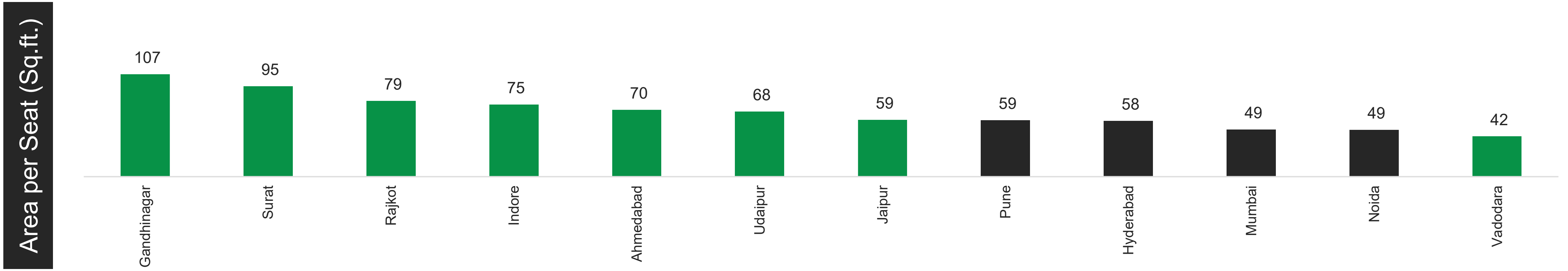
Key Metrics

6 States	**12** Cities
27 Centers	**1.13 Mn Sq. ft.** Total SBA
17,294 Seats	**20% / 80%** Tier 1/Tier 2 SBA
0.79 Sq. ft. SBA For Mature Centers	**2.3 Years** Avg. Lock-in Tenure
91.9% Occupancy Rate	**3.5 Years** Avg. Tenure

Office Center Portfolio (2/2)







Board of Directors

Mr. Shah Parth Naimeshbhai

Chairman and
Wholetime Director

Mr. Uttamchandani Umesh Satishkumar

Managing Director

Mr. Rushit Shardulkumar Shah

Whole time Director

Mr. Jaimin Jagdishbhai Shah

Non-Executive -
Nominee Director

Mr. Shah Yash Himanshu

Non-Executive
Non Independent Director

Mrs. Trivedi Gopi

Independent Director

Mr. Praveen Kumar

Independent Director

Mr. Pathik Shailesh Patwari

Independent Director

Mr. Anish Alerk Patel

Independent Director

Mr. Anand Anilbhai Patel

Independent Director

Audit Committee   Nomination and Remuneration Committee   Stakeholder Relationship Committee

Key Management Personnel

Parin Shah
Joint Chief Financial Officer

- Commerce graduate and Chartered Accountant
- 18+ years of financial-sector experience
- Oversees financial reporting, operations, fundraising, taxation, investor relations and the overall financial management of the Company

Parthiv Panchal
Joint Chief Financial Officer

- Commerce graduate with 7+ years of financial-sector
- Associated with the Company since 2018
- Manages the Company's financial functions and is responsible for developing and implementing financial strategies

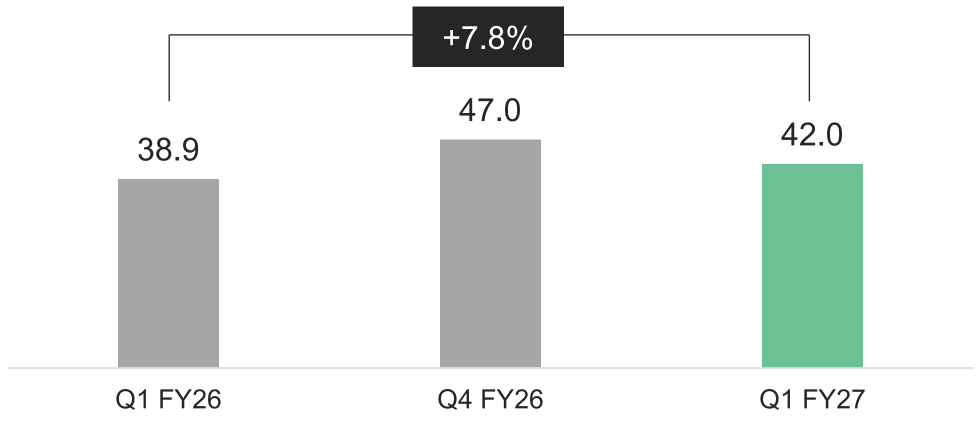
Anjan Trivedi
Company Secretary and Compliance Officer

- Commerce and law graduate
- 6+ years of secretarial experience.
- Oversees company secretarial functions and ensures day-to-day legal and regulatory compliance

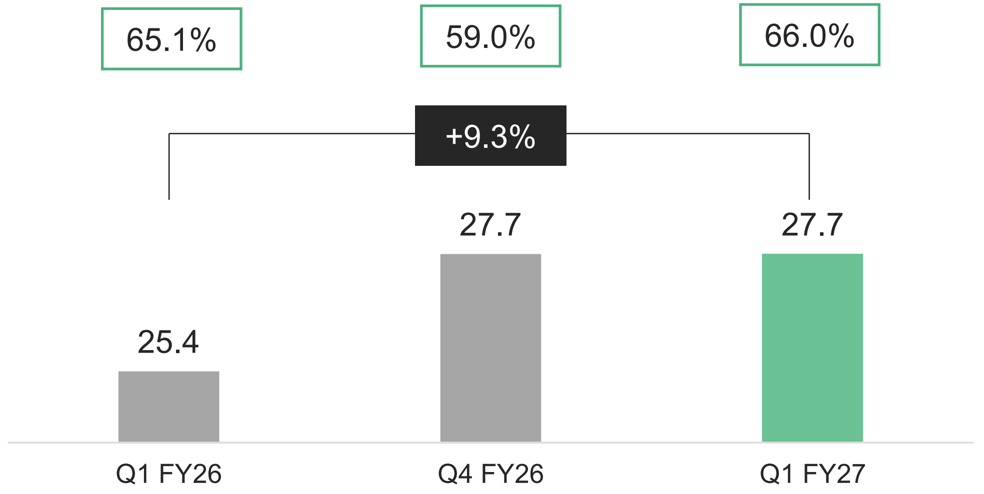
Standalone Financial Metrics (IND AS)

Rs Cr

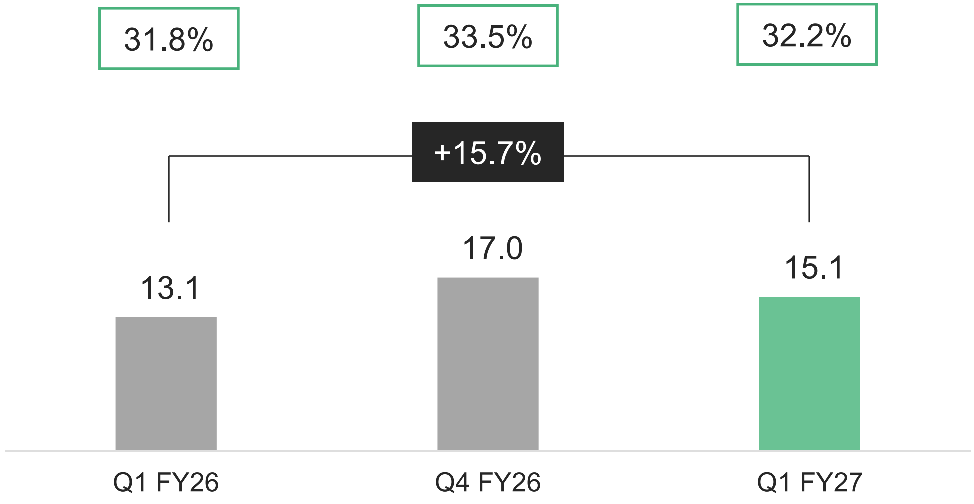
Revenue



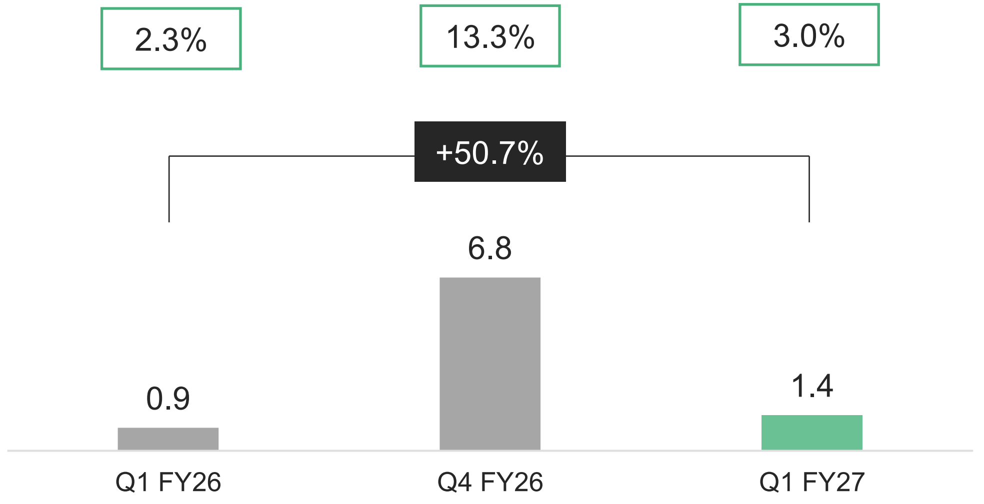
EBITDA and Margin %



EBIT and Margin %



PBT and Margin %



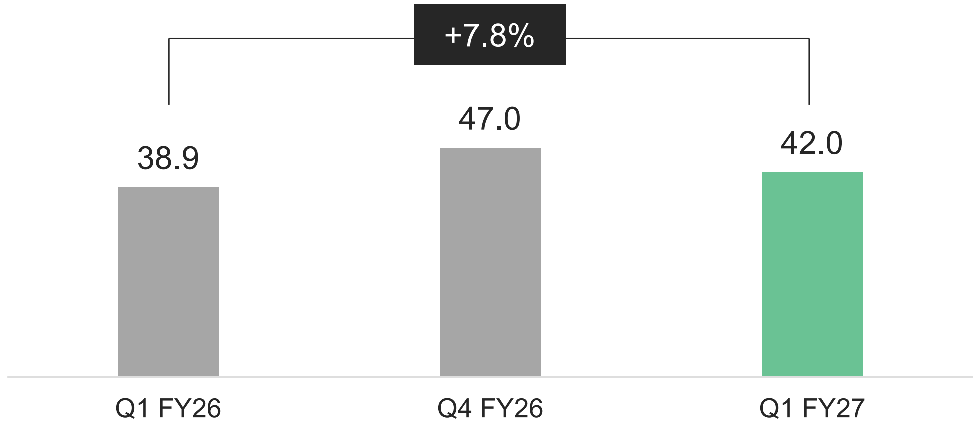
Margin %

Note: EBITDA excludes Other Income; PBT after Exceptional Items

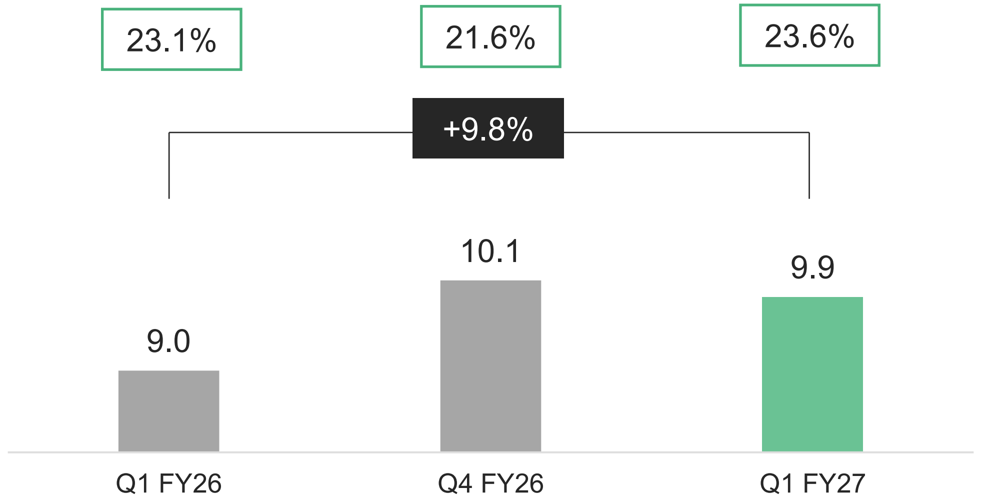
Standalone Financial Metrics (IGAAP)

Rs Cr

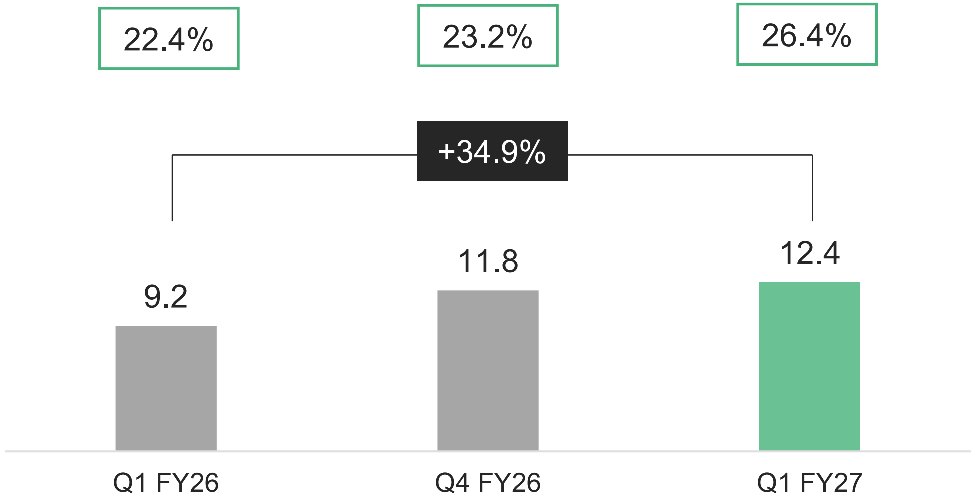
Revenue



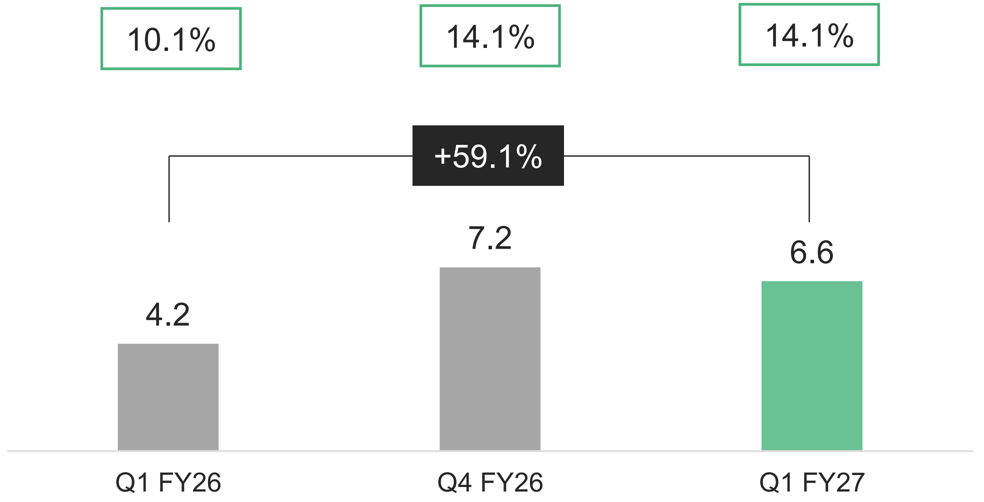
EBITDA and Margin %



EBIT and Margin %



PBT and Margin %



Margin %

Note: EBITDA excludes Other Income; PBT after Exceptional Items

Consolidated Income Statement (IND AS)

Particulars (Rs Cr)	Q1 FY27	Q1 FY26	YoY%	Q4 FY26	QoQ%
Revenue from Operations	53.8	55.6	*(3.3)%*	59.3	*(9.3)%*
Other Income	3.0	1.3	*nm*	4.1	*(27.7)%*
Total Income	**56.7**	**56.9**	***(0.4)%***	**63.3**	***(10.4)%***
Cost of Goods and Services	13.5	16.8	*(19.6)%*	17.5	*(22.7)%*
Employee Benefit Expenses	6.1	4.6	*32.4%*	4.7	*29.6%*
Other Expense	3.8	7.8	*(50.7)%*	4.5	*(14.9)%*
EBITDA	**30.3**	**26.4**	***14.7%***	**32.5**	***(6.9)%***
Margin (%)	**56.3%**	**47.4%**	***886 bps***	**54.9%**	***141 bps***
Depreciation and Amortization	17.7	14.5	*21.9%*	14.6	*20.8%*
EBIT	**15.6**	**13.2**	***17.9%***	**22.0**	***(29.2)%***
Margin (%)	**27.4%**	**23.2%**	***424 bps***	**34.7%**	***(727) bps***
Finance Costs	14.0	12.3	*14.1%*	10.3	*36.1%*
Profit/ (Loss) Before Exceptional Items and Tax	**1.6**	**0.9**	***66.5%***	**11.7**	***(86.7)%***
Exceptional Items	0.0	0.0	-	(1.1)	-
Share of Profit/(loss) of Associates	0.0	0.0	-	(0.1)	-
Profit Before Tax	**1.6**	**0.9**	***66.5%***	**10.5**	***(85.0)%***
Margin (%)	**2.8%**	**1.7%**	***112 bps***	**16.6%**	***nm***
Tax	0.1	0.8	*(91.1)%*	2.5	*(97.2)%*
Profit After Tax	**1.5**	**0.1**	***nm***	**8.0**	***(81.1)%***
Margin (%)	**2.7%**	**0.2%**	***241 bps***	**12.6%**	***(992) bps***
EPS	**0.2**	**0.0**	*nm*	**1.0**	*(83.4)%*

Note: EBITDA excludes other Income

Consolidated Income Statement (IGAAP)

Particulars (Rs Cr)	Q1 FY27	Q1 FY26	YoY%	Q4 FY26	QoQ%
Revenue from Operations	53.8	55.6	*(3.3)%*	59.3	*(9.3)%*
Other Income	3.0	1.3	*Nm*	4.1	*(27.7)%*
Total Income	**56.7**	**56.9**	***(0.4)%***	**63.3**	***(10.4)%***
Cost of Goods and Services	13.5	16.8	*(19.6)%*	17.5	*(22.7)%*
Employee Benefits Expenses	6.1	4.6	*32.4%*	4.7	*29.6%*
Other Expenses	3.8	7.8	*(50.7)%*	4.5	*(14.9)%*
Lease Liabilities (Rent out Flow)	17.8	16.3	*9.0%*	17.6	*1.4%*
EBITDA	**12.5**	**10.0**	***24.0%***	**14.9**	***(16.7)%***
EBITDA Margin %	**23.2%**	**18.1%**	***511 bps***	**25.2%**	***(206) bps***
Depreciation on PPE & Intangible Assets	2.6	2.0	*25.8%*	2.3	*13.3%*
EBIT	**12.9**	**9.3**	***37.9%***	**16.8**	***(23.4)%***
EBIT Margin %	**22.7%**	**16.4%**	***629 bps***	**26.5%**	***(382) bps***
Interest On Borrowings	5.8	5.0	*14.8%*	3.5	*65.8%*
Profit / (Loss) Before Tax and Exceptional Items	**7.1**	**4.3**	***64.9%***	**13.3**	***(46.7)%***
Share of Profit from JV / Associates	0.0	0.0	*65.3%*	(0.1)	-
Exceptional Items	0.0	0.0	-	(1.1)	-
Profit Before Tax	**7.1**	**4.3**	***64.9%***	**12.1**	***(41.3)%***
Margin %	**12.5%**	**7.6%**	***496 bps***	**19.1%**	***(658) bps***

Note: EBITDA excludes other Income

Standalone Income Statement (IND AS)

Particulars (Rs Cr)	Q1 FY27	Q1 FY26	YoY%	Q4 FY26	QoQ%
Revenue from Operations	42.0	38.9	*7.8%*	47.0	*(10.6)%*
Other Income	5.1	2.2	*nm*	3.9	*28.9%*
Total Income	**47.1**	**41.2**	***14.3%***	**50.9**	***(7.5)%***
Cost of Goods and Services	7.0	4.8	*45.9%*	13.8	*(49.2)%*
Employee Benefit Expenses	4.4	2.5	*78.5%*	3.1	*41.7%*
Other Expense	2.9	6.3	*(54.1)%*	2.4	*22.2%*
EBITDA	**27.7**	**25.4**	***9.3%***	**27.7**	***(0.0)%***
Margin (%)	**66.0%**	**65.1%**	***87 bps***	**59.0%**	***697 bps***
Depreciation and Amortization	17.6	14.5	*21.7%*	14.6	*20.8%*
EBIT	**15.1**	**13.1**	***15.7%***	**17.0**	***(11.2)%***
Margin (%)	**32.2%**	**31.8%**	***38 bps***	**33.5%**	***(132) bps***
Finance Costs	13.7	12.1	*13.0%*	10.3	*33.6%*
Profit/ (Loss) Before Exceptional Items and Tax	**1.4**	**0.9**	***50.7%***	**6.8**	***(79.0)%***
Exceptional Items	0.0	0.0	-	(1.1)	-
Profit Before Tax	**1.4**	**0.9**	***50.7%***	**6.8**	***(79.0)%***
Margin (%)	**3.0%**	**2.3%**	***73 bps***	**13.3%**	***nm***
Tax	(0.6)	0.5	*nm*	3.9	*nm*
Profit After Tax	**2.0**	**0.4**	***nm***	**1.8**	***13.1%***
Margin (%)	**4.3%**	**1.0%**	***328 bps***	**3.5%**	***78 bps***
EPS	**0.2**	**0.0**	*nm*	**0.2**	*(4.1)%*

Note: EBITDA excludes other Income

Standalone Income Statement (IGAAP)

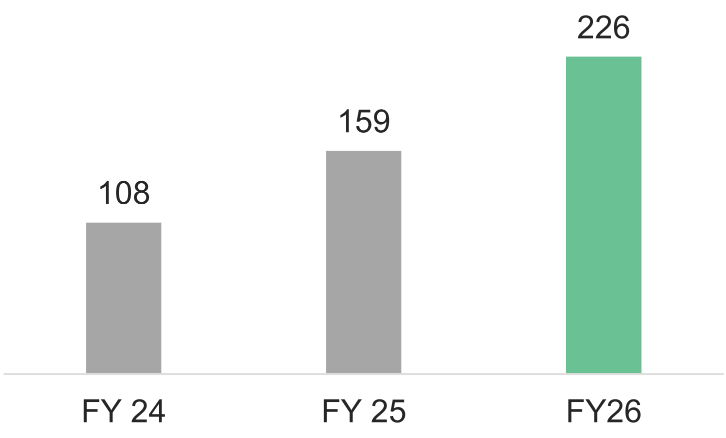
Particulars (Rs Cr)	Q1 FY27	Q1 FY26	YoY%	Q4 FY26	QoQ%
Revenue from Operations	42.0	38.9	*7.8%*	47.0	*(10.6)%*
Other Income	5.1	2.2	*128.4%*	3.9	*28.9%*
Total Income	**47.1**	**41.2**	***14.3%***	**50.9**	***(7.5)%***
Cost of Goods and Services	7.0	4.8	*45.9%*	13.8	*(49.2)%*
Employee Benefits Expenses	4.4	2.5	*78.5%*	3.1	*41.7%*
Other Expenses	2.9	6.3	*(54.1)%*	2.4	*22.2%*
Lease Liabilities (Rent out Flow)	17.8	16.3	*9.0%*	17.6	*1.4%*
EBITDA	**9.9**	**9.0**	***9.8%***	**10.1**	***(2.4)%***
Margin %	**23.6%**	**23.1%**	***42 bps***	**21.6%**	***197 bps***
Depreciation on PPE & Intangible Assets	2.6	2.0	*25.8%*	2.3	*13.3%*
EBIT	**12.4**	**9.2**	***34.9%***	**11.8**	***5.0%***
Margin %	**26.4%**	**22.4%**	***402 bps***	**23.2%**	***315 bps***
Interest On Borrowings	5.8	5.0	*14.8%*	3.5	*65.8%*
Profit / (Loss) Before Tax and Exceptional Items	**6.6**	**4.2**	***59.1%***	**8.3**	***(20.4)%***
Exceptional Items	0.0	0.0	-	(1.1)	-
Profit Before Tax	**6.6**	**4.2**	***59.1%***	**7.2**	***(7.7)%***
Margin %	**14.1%**	**10.1%**	***397 bps***	**14.1%**	***(3) bps***

Note: EBITDA excludes other Income

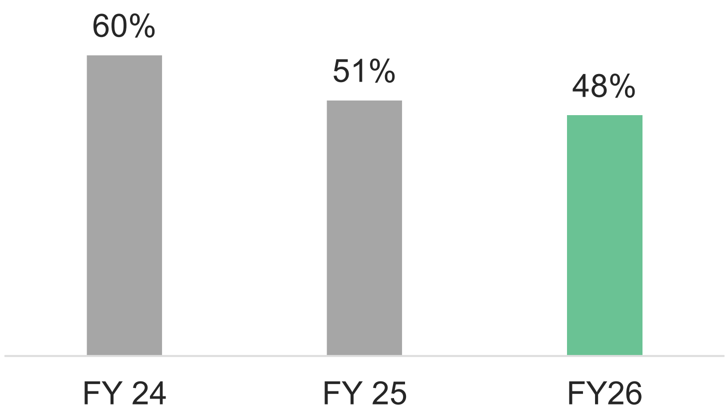
Historical Consolidated Financials

Rs Cr

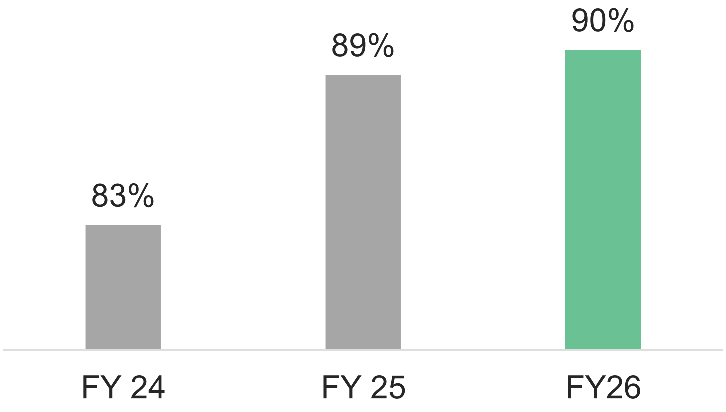
Revenue



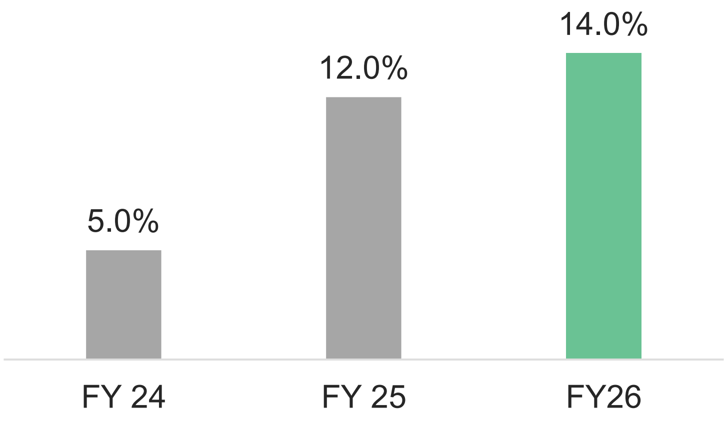
EBITDA Margin %



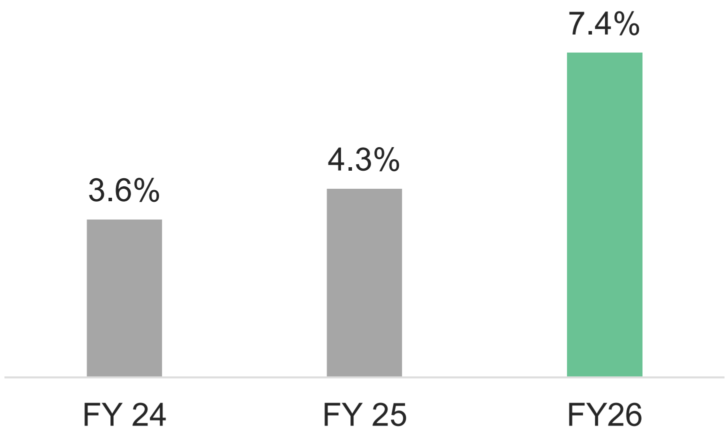
Occupancy Rate %



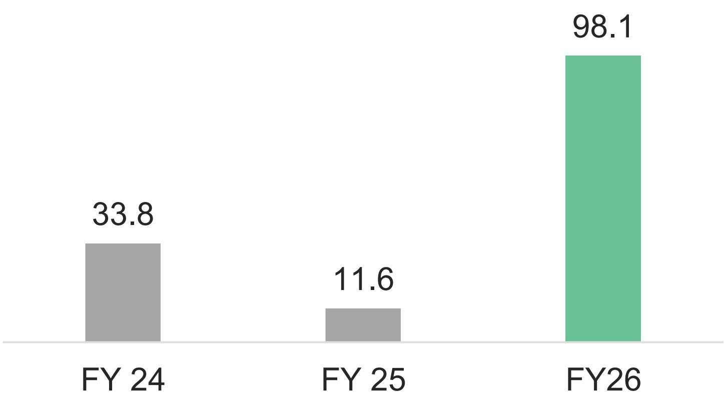
ROCE %



ROE %



Capex



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